# **ATTACHMENTS**

# **Council Agenda Briefing**

9 December 2025

Part 1 – 10.1.1, 10.3.2, 10.4.1, 10.4.2 and 10.4.3



# ATTACHMENTS TO AGENDA ITEMS

# Council Agenda Briefing - 9 December 2025

# Contents

10.1.1	CHALLE UPDATI	ENGER RESERVE CONCEPT DESIGN / MASTERPLAN PROJECT  E	
Attachment	(a):	Challenger Reserve Masterplan Concept Plan	3
Attachment	(b):	Challenger Reserve Masterplan Report	6
Attachment	(c):	Challenger Reserve Masterplan Cost Estimates	34
Attachment	(d):	Challenger Reserve Implementation Strategy	47
Attachment	(e):	Challenger Reserve Masterplan Future Stages	48
Attachment	(f):	Challenger Reserve Masterplan Feedback	52
10.3.2	SHORT	SED CHANGE OF USE - MULTIPLE DWELLING TO UNHOSTED TERM RENTAL ACCOMMODATION - LOT 10, NO.2/19 BOWMAIT, SOUTH PERTH	N
Attachment	(a):	Management Plan, Code of Conduct and Development Plans	90
Attachment	(b):	Location Plan	111
Attachment	(c):	Schedule of Submissions	112
10.4.1	CITY OF	SOUTH PERTH CATS AMENDMENT LOCAL LAW 2025	
Attachment	(a):	City of South Perth Cats Amendment Local Law 2025 with Consultation Amendments	125
10.4.2	CITY OF	SOUTH PERTH FENCING AMENDMENT LOCAL LAW 2025	
Attachment	(a):	City of South Perth Fencing Amendment Local Law 2025 with Consultation Amendments	127
10.4.3	ROYAL I	PERTH GOLF CLUB - PROPOSED STAGE THREE WORKS	
Attachment	(a):	Royal Perth Golf Course - Request to Undertake Works	128
Attachment	(b):	Royal Perth Golf Course - Phased Works Plan	134
Attachment	(c):	Royal Perth Golf Course - Safety Improvements and Design Chang	ges 135
Attachment	(d):	Royal Perth Golf Course - Vegetation Management Plan	139
Attachment	(e):	Royal Perth Golf Course - Requested Tree Removals	212
Attachment	(f):	Royal Perth Golf Course - Tree Report (Green Highlight)	213
Attachment	(g):	Royal Perth Golf Course - Tree Report (Yellow Highlight)	249
Attachment	(h):	Royal Perth Golf Course - Tree Report (Purple Highlight)	285
Attachment	(i):	Royal Perth Golf Course - Tree Report (Blue Highlight)	289
Attachment	(j):	Royal Perth Golf Course - Tree Report (Orange Highlight)	292
Attachment	(k):	Royal Perth Golf Course - Additional Justification Letter	295

#### **ELDERFIELD ROAD**



gresley abasarchitecture environment design



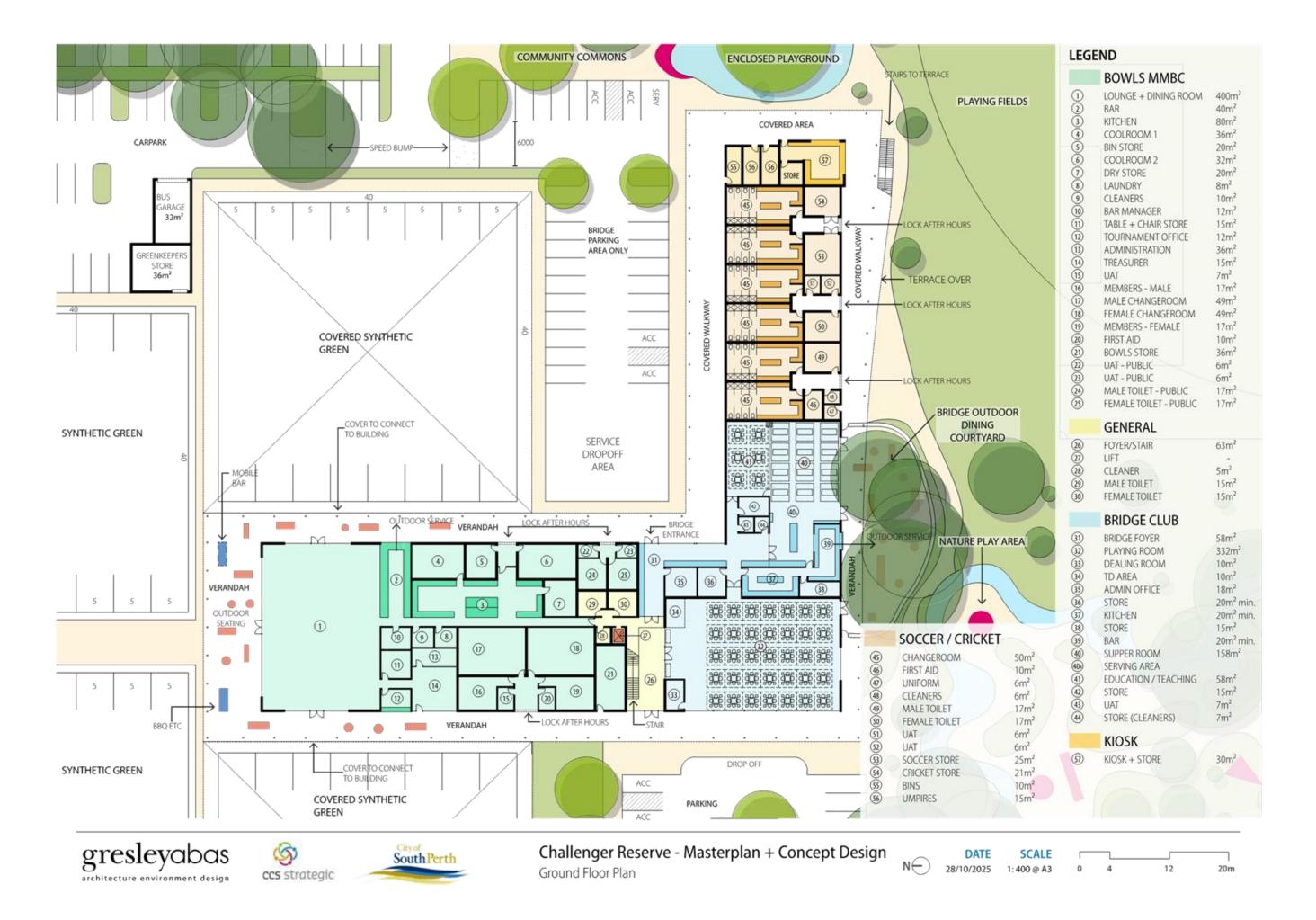


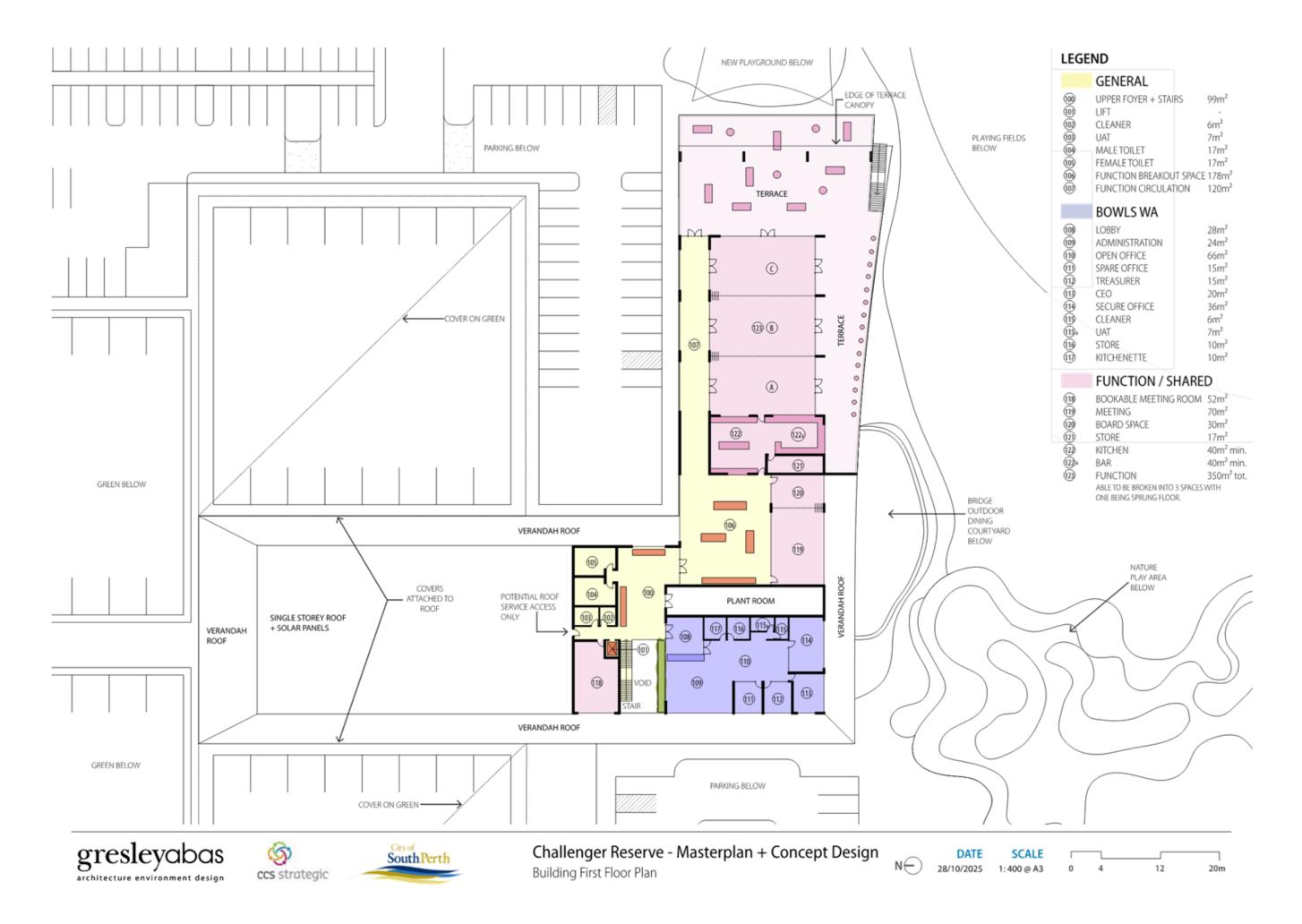
Challenger Reserve - Masterplan + Concept Design Site Plan

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### **FINAL REPORT**

# CHALLENGER RESERVE MASTER PLAN CONCEPT REVISION AND UPDATE

for



November 2025





#### CHALLENGER RESERVE MASTERPLAN

#### **TABLE OF CONTENTS**

Glos	sary a	and abbreviations	3
EXE	CUTI	VE SUMMARY	4
1	INTF	RODUCTION	6
2	MET	HODOLOGY	6
3	STA	KEHOLDER ENGAGEMENT	7
	3.1	The City of South Perth Project Working Group	7
	3.2	Identified user groups including	7
	3.3	The broader community - residents and casual reserve users	7
	3.4	Summary of stakeholder responses	8
4	DES	IGN BRIEF	10
5	RES	ERVE MASTER PLAN	13
	5.1	Summary of variations from the 2020 Report and Master Plan	13
	5.2	Discussion related to the 2025 Reserve Master Plan	14
6	FAC	ILITY CONCEPT PLAN	16
	6.1	Summary of variations from the 2020 report and design concepts	16
	6.2	Discussion related to the 2025 Facility Concept Plan	16
7	IMPI	LEMENTATION AND STAGING	20
8	FUN	DING AND PROCUREMENT	23
9	FAC	ILITY MANAGEMENT	23
10	ORD	DER OF PROBABLE COST	25
11	REC	COMMENDATIONS	27
12	ΔΤΤ	ACHMENTS	28

Challenger Reserve Master Plan

Page 2 of 28



#### Glossary and abbreviations

BWA	Bowls WA – State Sporting Association
ccs	CCS Strategic – Community Planners
CoSP	City of South Perth
CSRFF	Community Sport and Recreation Facilities Fund
FA	Football Australia – National Sporting Association
FW	Football West – State Sporting Association
GA	Gresley Abas Architects
PWG	Project Working Group
MMBC	Manning Memorial Bowling Club
MTC	Manning Tennis Club
NBQSS	Neil Butler Quantity Surveying Services
SPBC	South Perth Bridge Club
SPJCC	South Perth Junior Cricket Club
SPUFC	South Perth United Football Club
TW	Tennis West – State Sporting Association
WACA	WA Cricket Association – State Sporting Association

Challenger Reserve Master Plan Page 3 of 28



#### **EXECUTIVE SUMMARY**

In 2019, the City of South Perth engaged CCS Strategic to prepare a master plan and concept designs for improvements to Challenger Reserve. For a variety of reasons, the resulting plans were not implemented, however, the need to redevelop Challenger Reserve remains and is now deemed a priority project by the Council.

In 2025 the City of South Perth re-engaged CCS Strategic to revisit the redevelopment options and prepare a new site master plan and facility concept plan. This report provides an updated site masterplan and new facility concept plan reflective of extensive user group consultation and feedback from the presentation of the concepts to the broader community in October 2025.

What has emerged is a cohesive strategy for redevelopment of the reserve, embracing the needs of the local community and all existing users, together with the construction of a new multipurpose clubhouse to enable the accommodation of Bowls WA (state sporting association) and the relocation of the South Perth Bridge Club.

The complex and multipurpose nature of the reserve and the facilities to be developed thereon will require an efficient and multifaceted management system. A variety of tenure instruments is proposed, including lease (Tennis, Bowls, Bridge and Bowls WA), seasonal license (junior cricket and football) and facility hire (regular and casual users) via the City's administrative and facility booking system. All existing reserve tenure agreements will need to be surrendered, and new agreements negotiated in line with the CoSP management order over the reserve.

The new multipurpose building is the largest single item of expenditure with allowance for the development of 4 synthetic grass bowling greens, two of which are to be covered, resurfacing of both synthetic and acrylic tennis courts and refurbishment of the tennis club house.

Two new play areas and a dog exercise area are to be developed, linked to an internal and perimeter pathway network and supported by both internal site parking and verge parking improvements.

An implementation strategy devised to minimise (but not eliminate) disruption to reserve users anticipates the project being initiated in early 2026 and complete by the end of 2030.

The order of probable cost to deliver all elements of the site masterplan and the multipurpose building concept plan in this timeframe, is shown below.

Elemental cost all items in October 2025 \$	\$ 21,155,465
Project delivery costs including fees	\$ 8,591,331
Total project cost in October 2025	\$ 29,746,796
Escalation in line with the implementation plan	\$ 4,564,982
Total cost excluding GST	\$ 34,311,779
GST	\$ 3,431,178
Total Project Cost delivered including GST	\$ 37,742,957

The multipurpose building represents 63.5% of the total cost while 23.45% is attributed to the new synthetic bowling greens. Carparking and the pathway network to service the reserve users accounts for 5.62% of the cost and the two new playgrounds and the dog exercise area (included as lump sum fixed price provisional allocations) collectively represent 3.7%.

Challenger Reserve Master Plan

Page 4 of 28



Of these elements the new building, new bowling greens and parking are considered critical essential elements, reflecting more than 92.57% of the total cost.

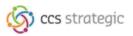
The cost of professional and project management fees to plan, design, construct and commission the new facilities is \$5.25 million over the estimated 4.5 years required for implementation. The proportion of professional fees to design and document the project ready for tender is in the order of \$2.0 million.

Over this period the cost of escalation (included in the total forecast cost) is estimated to be \$4.56 million. Accordingly, and to minimise the impact of escalation immediate commencement is encouraged.

This report recommends that Council:

- Endorse the Challenger Reserve Master Plan and Facility Concept Plan and associated Report dated October 2025 prepared by CCS Strategic
- Authorise the CEO to immediately initiate the procurement process to implement the master plan and develop the new multipurpose building generally in line with the implementation strategy in section 7 of the CCS Report
- Approve the surrender of any lease in term and approve an exemption to section 3.58

   (3) pursuant to Reg 30 (subject to eligibility) for the new leases (subject to project progression).
- Prepare and execute new tenancy agreements with facility users
- Use these tenancy agreements to inform the specification for the architectural design brief to be offered to tender
- 6. Prepare and submit grant applications for eligible works using the opportunities identified in section 6 of the CCS Report as a guide



#### 1 INTRODUCTION

In 2019, the City of South Perth engaged CCS Strategic to prepare a master plan and concept designs for improvements to Challenger Reserve. For a variety of reasons, the resulting plans were not implemented, however the need to redevelop Challenger Reserve remains and is now deemed a priority project by the Council.

While the intent of the exercise remains unchanged from the earlier study – to meet the current and future needs of reserve users and the local community – there has been a tangible shift in stakeholder needs and Council priorities over the past 5 years.

Accordingly, there was a need to undertake further stakeholder engagement to inform the preparation of a revised reserve master plan and facility concepts plans. The intention remains to improve the extent and style of accommodation and level of amenity provided to existing and proposed reserve users.

In 2025, the City of South Perth re-engaged CCS Strategic to revisit the redevelopment options and prepare a new site master plan and facility concept plan.

#### 2 METHODOLOGY

The CoSP provided an explicit scope of works in the consultant brief including what was to be retained in the original master plan and what was to be revisited. This approach was discussed with and confirmed with the Project working Group and included in the Project Charter. The approach followed is summarised below:

- Undertake a review of all existing documentation, client briefs, relevant reports, and other relevant information
- Analyse existing feedback and undertake further engagement with the Manning Memorial Bowling Club, Manning Tennis Club, South Perth United Football Club, South Perth Junior Cricket Club and South Perth Bridge Club to determine their specific building needs
- 3. Prepare a design brief based on Club input for interpretation by the design team
- 4. Prepare a detailed Challenger Reserve Master Plan (Concept Plan) to incorporate:
  - a. A multi-purpose building (including elevations) that provides a mix of exclusive use and shared spaces to meet the current and future sporting and recreation needs, including (but not limited to): function space, changerooms, kitchen, storage, public toilets etc.
  - The optimal location of the new building, car parking areas and footpaths to service both the Challenger Reserve playing fields and bowling greens; and accessibility needs for all users
  - c. Current location of tennis pavilion and courts, and sports playing fields
  - d. Proposed location for other elements of the existing Concept Plan including main playground and dog exercise area (as future stages).
- Undertake stakeholder engagement with the community, community groups, clubs and users on the draft Challenger Reserve Master Plan (Concept Plan) and provide a report on the outcomes
- 6. Provide a revised Challenger Reserve Master Plan (Concept Plan) incorporating the feedback generated during the stakeholder engagement process where required.



7. Provide estimated costs by quantity surveyor for implementation of the revised Challenger Reserve Master Plan (Concept Plan) incorporating cost estimate to undertake any site investigations or further planning that should be considered; cost estimate for detailed design documentation, contract documentation and construction project management; cost estimate for construction; and provision made for escalations.

An early version of the 2019 master plan included accommodation for Bowls WA, the State Sporting Association. Bowls WA was contacted to determine if they retained interest in being included in the design. This was confirmed and they were included in the stakeholder engagement process.

The Project Charter is attached.

#### 3 STAKEHOLDER ENGAGEMENT

A targeted stakeholder engagement program was undertaken with the following:

#### 3.1 The City of South Perth Project Working Group

Meetings were held regularly throughout the study period to monitor progress This group also participated in the development of the project charter, the design brief and helped determine the essential and discretionary elements in the Master Plan.

#### 3.2 Identified user groups including

- Manning Memorial Bowling Club
- · Manning Tennis Club
- South Perth United Football Club
- South Perth Junior Cricket Club
- South Perth Bridge Club
- Bowls WA.

The identified groups were consulted as follows:

- One on one in the period 15 22 August to appraise the 2020 master plan and concept design and provide input into a new design brief
- To provide a written response by Friday 26 August to a draft design brief prepared by the consultant team confirming or qualifying their club's requirements
- Collectively on 7 October to consider the draft reserve master plan and facility concept plan, based on the consolidated design brief and provide feedback on the concepts
- These groups were also invited to attend the broader stakeholder engagement drop-in session on 20 October.

#### 3.3 The broader community - residents and casual reserve users

A public review and comment period was open from 9 October to 27 October with the site master plan and facility concept plan available for viewing via the CoSP website.

The refined concept design and site master plan were shown to interested community members by the consultant team in concert with the CoSP Recreation Development and Stakeholder Engagement Teams. There were 65 attendees at this presentation session held at the Manning Bowling Club on Monday 20 October.

Challenger Reserve Master Plan

Page 7 of 28



#### 3.4 Summary of stakeholder responses

The stakeholder engagement sessions with the Clubs used the previous master plan and facility concept plan as a discussion point. Key issues arising from that engagement are summarised below. The italicized text indicates follow-up written responses to the circulated draft design brief.

#### General

- parking numbers and layout will be a major factor in design with clubs requesting sufficient, readily accessible bays near their facilities
- MMBC and SPBC favour a single storey building
- Bowls WA would readily operate from a second storey
- SPUFC prefers a 2-storey solution with changerooms under and clubhouse above to enhance field viewing
- . SPUFC would like their facilities closer to the playing fields with elevated viewing
- Verge parking will be a key component of the site parking which will be developed by providing a mountable kerb to allow parking on the grassed verge areas along Elderfield Road, Griffin Crescent and Challenger Avenue

#### Project working Group

- Existing trees are to be preserved as a priority any unavoidable loss is to be compensated by new plantings
- The playing fields (position and orientation) are to remain unaltered
- The additional two hard courts for tennis are to be removed due to oversupply in the CoSP
- Thet tennis club playground for young children is to be enhanced and made available for public access
- A natural play space for older children and youth is to be developed in the location of the existing pavilion
- The cricket practice nets will orient east-west and will require western sun screening and netting to prevent balls crossing Elderfield Road
- Do not show EV parking spaces on the master plan subject to further determination by the CoSP
- Challenger reserve is unable to meet Football Australia's requirements host a National Premier League side

#### Manning Memorial Bowling Club

- is looking to move to 4 x 8 rink floodlit synthetic greens
- back two greens to measure 45m x 38m
- is looking to cover 2 x 8 rink synthetic greens, with both visible from the clubhouse preferably slightly elevated to improve viewing – ramp access required
- indicate that the current club dimensions are adequate but have indicated a need to allow for growth particularly if Bowls WA join the mix and the Dance Club continues to grow.
- require a commercial kitchen that can be hired by others
- will remove the sea container storage on site need storage in the building
- require a secure storage area on site for their bus
- · require ready service access to the kitchen and bar Coolrooms

Challenger Reserve Master Plan

Page 8 of 28



#### Manning Tennis Club

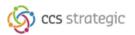
- remain largely unchanged in their requirements
- changes must accommodate wheelchair tennis 1.5m wide gates and doors
- suggest a stand-alone hit-up wall rather than part of the new court layout
- request gate access between the three banks of courts plus pedestrian access to the courts from Elderfield Road via a dedicated walkway
- have upgraded their lights to LED so no longer required in the cost plan
- allow for resurfacing of all four hard courts and four of the six synthetic courts in the cost plan
- · allow for refurbishment of the existing tennis clubhouse changerooms
- What is the ratio of residents / tennis players to tennis courts that the City has used to determine the supply of tennis courts
- Allow for wheelchair accessible pedestrian gates to be installed on the Elderfield Road frontage of court 10 (hardcourts) and court 4 (synthetic grass) and between the three bays of courts to make it more convenient if players have to cross courts.

#### South Perth United Football Club

- require 3 pairs of changerooms 1 per field
- require 2 umpires' rooms
- require all facilities are located close to and facing the playing field
- require increased storage for equipment and clubhouse furniture
- desire grandstand style spectator viewing as well as player dugouts
- Canteen/Kitchen requires a large oven, cooktop, microwave, food warmers, and fridges to run the canteen efficiently.
- Grandstand & Shelters A portable/retractable grandstand with head cover would be ideal. However, priority should be given to installing player bus shelters on each field (home & away) to provide practical cover.
- Undercover Area Player and family undercover viewing area facing Pitch B (middle pitch) will be a huge value-add.
- NPL Requirements A grandstand is mandatory for NPL games, along with a fenced area (portable/moveable fencing is acceptable).
- Storage Bigger storerooms to accommodate equipment and facility needs.
- Ball Control Net poles required behind Pitch B to restrict balls entering the natural area wetland area (hoist and retract style, similar to golf course nets, would be ideal).

#### South Perth Junior Cricket Club

- remains largely unchanged in their requirements
- need only access to the field and toilets, no clubhouse or changerooms
- need storage for Flicx Pitches and bowling machine in close proximity to the playing field
- advise that a pathway running in front of the nets is not advisable (patron safety) relocate path to southern end of the playing field
- would like to explore option of lighting the field to 300 lux to enable night play
- can tolerate east-west oriented cricket practice nets if suitable shade screening is provided



#### South Perth Bridge Club

- · prefer to stay where they are will relocate if an improved facility is available
- · seeks noise insulation / isolation from other users
- would prefer a standalone building for their exclusive use
- has reduced table numbers in playing room seeks to add a teaching room
- require secure landscaped outdoor courtyard area of approximately 230m<sup>2</sup> with 50% shaded or covered
- SPBC has submitted a detailed dimensioned design proposal
- 80 parking bays as stated are accepted, however, these should be dedicated to bridge club use and close to the club's entry foyer.
- An entry foyer has not been included in the design brief. We require an entry foyer
  close to the bridge club car parking, especially to disabled parking spaces. The foyer
  will include a library nook. A corridor extension of the foyer will be needed to ensure
  ease of access between all rooms and toilets, as per draft design drawing previously
  submitted. Total area of approximately 60m².

#### Bowls WA

- Thank you for the revised design brief, Bowls WA has no issues with what has been presented.
- Further, more formalized agreements will of course depend on issues such as:
  - Building/construction timelines
  - Specifics around the proposed Lease and importantly an indicative cost.
  - As a not-for-profit organisation we query the charging of a full commercially based lease fee for a site of this type
- We doubt the need for, or viability of, a bowls based retail outlet but would be happy to explore that further with our existing retailers if required
- Space for a Café is not in our remit to make comment.

#### 4 DESIGN BRIEF

Based on the technical review and stakeholder engagement findings CCS prepared a revised draft design brief (statement of need) for each of the stakeholder groups for consideration for inclusion within the precinct.

These statements were issued to the clubs with an invitation to confirm or amend the brief and return their comments by 29 august 2025.

All aspects of the draft design brief were workshopped with the PWG and consolidated as a final version for issue to the design team.

Commentary associated with the issue of the draft design brief to each club is summarised below.

#### Manning Memorial Bowling Club

Please note the following detail in relation to earlier discussions and previous concepts.

- MMBC will be provided with an exclusive lease area designed to your specification
- · Bowls WA will most likely be located upstairs

Challenger Reserve Master Plan

Page 10 of 28



- The upstairs area will ideally have a view over the greens
- The viewing area (other than Bowls WA offices) will provide viewing access to others
- Allocation of space for a café and retail outlet (potentially under commercial lease) has at this stage been excluded from the brief
- MMBC is moving to 4 synthetic grassed greens nominally 40m x 40m two of which are to be covered
- There will be a 4m gap between the greens and a 3m run-off on each perimeter on each side
- There will be a 4-5m gap between the clubhouse and the greens
- Ramps will be designed into the external corner of each green to allow access for rollers and grooming machines, sloping from the height of the top of the bank to the height of the green at the outer edge of the gutter
- The bar will serve into the members lounge and have glass door access to the Coolroom behind
- A dry bar (portable structure) will be provisioned with water to service the outer greens
- The kitchen will include a space for washing machine and dryer as well as usual commercial kitchen fit out
- Bin enclosure will be located with ready access to the kitchen
- · Recycling enclosure will be located with ready access to the bar
- Groundsman workshop and store to be two 4.5m x 4, lockable sheds
- Enclosure for bus to be provided

#### Manning Tennis Club

Please note the following detail in relation to earlier discussions and previous concepts.

- Changes to the MTC facilities are listed in the brief below
- The CoSP has determined an oversupply of tennis in the area. The current number of tennis courts at the Club will remain unchanged.
- The hit-up wall will now be located at the end of the existing acrylic courts
- We have estimated your requirement for 35 additional car bays
- Pedestrian access gates 1.5m wide will be provided between the 3 banks of courts and from Elderfield Road to the clubhouse between the two banks of synthetic grass courts.
- Note that there is insufficient room to provide a secure fenced walkway between the courts so pedestrian access from the roadside parking to the clubhouse will need to be across the back of the courts during breaks in play.

#### South Perth United Football Club

Please note the following detail in relation to earlier discussions and previous concepts.

- SPUFC will be provided with a seasonal license to the areas designed to your specification
- Allocation of space for a café and retail outlet (potentially under commercial lease) has at this stage been excluded from the brief

Challenger Reserve Master Plan

Page 11 of 28

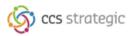


- The playing fields will remain unchanged with your main field located along the Challenger Ave frontage
- The CoSP has determined that Challenger Reserve is not a suitable / capable NPL compliant venue given the space, fencing and associated off-field amenity requirements.
- Should SPUFC achieve NPL status it will be necessary to find an alternative location to accommodate this element of the Club.
- Player dugouts, officials' benches and spectator grandstands will be indicated as temporary portable infrastructure only for future provision
- A safety net at the southern end of field 2 (middle pitch on the upper level) will be shown for future provisions (nominally by the club) to prevent balls entering the natural area wetland (future dog exercise area)
- 3 sets of gender neutral (home and away team) changerooms will be provided facing the playing fields
- 2 gender neutral umpire's room and a canteen/ kiosk facility and first aid room will be included near the changerooms
- A covered veranda area 3.5m wide will run in front of the changeroom building to service spectators

#### South Perth Junior Cricket Club

Please note the following detail in relation to earlier discussions and previous concepts.

- SPJCC will be provided with a seasonal license to the areas designed to your specification
- The playing fields will remain unchanged
- A bank of 3 cricket practice nets will be installed (without a pathway across the runup)
- A safety net at the southern end of field 2 (middle pitch on the upper level) is proposed to prevent balls entering the natural area wetland (future dog exercise area)
- 3 sets of gender neutral (home and away team) changerooms will be provided facing the playing fields – we note that you do not require these
- 2 gender neutral umpire's room and a canteen/ kiosk facility and first aid room will be included near the changerooms – we note that you do not require these
- Public toilets will be provided as part of the changeroom block you do require access to these
- A storage area for SPJCC equipment will be provided as part of the changeroom building
- A covered veranda area 3.5m wide will run in front of the changeroom building to service spectators
- We have estimated your requirement for 30 car bays



#### South Perth Bridge Club

We note your preference for:

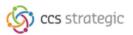
- . A single level building or at least for SPBC to be accommodated on the ground floor
- Acknowledging the multiple user groups to be accommodated in the design, SPBC prefers to be aligned with Bowls rather than the playing field sports clubs
- Noise insulation and isolation from other reserve user groups wherever possible
- We have received your detailed specification and design drawing (thank you for your efforts in this regard)
- We will adhere to your specification where possible, noting that the architect will need to accommodate your needs in concert with other site and design considerations
- We note your request for 80 car bays in close proximity to the SPBC venue

The consolidated design brief is attached.

#### 5 RESERVE MASTER PLAN

#### 5.1 Summary of variations from the 2020 Report and Master Plan

- · Bowls moving to all synthetic greens and abandoning grass greens
- Provision of a secure parking bay / garage for the Bowls Club bus
- Tennis requesting access gates from Elderfield Road and between the courts
- Tennis being denied the construction of additional hardcourts to guard against oversupply and prevent tree loss
- Football requires 3 sets of gender neutral changerooms and 2 umpires' rooms with direct access to the playing fields
- Cricket's practice nets being rotated 90 degrees to run east-west requiring sun screening and safety netting
- A safety net being added to the southern boundary of soccer field 2 to prevent balls being kicked into the often waterlogged dog exercise area
- Additional parking along Challenger Ave, Griffin Ave and Elderfield Road plus more formalised parking within the reserve
- A new shared facility location and design reintroducing Bowls WA (noting that the administrative suite could also be leased to another suitable community focused organisation if Bowls WA was to withdraw from the redevelopment)
- Player's benches (portable) being provided for soccer to be located either side of the cricket wicket facing field 2 in the winter season and located on the western boundary of the cricket oval in the summer season
- Replacement and upgrading of a secure publicly accessible junior playground adjacent to the tennis clubhouse
- Installation of an older child / youth natural play space in the location of the existing pavilion



#### 5.2 Discussion related to the 2025 Reserve Master Plan

Gresley Abas Architects developed the site Master Plan focused on the retention of the existing trees. No trees require removal, and significantly more trees will be planted in the landscaped areas.

All aspects of the design brief have been met, with the following exceptions:

- The CoSP has determined an oversupply of tennis in the area. The current number of tennis courts at the Club will remain unchanged. Manning Tennis Club will need to access additional venues should they be unable to accommodate new demand such as wheelchair tennis and pickleball.
- Challenger Reserve has been deemed unable to meet the Football Australia specification for a National Premier Leage team. South Perth United Football Club will need to look to another venue should they ultimately be promoted from the Amateur League to the Premier League.

A key factor in accommodating stakeholders' growth is the provision of adequate parking. Parking is proposed on all street verges and within formal carparks within the reserve. Parking bays are to work around existing trees within the context of water sensitive urban design in the parking areas.

Subject to demand and available funding, parking along Elderfield Road and at the southern end of Challenger Ave may remain on the grassed verge, perhaps with bay delineation painted on a mountable kerb.

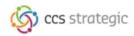
Challenger Reserve Master Plan Page 14 of 28





Challenger Reserve Master Plan

Page 15 of 28



#### 6 FACILITY CONCEPT PLAN

#### 6.1 Summary of variations from the 2020 report and design concepts

There have been some minor variations to cub requirements since 2020 including:

- Bridge reducing the size of the playing room and introducing a separate teaching room
- Bowls proposing to move to all (4) synthetic greens with 2 of them covered.
- Accommodation for Bowls WA as tenant under a negotiated commercial lease agreement
- Provision of gender neutral playing field amenities including:
  - three (3) sets of changerooms one for each football pitch
  - o two (2) umpire's changerooms.

This has resulted in the design of new shared facility design in a different location which includes a partial 2 storey building.

The site master plan and the facility concept plans are attached.

#### 6.2 Discussion related to the 2025 Facility Concept Plan

Gresley Abas Architects developed the design concept for the new multipurpose building and the ancillary facilities translating the design brief detailed in section 4.

The concept drawings succinctly articulate the complexity of the redevelopment process embracing the very tight parameters which define the future potential for the site. The concept plans demonstrate the vision for the site can be achieved through a managed staging process and a rigorous design process, always cognisant of the constraints.

Tennis facilities are retained predominantly as they are with the only significant change being the relocation of the hit-up wall to the northeast corner of the site.

The primary playing fields (for soccer and cricket) remain to the south of the site with the new cricket practice nets located alongside the northern entry path and tennis courts in an east/west configuration with shading and protective nets on all 4 sides.

The new bowls facilities will require the removal of existing greens and the existing clubhouse building. The 4 new greens (all synthetic with 2 undercover) will be located in the northwest sector of the site. The new clubhouse facilities will be located centrally to the 4 new greens with 2 uncovered greens located to the north.

As outlined in the drawings and the reconciled brief the Bowls Club will include various facilities for members, a lounge/dining space, commercial kitchen and bar and related facilities and a strong focus on the viewing of all greens from internal spaces and external verandahs.

The new multipurpose building will include facilities for the Manning Bowling Club, Bowls WA, South Perth Bridge Club, South Perth United Football Club, South Perth Junior Cricket Club. The new building will be 'L' shaped with a single storey Manning Bowls Club wing extending north to south and surrounded by the 4 bowls greens.

A two-storey wing which extends east to west overlooking the extensive playing fields to the south and with view to all corners of the site.

A central west facing foyer space provides access to Bridge on the ground level and to all function spaces, shared spaces and the Bowls WA suite on the second level.

Challenger Reserve Master Plan

Page 16 of 28



An exclusive Bridge Club entrance and foyer is located to the east of this foyer and provides access to the playing room, supper room, training room, kitchen, bar, management office, store, gathering and display areas which are all located in the southwest corner of the ground level.

A large covered outdoor dining and function area is located on the south side of the supper room for the exclusive use of Bridge and with lovely landscape views beyond.

The south facing northern ground floor wing of the Clubhouse Building provides extensive change and storage related facilities for the various field-based sporting clubs, all of which have direct access to the southern sports fields. In addition, a centrally located kiosk is placed on the south-eastern corner of the building with excellent access from the playing fields, tennis and the community commons connecting these elements.

The upper level of the two-storey southern wing of the clubhouse is dedicated to function and shared facilities and the Bowls WA offices on the south-west corner. Accessed via the central foyer space including stairs and a lift and serviced by a large breakout and circulation space, the various function spaces can be combined into one and are serviced by a central kitchen and bar. Each space has access to a covered terrace which has extensive views to the playing fields, community spaces, tennis facilities and beyond. This terrace can also be directly accessed via an open stair connected to the playing fields on the south.

The site also contains two inclusive outdoor play spaces. The first creates a central focus between tennis, the playing fields, the building and various vehicular and pedestrian entrances to the site. It is located on the eastern most edge of the building and is serviced by the kiosk. The original enclosed playground located in this area is to be replaced by a new larger enclosed playground in the centre and will be surrounded by quality landscape and places for people to sit and enjoy the reserve. The second will be an interactive and inclusive natural play space designed for older children and youth. It will be located on the site of the current pavilion and nestled into the extensive and significant copse of trees which create the identity of this part of the site.

The site drawing illustrates the potential increase in parking throughout the site. The emphasis is not just on increased numbers but importantly, on the distribution of parking across the site. The principles of the parking strategy recognise that people will naturally try and park closest to where they want to access the site. The distribution of parking bays within the site is to provide access to facilities from a number of interconnected directions as well as establishing clarity.

Verge parking focuses on direct access to playing fields, the tennis courts and the bowling greens. Motorbike, bicycle and other miscellaneous provisions are not explicitly shown, however, the site is capable of providing for these elements in multiple locations.

The descriptions above relate to the principles of the proposed redevelopment of the site. Further preliminary detail can be found in the drawings provided in this document in conjunction with the brief describing the project requirements.





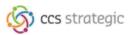
Challenger Reserve Master Plan

Page 18 of 28





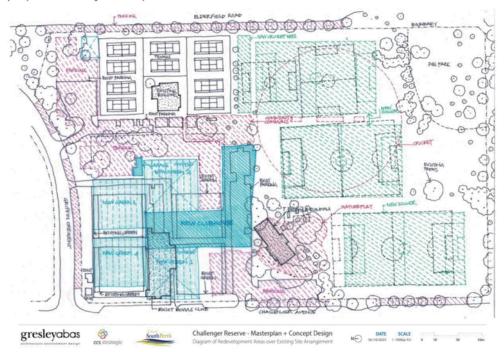
Challenger Reserve Master Plan Page 19 of 28



#### 7 IMPLEMENTATION AND STAGING

A key premise for the implementation strategy is to minimize disruption to reserve use. The quickest and least cost option would be to build the new multipurpose building and all elements of the master plan at once, however, there would be considerable disruption to reserve users, especially bowls.

Accordingly, a staged implementation approach is recommended considering logistical, sequential and priority requirements. This diagram identifies the location of existing and proposed facility developments. It is attached.



The proven hierarchy or sequencing for sport and recreation facility development can be likened to Maslow's Hierarchy of Need. Satisfy the lowest order need first and then move up the hierarchy progressively satisfying more complex or sophisticated. As with Maslow's hierarchy, when a lower order need ceases to be met, priority reverts to the lower level.

In this instance, the lowest order need is the playing surface. For cricket and football there is no change. For tennis, there will be court resurfacing required and for bowls the aim is to completely replace all greens, transitioning to a fully synthetic green facility. The master plan indicates that Greens 2 and 3 (eastern) can be redeveloped without undue disruption to activity, although it will require demolition of the greenkeepers shed and workshop. This then becomes the first order priority.

Demolition of the existing Bowls clubhouse is required and represents the greatest disruption to activity on the site. For the period Q4 2027 to Q1 2030, the bowls clubhouse will be unavailable. It proposed that the Manning Bowling Club operate from temporary transportable accommodation located on Green 4 until the new clubhouse is commissioned. This site is selected to allow development of Carpark 2 and to provide parking for bowls members to access Greens 2 and 3.

For cricket, the addition of practice nets will be the priority.

Bridge and Bowls WA are unaffected as they will not move until their new facilities are complete.

Challenger Reserve Master Plan

Page 20 of 28



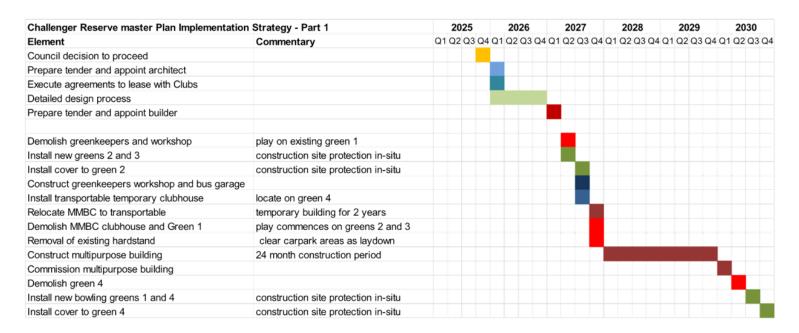
The following schedule (parts 1 and 2) provides an indication of the likely sequence and timing of implementation of the reserve master plan and the facility concept plan. This implementation plan has been used to inform the order of probable cost forecast.

The implementation plan assumes that the Council will determine to proceed with the redevelopment at its December 2025 meeting and that there are funds available to proceed immediately. Appointment of an architect, design development and tendering the works would occupy 2026 with a construction contract (or contracts) issued to enable works to commence in quarter 1 2027.

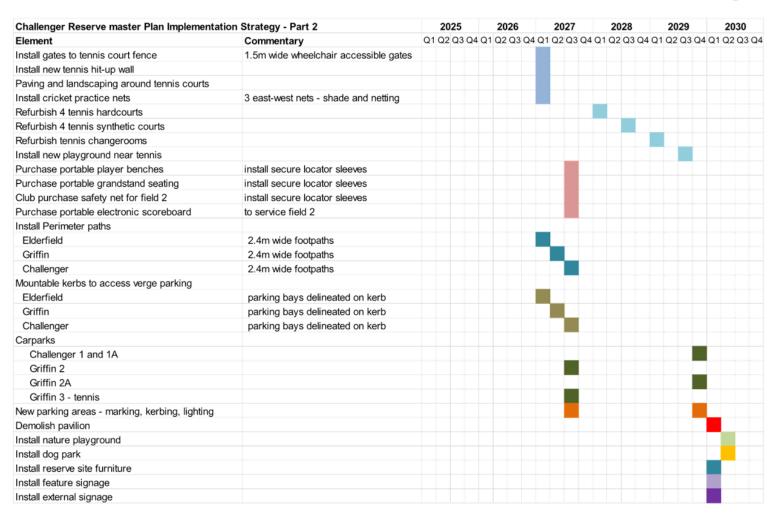
There will be a requirement for multiple construction contractors to be working on site at the same time dealing with the installation of new greens, the roof structure covering the greens and the multipurpose building construction. Numerous peripheral works including the installation of the cricket nets, resurfacing of the tennis courts and verge parking will need to be addressed in parallel to the main works contract and may include CoSP's day labour force to complete selected items of work.

Occupancy of the multipurpose building is scheduled for quarter 1 2030. All works detailed in the master plan are scheduled to be completed by the end of Q4 2030.

The implementation strategy has also been provided as a working spreadsheet and will ultimately be converted to a project Gantt Chart during design development.









#### 8 FUNDING AND PROCUREMENT

It is understood that the Council has designated the redevelopment of Challenger Reserve as a priority project and has allocated some funding to initiate the project.

Additional funding may need to be sought from alternative sources including:

- Club / tenant capital contributions
  - To be negotiated as part of the Agreement to Lease
  - Most likely to be related to specific equipment and fit-out items
- State government funding programs
  - o CSRFF (multipurpose building and bowling greens)
  - Club Night Lights Program (bowling green lighting)
- Federal government funding programs
  - No grants available at the time of report writing

The implementation strategy in section 7 identifies both a likely timeline and the requirement for staging of works, all with a view to bringing on the new facilities and amenity at the earliest reasonable opportunity.

Accordingly, it is recommended that applications for available grants be prepared immediately procurement is approved and submitted at the earliest due date ensuring grant advice is received for eligible items prior to works commencing. The principal focus of early grants should be the new synthetic greens and the multipurpose building

Applications for future works, such as tennis court resurfacing, can be lodged at a later date in line with the staging program.

Noting that certain items are generally excluded from capital grants (e.g. parking areas), these items should be separated from scope of the grant applications and addressed through Council funding sources.

It may also be beneficial for Council to fund the demolition works as a forward works contract to be undertaken while the tenders for the main construction contract are being assessed and the contract negotiated and awarded.

#### 9 FACILITY MANAGEMENT

The complex and multipurpose nature of the reserve and the facilities to be developed thereon will require an efficient and multifaceted management system. The issue of a single lease to a single entity such as an incorporated Challenger Reserve Sporting Association Inc. has been considered but dismissed due to the distinctly different activities and needs of the user groups.

Further, the multipurpose nature of the redevelopment is intended to attract and accommodate the needs of local residents as well as the tenant clubs. For this reason, an exclusive lease to one (or multiple) tenants is considered less than ideal and suggests that the CoSP should retain oversight of operations and responsibility for encouraging and facilitating community use.

To this end a variety of tenure instruments is proposed noting that all existing lease and tenure agreements will need to be surrendered (MBC, MTC, SPUFC and SPJCC), and new agreements negotiated for MBC, MTC, SPUFC and SPJCC, SPBC and Bowls WA, in line with the CoSP management order over the reserve and the associated powers to lease.

Challenger Reserve Master Plan 2025

Page 23 of 28



#### Public Realm

The reserve area including the proposed dog exercise area, the children's playground, larger, open, natural play space and verge parking will remain under Council care and control.

#### Playing Fields

The playing fields and the cricket practice nets will be allocated to the resident clubs, football (winter) and cricket (summer) via a seasonal license agreement. These areas will always be accessible by the public other than when specified in the license for club training and competition.

A license fee is to be payable in line with Council policy

#### **Bowling Greens**

The 2 uncovered and 2 covered synthetic bowling greens and their surrounds and buffer areas are to be leased to the MMBC which will have the right of exclusive use and control and responsibility for all repairs, maintenance and replacement.

A lease fee is to be payable in line with Council policy

#### Multipurpose clubhouse

This building comprises a series of discrete and separable areas as follows:

#### Bowls clubhouse

Including the main lounge and bar areas together with toilets, change and locker rooms, kitchen and offices. This area is to be leased to MMBC, and a lease fee is to be payable in line with Council policy.

#### Bridge Club

The playing room, supper room, teaching room, toilets and storerooms are to be leased to the SPBC.

The Lease agreement is to be negotiated, and a fee will be payable in line with Council policy.

#### Bowls WA Offices

The office suite and amenities available to Bowls WA (or some other suitable community focused tenant) will be subject to a negotiated lease in line with Council Policy.

#### Function Rooms 1, 2 and 3, Board Room, Meeting Room, Terrace and Amenities

These areas on the first floor are to be administered by CoSP via their regular bookings system. Tenants such as bowls, football, cricket and bridge will have a preferential first option to book (hire) these spaces through an annual bookings request. Club allocations will require a fee to be paid in line with Council policy and the prevailing schedule of fees and charges.

CoSP will seek to encourage use of the area and reserves the right to suspend or interrupt regular bookings for special civic or cultural events, subject to advance warning and negotiation with existing users.

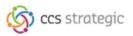
Maintenance and renewal of these areas together with the circulation spaces, including the ground floor entry lobby / foyer, function lobby, terrace and the first-floor kitchen and toilets will remain the responsibility of the CoSP.

#### Tennis Facilities

The tennis facilities inclusive of the clubhouse, courts, lights and fencing and the hit-up wall will continue be leased to the MTC. The existing lease area is to be adjusted slightly to include the new hit-up wall and exclude the new children's playground.

Challenger Reserve Master Plan 2025

Page 24 of 28



#### 10 ORDER OF PROBABLE COST

Quantity Surveyors NBQSS have prepared an order of probable cost in line with the site master plan, facility concept plan and implementation strategy reflected in this report.

A full cost plan has been provided as an attachment.

The cost to deliver the entire master plan in line with the concept drawings and the implementation strategy as detailed in this report is \$34,311,779 excluding GST.

This cost includes allowances for:

- licensing and approval requirements
- · all procurement and construction work
- · builder's preliminaries
- design and construction contingencies
- · staging implications and cost escalation
- public art

This sum includes an allocation of \$5,248,976 for professional fees for design, documentation and project management. Of this cost \$2,004,155 will be required to design and document the redevelopment works ready for tender.

Note that there is no allowance for geotechnical survey, upgrading of incoming site services, finance or legal costs associated with the project.

A summary of costs by element, excluding escalation and GST, is provided below.

	Element	Total	Proportion of Cost
1.0	Carpark and Paths	\$ 1,672,510	5.62%
2.0	New Multi-Purpose Sports Facility	\$ 18,889,005	63.5%
3.0	Synthetic Bowls Arena	\$ 7,060,403	23.45%
4.0	New Cricket Practice Nets	\$ 155,135	0.52%
5.0	Rest Spots	\$ 49,723	0.17%
6.0	Drinking Fountains	\$ 45,461	0.15%
7.0	Tennis Courts	\$ 652,703	2.19%
8.0	Grandstand Seating & Player Benches	\$ 65,350	0.22%
9.0	Soccer Fields	\$ 56,506	0.19%
15.1	Large, open, natural play space	\$ 650,000	2.19%
15.2	Central Activity Zone Playground	\$ 350,000	1.18%
15.3	Dog Park	\$ 100,000	0.34%
	Total excluding GST and escalation	\$ 29,746,796	100.00%

The cost of staging and escalation in accordance with the proposed implementation strategy is \$4,564,982.



#### **Essential and Discretionary Works**

A qualifying exercise has been undertaken with the PWG to divide the master plan into essential and discretionary works. This has been done without amendment to the implementation strategy.

The priority elements include the new synthetic bowling greens, covers to greens 1 and 2, the multipurpose clubhouse and key elements of site parking.

The balance of the works is discretionary and could be deferred or dispensed with, noting that deferral of works will invoke escalation and cause an increase in cost.

The impact of this classification, whilst maintaining the current implementation plans reveals that 83% of the project is considered essential works. The Item number references the cost plan: note that these sums do not include allowance for escalation or GST.

	SUMMARY - Essential Works		
Item	Element	Element Cos	t With project delivery
1.2	New Internal Carparking	\$ 949,71	5 \$ 1,349,213
2.2	New Multi-Purpose Sports Facility	\$ 13,186,92	5 \$ 18,889,005
3.1	New Synthetic Greens - Uncovered x 4	\$ 2,141,04	3,041,668
3.2	Covered greens - design, cabling and foundations	\$ 553,92	0 \$ 1,349,931
3.4	Greenkeepers Store, Workshop and Bus Garage	\$ 59,20	0 \$ 84,102
	Total excluding GST	\$ 16,890,80	\$ 24,713,919

	SUMMARY - Discretionary Works				
Item	Element	Ele	ement Cost		ith project delivery
1.1	Verge Parking Upgrade & Improvements	\$	227,570	\$	323,297
3.2	New Cover Over Synthetic Greens x 2	\$	2,215,680	\$	2,584,702
4.0	New Cricket Practice Nets	\$	109,200	\$	155,135
5.0	Rest Spots	\$	35,000	\$	49,723
6.0	Drinking Fountains	\$	\$ 32,000		45,461
7.0	Tennis Courts and Clubhouse Refurbishment	\$	459,440	\$	652,703
8.0	Grandstand Seating & Player Benches	\$	46,000	\$	65,350
9.0	Soccer Fields Enhancements	\$	39,775	\$	56,506
15.1	Larger, open, natural play space - Provisional Sum	\$	650,000	\$	650,000
15.2	Central Activity Zone Playground - Provisional Sum	\$	350,000	\$	350,000
15.3	Dog Park - Provisional Sum	\$	\$ 100,000		100,000
	Total excluding GST	\$	4,264,665	\$	5,032,877



A further consideration in line with the funding strategy outlined in section is that Council is likely to seek funding support for this project. Below is an indication of where elements may be partially or wholly funded by grants or the resident clubs.

	SUMMARY - Works wholly or partially funded by the Clubs											
item	Element	Ele	ement Cost		th project livery							
2.2.11	Loose Furniture and Fittings	\$	327,675	\$	465,511							
3.1.04	Lighting to Bowling greens - Medium Competition	\$	170,000	\$	241,511							
3.1.06	Spray misting system	\$	5,000	\$	7,103							
3.2	New Cover Over Synthetic Greens x 2	\$	\$ 2,519,600		3,579,470							
3.2.02	Lighting to Bowling greens - Uplighting	\$	\$ 250,000		355,163							
3.4	Greenkeepers Store, Workshop and Bus Garage	\$	59,200	\$	84,102							
4.0	New Cricket Practice Nets	\$	109,200	\$	155,135							
7.2	Existing Tennis Court Improvements	\$	306,300	\$	435,145							
8.0	Grandstand Seating & Player Benches	\$	\$ 46,000		65,350							
9.0	Soccer Fields Enhancements	\$	39,775	\$	56,506							
	Total excluding GST	\$	3,832,750	\$	5,444,996							

#### 11 RECOMMENDATIONS

- Endorse the Challenger Reserve Master Plan and Facility Concept Plan and associated Report dated October 2025 prepared by CCS Strategic
- Authorise the CEO to immediately initiate the procurement process to implement the master plan and develop the new multipurpose building generally in line with the implementation strategy in section 7 of the CCS Report
- 3. Approve the surrender of any lease in term and approve an exemption to section 3.58 (3) pursuant to Reg 30 (subject to eligibility) for the new leases (subject to project progression).
- 4. Prepare and execute new tenancy agreements with facility users
- Use these tenancy agreements to inform the specification for the architectural design brief to be offered to tender
- 6. Prepare and submit grant applications for eligible works using the opportunities identified in section 6 of the CCS Report as a guide



- 12 ATTACHMENTS
- 12.1 Project Charter
- 12.2 Consolidated Design Brief
- 12.3 Cost Plan
- 12.4 Master Plan and Facility Concept Plan
- 12.5 Overlay of Facility Development Locations
- 12.6 Challenger Reserve Master Plan Implementation Strategy



## City of South Perth

### **Upgrade of Facilities**

at

## **Challenger Reserve**

Challenger Ave/ Griffin Crescent/ Elderfield Road Manning, WA 6153

# Masterplan Cost Indication

(Revision -)

30th October 2025

**CCS Strategic Gresley Abas** 

Project: 25.15

**Neil Butler Quantity Surveying Services** 

T: 08 9349 7853 M: 0457 977 407 ABN: 730 320 19210

#### Challenger Reserve Upgrade of Facilities

Master Plan & Concept Design Costs 30th October 2025 (Revision -)

#### **BUILDING COST INDEX**

Based on the Australian Institute of Quantity Surveyors Construction Cost Index Forecast

Current Index: October 2025 256.0

#### DRAWINGS

The following drawings were used in the preparation of these Master Plan Costs:

Gresley Abas - Site Plan (1:1000@A3)

Gresley Abas - Parking + Circulation Diagram (1:1000@A3)

Gresley Abas - Testing Bowls Rink Sizes (1:1000@A3)

Gresley Abas - Building Ground Floor Plan (1:400@A3)

Gresley Abas - Building First Floor Plan (1:400@A3)

Gresley Abas - Bridge Plan Layouts (1:200@A3)

Gresley Abas - Ground Floor Diagram: Functions + Flows (1:400@A3)

Gresley Abas - First Floor Diagram: Functions + Flows (1:400@A3)

#### **EXCLUSIONS**

The following items have been specifically excluded from these Master Plan Costs:

Geotech survey below proposed building

Upgrade of incoming services (water, sewer, electricity and gas ) if

current services are insufficient to meet new demands

Upgrading of lights to Tennis Courts - Completed

Holding and Finance charges

Land Costs

Legal costs

Computers, printers, facsimile machines etc.

#### NOTES

Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment

Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants Challenger Reserve Upgrade of Facilities Master Plan & Concept Design Costs 30th October 2025 (Revision -)

	SUMMARY - Total Project														
	Element		ement Cost	t Contingencies			н	Headworks		Public Art		blic Art Professional Fees		TOTAL	
					Design		Contract								
1.0	CARPARK AND PATHS		1,177,285	 \$	117,729	  \$	64,751	\$	-	\$	13,598	\$	299,148	\$	1,672,510
2.2	New Multi-Purpose Sports Facility	\$	13,186,925	\$	1,318,693	\$	725,281	\$	155,000	\$	152,309	\$	3,350,798	\$	18,889,005
3.1	New Synthetic Greens - Uncovered x 4	\$	2,141,040	\$	214,104	\$	117,757	Ī		\$	24,729	\$	544,038	\$	3,041,668
3.2	New Cover Over Synthetic Greens x 2	\$	2,769,600	\$	276,960	\$	152,328	Ī		\$	31,989	\$	703,755	\$	3,934,632
3.4	Greenkeepers Store, Workshop and Bus Garage	\$	59,200	\$	5,920	\$	3,256	Ī		\$	684	\$	15,043	\$	84,102
4.0	New Cricket Practice Nets	\$	109,200	\$	10,920	\$	6,006	\$	-	\$	1,261	\$	27,748	\$	155,135
5.0	Rest Spots	\$	35,000	\$	3,500	\$	1,925	\$	-	\$	404	\$	8,894	\$	49,723
6.0	Drinking Fountains	\$	32,000	\$	3,200	\$	1,760	\$	-	\$	370	\$	8,131	\$	45,461
7.0	Tennis Courts and Clubhouse Refurbishment	\$	459,440	\$	45,944	\$	25,269	\$	-	\$	5,307	\$	116,744	\$	652,703
8.0	Grandstand Seating & Player Benches	\$	46,000	\$	4,600	\$	2,530	Ī		\$	531	\$	11,689	\$	65,350
9.0	Soccer Fields Enhancements	\$	39,775	\$	3,978	\$	2,188	İ		\$	459	\$	10,107	\$	56,506
15.1	Adventure/Nature Playgrounds - Provisional Sum	\$	650,000		***************************************	İ		İ		İ		ļ		\$	650,000
15.2	Central Activity Zone Playground - Provisional Sum	\$	350,000			Ī		1		Ī		Ī		\$	350,000
15.3	Dog Park - Provisional Sum	\$	100,000			ļ		İ		ļ				\$	100,000
	Total excluding GST	\$	21,155,465	\$	2,005,547	\$	1,103,051	\$	155,000	\$	231,641	\$	5,096,094	\$	29,746,796

Master Plan & Concept Design Costs 30th October 2025 (Revision -)

	Element	E	lement Cost		Contin	gen	icies	He	adworks	P	ublic Art	P	rofessional		TOTAL
		$\perp$		De	esign	Co	ontract						Fees		
1.1	Verge Parking Upgrade & Improvements		deferred	ļ		ļ								s	
1.2	New Internal Carparking	\$		\$	94,972	\$	52.234	\$		\$	10,969	\$	241.323	\$	1,349,213
2.2	New Multi-Purpose Sports Facility	\$	13,186,925	*******	1,318,693	\$	725,281	\$	155,000	\$		\$	3,350,798	\$	18,889,005
3.1	New Synthetic Greens - Uncovered x 4	\$	2,141,040	\$	214,104	\$	117,757	******		\$	24,729	\$	544,038	\$	3,041,668
3.2	Covered greens - design, cabling and foundation works	\$	553,920	\$	55,392	\$	30,466			\$	6,398	\$	703,755	\$	1,349,931
3.4	Greenkeepers Store, Workshop and Bus Garage	\$	59,200	\$	5,920	\$	3,256			\$	684	\$	15,043	\$	84,102
4.0	New Cricket Practice Nets		deferred												
5.0	Rest Spots		deferred	ļ		ļ									
6.0	Drinking Fountains		deferred	<u> </u>		l				Ĺ				L	
7.0	Tennis Courts and Clubhouse Refurbishment		deferred	Ī											
8.0	Grandstand Seating & Player Benches		deferred	Ī		Ī								·	
9.0	Soccer Fields Enhancements		deferred	Ī		Ī									
15.1	Adventure/Nature Playgrounds - Provisional Sum		deferred	İ		İ									
15.2	Central Activity Zone Playground - Provisional Sum		deferred	İ		İ								·····	
15.3	Dog Park - Provisional Sum		deferred	ļ											
	Total excluding GST	•	16,890,800	•	1,689,080	\$	928,994	\$	155,000	\$	195,089	\$	4,854,957	•	24,713,919

Master Plan & Concept Design Costs 30th October 2025 (Revision -)

	SUMMARY - Staged or Discretionary W	<u>orks</u>	;												
	Element	EI	ement Cost		Contin	gen	cies	He	adworks	P	ublic Art	Pr	ofessional		TOTAL
				De	sign	Co	ntract						Fees		
1.1	Verge Parking Upgrade & Improvements	\$	227,570	\$	22,757	\$	12,516	\$	-	\$	2,628	\$	57,826	\$	323,297
1.2	New Internal Carparking	····	essential	Ī	•••••	Ī		\$	-			· · · · · · · · · · · · · · · · · · ·		ļ	
2.2	New Multi-Purpose Sports Facility		essential	İ		Ī		\$	-						
3.1	New Synthetic Greens - Uncovered x 4		essential	[		[		\$	-						
3.2	New Cover Over Synthetic Greens x 2	\$	2,215,680	\$	221,568	\$	121,862	\$	-	\$	25,591			\$	2,584,702
3.4	Greenkeepers Store, Workshop and Bus Garage		essential			[		\$	-						
4.0	New Cricket Practice Nets	\$	109,200	\$	10,920	\$	6,006	\$	-	\$	1,261	\$	27,748	\$	155,135
5.0	Rest Spots	\$	35,000	\$	3,500	\$	1,925	\$	-	\$	404	\$	8,894	\$	49,723
6.0	Drinking Fountains	\$	32,000	\$	3,200	\$	1,760	\$	-	\$	370	\$	8,131	\$	45,461
7.0	Tennis Courts and Clubhouse Refurbishment	\$	459,440	\$	45,944	\$	25,269	\$	-	\$	5,307	\$	116,744	\$	652,703
8.0	Grandstand Seating & Player Benches	\$	46,000	\$	4,600	\$	2,530	\$	-	\$	531	\$	11,689	\$	65,350
9.0	Soccer Fields Enhancements	\$	39,775	\$	3,978	\$	2,188	\$	-	\$	459	\$	10,107	\$	56,506
15.1	Adventure/Nature Playgrounds - Provisional Sum	\$	650,000	Ī		Ī		\$	-					\$	650,000
15.2	Central Activity Zone Playground - Provisional Sum	\$	350,000	Ī		[		\$	-					\$	350,000
15.3	Dog Park - Provisional Sum	\$	100,000					\$	-					\$	100,000
								\$	-						
	Total excluding GST	\$	4,264,665	\$	316,467	\$	174,057	\$	-	\$	36,552	\$	241,137	\$	5,032,877

## Master Plan & Concept Design Costs 30th October 2025

ltem	Description of Works	Unit	Quantity		Rate		Cost
1.0	CARPARK AND PATHS						
1.1	Verge Parking Upgrade & Improvements						
1.1.01	New perimeter footpaths along Elderfield Road	m	275	s	171.00	s	47,025
1.1.02	New perimeter footpaths along Griffin Crescent		195		171.00	s	
1.1.03	New perimeter footpaths along Challenger Avenue	m					33,345
1.1.04	New mountable kerb and bay delineation along Elderfield Road (78 Bays)	m	200	\$	171.00	\$	34,200
1.1.05	New mountable kerb and hav delineation along Griffin Crossent	m	275	\$	55.00	\$	15,125
1.1.05	New mountable kerb and bay delineation along Griffin Crescent (50 Bays)	m	125	\$	55.00	\$	6.875
1.1.06	New mountable kerb and bay delineation along Challenger Avenue		120	•	00.00	•	0,07
1.1.07	(73 Bays)	m	200	\$	55.00	\$ \$	11,000
1.1.07	Feature signage (6 locations) Allowance for external site signage (Parking, Directional signage	Item					30,000
	etc)	Item				\$	50,000
	Sub-total - Verge Parking Upgra	ide & Imp	rovements			\$	227,57
1.2	New Internal Carparking						
1.2.01	New carparking off Challenger Avenue - Carpark 1 and 1A (90						
	Bays)	m2	2110	-	95.00	\$	200,450
1.2.02	New carparking off Griffin Crescent - Carpark 2 (99 Bays)	m2	3645	\$	95.00	\$	346,27
1.2.03	New carparking off Griffin Crescent - Carpark 2A (21 Bays service						
	area)	m2	650	\$	95.00	\$	61,750
1.2.04	New carparking off Griffin Crescent- Carpark 3 -Tennis (80 Bays)	m2	1992	\$	95.00	\$	189,24
1.2.05	Break up and remove existing carparks to allow construction of						
	Carparks 2, 2A and 3	Item				\$	24,000
1.2.06	Lighting to Carparks 1, 2, 2A and 3	Item				\$	128,000
	Sub-Total - New	Internal C	arparking			\$	949,71

# Master Plan & Concept Design Costs 30th October 2025

(Revision -)

Item	Description of Works	Unit	Quantity		Rate		Cost
2.0	BUILDING WORKS						
2.1	<u>Demolition</u>						
2.1.01 2.1.02	Demolition of existing greenkeepers shed and workshop	Item				\$	25,000
2.1.03	Demolition of existing Bowls Facilities and Redundant Carpark	Item				\$	123,440
2.1.04	Install transportable Bowls Clubhouse based on 6m x 3m units - Assumed units will be purchased and sold at completion of project (No credit allowed for sale at end of project completion)  1x male toilet unit, 1x female toilet unit, 1 x kitchen unit, 1 x bar	Note					
2.1.04	unit, 4 x social units	m2	144	\$	2,965.00	\$	426,960
2.1.05	Shaded decking area	m2	48	\$	450.00	\$	21,600
2.1.06	Allowance for connections to temporary services ( Sewer, water and Electricity)	Item				\$	29.000
2.1.07	Relocate MBC to temporary clubhouse	Item				\$	5,000
1	Total Demolition					\$	631,000
2.2	New Multi-Purpose Sports Facility						
	Ground Floor						
2.2.1	Manning Memorial Bowling Club						
2.2.1.01	Administration	m2		\$	2,700.00	\$	97,200
2.2.1.02	Club/Bar Managers Office	m2	12		2,700.00		32,400
2.2.1.03	Tournament Office	m2	12		2,700.00	\$	32,400
2.2.1.04	Treasurers Office	m2		\$	2,700.00	\$	40,500
2.2.1.05	Bowls Changerooms x 2	m2		\$	3,000.00	\$	294,000
2.2.1.06	First Aid Room Members Male & Female Toilets	m2 m2		\$ \$	2,700.00	\$ \$	27,000 153,000
2.2.1.07	Members UAT Toilet	m2	7	\$	4,500.00 4,500.00	\$	31,500
2.2.1.09	Public Male & Female Toilets	m2	34	\$	4,500.00	\$	153,000
2.2.1.10	Public UAT Toilet x 2	m2	16	\$	4,500.00	\$	72,000
2.2.1.11	Bar	m2	40		3,500.00	\$	140,000
2.2.1.12	Bar - Allowance for Bar equipment	Item	-10	•	0,000.00	\$	25,000
2.2.1.13	Kitchen including Preparation	m2	80	\$	4,500.00	\$	360,000
2.2.1.14	Kitchen - Allowance for kitchen equipment	Item			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$	100,000
2.2.1.15	Kitchen Coolroom 1 - Structure	m2	36	\$	1,800.00	\$	64,800
2.2.1.16	Kitchen Coolroom 1 - Coolroom	Item				\$	46,000
2.2.1.17	Kitchen Coolroom 2 - Structure	m2	32	\$	1,800.00	\$	57,600
2.2.1.18	Kitchen Coolroom 2 - Coolroom	Item				\$	41,000
2.2.1.19	Kitchen - Dry Store	m2	20		2,000.00	\$	40,000
2.2.1.20	Laundry	m2	8		3,000.00		24,000
2.2.1.21	Bowl Store	m2	8	\$	1,800.00		14,400
2.2.1.22	Lounge/Dining	m2	400		2,700.00	\$	1,080,000
2.2.1.23	Cleaners Store	m2	10		3,000.00		30,000
2.2.1.24	Equipment store - External Access	m2	36 15		2,000.00	\$	72,000 30,000
2.2.1.25 2.2.1.26	Chair/Table Store Bin Store	m2 m2	15 15		2,000.00 2,000.00	\$	30,000
2.2.1.26	Foyer/Supper Lobby/ Passage	m2	170		2,500.00	\$ \$	425,000
2.2.1.27	Plantroom - Roof mounted - Platforms, screening and static line	.112	170	Ψ	2,000.00	پ	425,000
	roof safety system	Item				\$	90,000
2.2.1.29	Mobile Service bar	Item				\$	10,000
2.2.1.30	BBQ	Item				\$	8,500
2.2.1.31	Chilled water drinking fountain	No	1	\$	2,750.00	\$	2,750

**Neil Butler Quantity Surveying Services** 

Page 7

## Master Plan & Concept Design Costs 30th October 2025

(Revision -)

Item	Description of Works	Unit	Quantity	Rate		Cost
2.2.1.32	Allowance for 100kw solar panel and battery system	Item			\$	90,000
2.2.1.33	Allowance for 2 stop lift	Item			\$	75,000
2.2.2	South Perth Bridge Club					
2.2.2.01	Administration/Dealer Room	m2	18 \$	2,400.00	\$	43,200
2.2.2.02	Kitchen - Domestic scale	m2	20 \$	3,000.00	\$	60,000
2.2.2.03	Male & Female Toilets	m2	20 \$	4,500.00	\$	90,000
2.2.2.04	UAT x 2 (Shared Space)	m2	16 \$	4,500.00	\$	72,000
2.2.2.05	Store x 2	m2	19 \$	1,500.00	\$	28,500
2.2.2.06	Supper Room	m2	158 \$	2,700.00	\$	426,600
2.2.2.07	Playing Room	m2	331 \$	2,700.00	\$	893,700
2.2.2.08	Teaching Room	m2	58 \$	2,700.00	\$	156,600
2.2.2.09	Bar	m2	25 \$	3,500.00	\$	87,500
2.2.2.10	Bar - Allowance for Bar equipment	Item		, , , , , , , , , , , , , , , , , , , ,	\$	25,000
2.2.2.11	Cleaners Store	m2	6 \$	3,000.00	\$	18,000
2.2.3	South Perth United Football Club					
2.2.3.01	Umpires Room (2 No)	m2	20 \$	3,000.00	\$	60,000
2.2.3.02	Equipment store - External Access	m2	25 \$	2,000.00	\$	50,000
2.2.3.03	Uniform store - External Access	m2	6 \$	2,000.00		12,000
2.2.4	South Perth Junior Cricket Club					
2.2.4.01	Equipment store - External Access	m2	21 \$	2,000.00	\$	42,000
2.2.5	CDUEC & CDUCC Charad Facilities					
2.2.5	SPUFC & SPJCC Shared Facilities	0	200 6	0.700.00		040.000
2.2.5.01	Changeroom (6 No)	m2	300 \$	2,700.00	\$	810,000
2.2.5.02	Public Male & Female Toilets	m2	34 \$	4,500.00	\$	153,000
2.2.5.03	Public UAT Toilet x 2	m2	16 \$	4,500.00	\$	72,000
2.2.5.04	First Aid Room	m2	10 \$	2,700.00	\$	27,000
2.2.5.05	Servery/Kiosk	m2	15 \$	3,500.00	\$	52,500
2.2.5.06	Servery/Kiosk - Allowance for kiosk equipment	Item	0.0	0 000 00	\$	25,000
2.2.5.07	Cleaners Store	m2	6 \$	3,000.00	\$	18,000
2.2.5.08	Bin Store	m2	20 \$	2,000.00	\$	40,000
2.2.5.09 2.2.5.10	Kiosk Store Chilled water drinking fountain	m2 No	10 \$ 1 \$	200.00 2,750.00	\$ \$	2,000 2,750
			. •	_,,	*	_,,,,,
2.2.6	First Floor Bowls WA					
2.2.6.01	CEO Office	m2	20 \$	2,700.00	\$	54,000
2.2.6.02	Secure Office	m2	36 \$	2,700.00	\$	97,200
2.2.6.02	Open Office	m2	66 \$	2,700.00	\$	178,200
2.2.6.04	Admin Office	m2	24 \$		\$	
2.2.6.04	Treasurers Office			2,700.00		64,800
		m2	16 \$	2,700.00	\$	43,200
2.2.6.06	Spare Office	m2	16 \$	2,700.00	\$	43,200
2.2.6.07	UAT x 2	m2	14 \$	4,500.00	\$	63,000
2.2.6.08	Staffroom	m2	10 \$	3,000.00	\$	30,000
2.2.6.09	Cleaners Store	m2	6 \$	3,000.00	\$	18,000
2.2.6.10 2.2.6.11	Office Stationery/Equipment Store/Memorabilia Store Lobby	m2 m2	15 \$ 35 \$	2,000.00 2,500.00	\$ \$	30,000 87,500
	•		*	_,		,
2.2.7	Shared Facilities  Roard Room	m?	20 6	2 700 00	e	81,000
2.2.7.01	Board Room Meeting Room	m2	30 \$	2,700.00	\$	,
2.2.7.02	Meeting Room	m2	70 \$	2,700.00	\$	189,000
2.2.7.03	Function Room 1, 2 &3	m2	350 \$	3,000.00	\$	1,050,000
2.2.7.04	Kitchen Allewanse for kitchen equipment	m2	40 \$	3,500.00	\$	140,000
2.2.7.05	Kitchen - Allowance for kitchen equipment	Item	40.0	2 500 00	\$	75,000
2.2.7.06	Bar - Allowance for har equipment	m2	40 \$	3,500.00	\$	140,000
2.2.7.07	Bar - Allowance for bar equipment	Item			\$	25,000

**Neil Butler Quantity Surveying Services** 

Page 8

## Master Plan & Concept Design Costs 30th October 2025

(Revision -)

Item	Description of Works	Un	it	Quantity		Rate		Cost
2.2.7.08	Male & Female Toilets	m2		34	\$	4.500.00	\$	153,000
2.2.7.09	UAT Toilet x 1	m2		8	\$	4,500.00	\$	36,000
2.2.7.10	Cleaners Store	m2		6	\$	3,000.00	\$	18,000
2.2.7.11	Function Store	m2		20	\$	2,000.00	\$	40,000
2.2.7.12	Store/Plantroom	m2		60	\$	2,000.00	\$	120,000
2.2.7.13	Plantroom	m2		90	\$	2.000.00	\$	180,000
2.2.7.14	Foyer/ Lobby/ Circulation	m2		358		2,500.00	\$	895,000
2.2.7.15	Allowance for commissioning and official opening	Item		000	*	_,000.00	\$	15,000
	, mortained for commissioning and cinetal opening						*	.0,000
	Total Multipurpose building	m2		3664	\$	2,981.03	\$	10,922,500
2.2.8	External Areas							
2.2.8.01	Bowls - Undercover	m2		1575	\$	300.00	\$	472,500
2.2.8.02	Planter and screening	m		30	\$	800.00	\$	24,000
2.2.8.03	Single gate	No		1	\$	1,200.00	\$	1,200
2.2.8.04	Pair of gates	No		1	\$	1,800.00	\$	1,800
2.2.8.05	Paving around building	m2		1852	\$	140.00	\$	259,280
2.2.8.06	Allowance for outdoor tables and chairs	Item					\$	46,000
	UC	A	m2	3459	\$	232.66	\$	804,780
2.2.9	External Works and Services							
2.2.9.01	Site preparation - Under building and 150mm pad	m2		3665	\$	18.00	\$	65,970
2.2.9.02	Building and interpretive signage	Item		3003	Ψ	10.00	\$	20,000
2.2.9.03	Soft landscaping and reticulation around Building	Item					\$	100,000
2.2.9.04	External water services	Item					\$	25,000
2.2.9.05	External fire services	Item					\$	75,000
2.2.9.06	External gas services	Item					\$	15,000
2.2.9.07	External sewer services	Item					\$	75,000
2.2.9.08	External electrical services	Item						125,000
2.2.3.00	Total External Works and Services						\$	500,970
2.2.10	Loose Furniture and Fittings							
2 2 10 01	Loose furniture and equipment to function areas, meeting							
2.2.10.01	room/office and courtyards - approx. 3%	Item					\$	327,675
	Sub-Total - Multi Purpose Sports Facility	FECA	1	3664	\$	3,599.05	\$	13,186,925
3.0	Synthetic Bowls Arena							
3.1	New Synthetic Greens - Uncovered x 4						_	
3.1.01	Demolish existing rinks x 4	Item		4	\$	19,440	\$	77,760
3.1.02	8 rink synthetic bowls green - 40m x 40m	No		4	\$	400,000	\$	1,600,000
3.1.03	Shade Shelters	Item		2	\$	36,000	\$	72,000
3.1.04	Lighting to Bowling greens - Medium Competition	Item		2	\$	85,000	\$	170,000
3.1.05	Manual scoreboards	No		16	\$	250	\$	4,000
3.1.06	Spray misting system	No		2	\$	2,500	\$	5,000
3.2	New Cover Over Synthetic Greens x 2							
3.2.01	Tensile roof structure over bowling green	m2			\$	700	\$	2,469,600
3.2.02	Lighting to Bowling greens - Uplighting	Item		2	\$	125,000	\$	250,000
3.2.03	Electronic scoreboard 4m x 2.5m	No		2	\$	25,000	\$	50,000

**Neil Butler Quantity Surveying Services** 

Page 9

## Master Plan & Concept Design Costs 30th October 2025

3.3.01 Site 3.3.02 Sto 3.3.03 Ext 3.3.04 Ext 3.3.05 Ext 3.3.06 Scr 3.4 Gr 3.4.01 Net and 3.4.02 Bus 3.4.03 Ext 3.4.04 Ext 3.4.05 Ext 4.0 Net 4.01 Syr side 4.02 Bac	ternal Works and Services  e preparation - Under new bowling rinks formwater disposal - Covered Rinks ternal water services ternal fire services ternal electrical services reen wall between Carpark 2A and Green 2  reenkeepers Store, Workshop and Bus Garage  w shed and workshop area - Colorbond metal with electricity d water points  s Garage - Colorbond metal with electricity and water points ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena  w Cricket Practice Nets	m2 Item Item Item Item m	7,056		5 550 650		35,280 100,000 20,000 10,000 25,000 22,000 23,400 20,800 5,000 5,000
3.3.02 Sto 3.3.03 Ext 3.3.04 Ext 3.3.05 Ext 3.3.06 Scr 3.4 Gr 3.4.01 Net and 3.4.02 Bus 3.4.03 Ext 3.4.04 Ext 3.4.05 Ext 4.0 Net 4.01 Syr side 4.02 Bac	ormwater disposal - Covered Rinks ternal water services ternal fire services ternal electrical services reen wall between Carpark 2A and Green 2  reenkeepers Store, Workshop and Bus Garage w shed and workshop area - Colorbond metal with electricity d water points s Garage - Colorbond metal with electricity and water points ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	Item Item Item Item Item m  m2  Item Item Item Item Item Item Item Ite	40	\$	550		23,400 20,800 5,000 5,000
3.3.02 Sto 3.3.03 Ext 3.3.04 Ext 3.3.05 Ext 3.3.06 Scr 3.4 Gr 3.4.01 Net and 3.4.02 Bus 3.4.03 Ext 3.4.04 Ext 3.4.05 Ext 4.0 Net 4.01 Syr side 4.02 Bac	ormwater disposal - Covered Rinks ternal water services ternal fire services ternal electrical services reen wall between Carpark 2A and Green 2  reenkeepers Store, Workshop and Bus Garage w shed and workshop area - Colorbond metal with electricity d water points s Garage - Colorbond metal with electricity and water points ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	Item Item Item Item Item m  m2  Item Item Item Item Item Item Item Ite	40	\$	550		23,400 20,800 5,000 5,000
3.3.03 Ext 3.3.04 Ext 3.3.05 Ext 3.3.06 Scr  3.4 Gr 3.4.01 Net and 3.4.02 Bus 3.4.03 Ext 3.4.04 Ext 3.4.05 Ext  4.0 Net 4.01 Syr side 4.02 Bac	ternal water services ternal fire services ternal electrical services treen wall between Carpark 2A and Green 2  reenkeepers Store, Workshop and Bus Garage  w shed and workshop area - Colorbond metal with electricity d water points s Garage - Colorbond metal with electricity and water points ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	Item Item Item m m2 Item Item Item Item Item Item Item Item				****	20,000 10,000 25,000 22,000 23,400 20,800 5,000 5,000
3.3.04 Ext 3.3.05 Ext 3.3.06 Scr 3.4 Gr 3.4.01 Net and 3.4.02 Bus 3.4.03 Ext 3.4.04 Ext 3.4.05 Ext 4.0 Net 4.01 Syr side 4.02 Bac	ternal fire services ternal electrical services reen wall between Carpark 2A and Green 2  reenkeepers Store, Workshop and Bus Garage  w shed and workshop area - Colorbond metal with electricity d water points s Garage - Colorbond metal with electricity and water points ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	Item Item m m2 Item Item Item Item Item Item				\$\$\$	10,000 25,000 22,000 23,400 20,800 5,000 5,000
3.3.05 Ext 3.3.06 Scr  3.4 Gr  3.4.01 Net and 3.4.02 Bus 3.4.03 Ext 3.4.04 Ext 3.4.05 Ext  4.0 Net 4.01 Syr side 4.02 Bac	ternal electrical services reen wall between Carpark 2A and Green 2  reenkeepers Store, Workshop and Bus Garage  w shed and workshop area - Colorbond metal with electricity d water points  s Garage - Colorbond metal with electricity and water points ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	m2 Item Item Item Item Item Item				\$ \$ \$ \$ \$ \$ \$	25,000 22,000 23,400 20,800 5,000 5,000
3.3.06 Scr 3.4 Gr 3.4.01 Net and 3.4.02 But 3.4.03 Ext 3.4.04 Ext 3.4.05 Ext  4.0 Net 4.01 Syr side 4.02 Bac 4.02 Bac 4.02	reen wall between Carpark 2A and Green 2  reenkeepers Store, Workshop and Bus Garage  w shed and workshop area - Colorbond metal with electricity d water points  s Garage - Colorbond metal with electricity and water points ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	m2 Item Item Item Item				\$ \$ \$ \$ \$ \$	23,400 20,800 5,000 5,000
3.4	w shed and workshop area - Colorbond metal with electricity d water points s Garage - Colorbond metal with electricity and water points ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	m2 Item Item Item				\$ \$ \$ \$ \$	23,400 20,800 5,000 5,000 5,000
3.4.01 Net and 3.4.02 But 3.4.03 Ext 3.4.05 Ext 4.0 Net 4.01 Syr side 4.02 Bac 4.02 Bac 4.02	w shed and workshop area - Colorbond metal with electricity d water points s Garage - Colorbond metal with electricity and water points ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	Item Item Item Item	36	\$	650	\$ \$ \$	20,800 5,000 5,000 5,000
3.4.02 Bus 3.4.03 Ext 3.4.05 Ext 4.0 Net 4.01 Syr side 4.02 Back 4.02	d water points s Garage - Colorbond metal with electricity and water points ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	Item Item Item Item	36	\$	650	\$ \$ \$	20,800 5,000 5,000 5,000
3.4.02 Bus 3.4.03 Ext 3.4.05 Ext 4.0 Net 4.01 Syr side 4.02 Back 4.02	d water points s Garage - Colorbond metal with electricity and water points ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	Item Item Item Item	36	\$	650	\$ \$ \$	20,800 5,000 5,000 5,000
3.4.03 Ext 3.4.04 Ext 3.4.05 Ext  4.0 Net 4.01 Syr side 4.02 Bac	ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	Item Item Item				\$ \$ \$	5,000 5,000 5,000
3.4.03 Ext 3.4.04 Ext 3.4.05 Ext  4.0 Net 4.01 Syr side 4.02 Bac	ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	Item Item Item				\$ \$ \$	5,000 5,000 5,000
3.4.03 Ext 3.4.04 Ext 3.4.05 Ext  4.0 Net 4.01 Syr side 4.02 Bac	ternal water services ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	Item Item				\$ \$ \$	5,000 5,000 5,000
3.4.04 Ext 3.4.05 Ext  4.0 Net 4.01 Syr side 4.02 Bac	ternal sewer ternal electrical services  Sub-Total - Synthetic Bowls Arena	Item				\$ \$	5,000 5,000
4.0 Net 4.01 Syr side 4.02 Bac	ternal electrical services  Sub-Total - Synthetic Bowls Arena	Item				\$	5,000
4.01 Syr side 4.02 Bac	•	1				•	4,000,000
4.01 Syr side 4.02 Bac	•					\$	4,969,840
side 4.02 Bac							
side 4.02 Bac	nthetic cricket practice wicket including approaches, back and						
4.02 Bad	e netting, and extended top netting	No	3	\$	35,500	\$	106,500
	ck stop net along Elderfield Road to prevent cricket balls hitting		3	φ	33,300	φ	100,300
раг	rked cars		20	¢	135	s	2,700
	red cars	m	20	Þ	135	Þ	2,700
	Sub-Total - New C	Cricket Pra	actice Nets			\$	109,200
5.0 <u>Res</u>	st Spots						
5.01 Sea	at	No	4	\$	3,000	\$	12,000
5.02 Wa	aste bins	No	4	\$	750	\$	3,000
5.03 Allo	owance for Interpretative Signage	No	4	\$	5,000	\$	20,000
	Su	ub-total - l	Rest Spots			\$	35,000
						-	
	inking Fountains Inking fountain for use by reserve users and people with dogs	No	4	\$	8,000	\$	32,000
	fixing fountain for use by reserve users and people with dogs					\$	32,000

# Master Plan & Concept Design Costs 30th October 2025

(Revision -)

Item	Description of Works	Unit	Quantity		Rate		Cost
7.0	Tennis Courts and Clubhouse Refurbishment						
7.1	Hit-Up Wall						
7.1.01	New single sided tennis court hit-up wall	Item	1	\$	12,330	\$	12,330
7.1.02	New hardstand to hit-up wall	Item	1	\$	27,540	\$	27,540
7.1.03	Fencing around hit up wall	m	58	\$	55	\$	3,190
7.2	Existing Tennis Court Improvements						
7.2.01	Upgrade existing tennis court lighting to LED - Completed	Item					Excluded
7.2.02	Additional 1.5m wide access gates in existing fencing to provide access between the banks of courts	No	2	\$	850	\$	1,700
7.2.03	Additional 1.5m wide access gates to southern bank of synthetic		2	•	950	¢	1 700
7.2.04	courts and northern acrylic courts	No	2	\$	850	\$	1,700
7.2.04	Resurface existing 4 hardcourts - Plexipave or similar Resurface existing 4 southern synthetic courts - Tournament	Item				\$	116,500
7.2.03	surface	Item				\$	186,400
7.3	Paving and Landscaping						
7.3.01	Pedestrian path 2.4 metres wide to provide access from	m	110	\$	228	\$	25,080
7.4	Manning Tennis Clubhouse Upgrade						
7.4.01	Allowance to upgrade existing internal bathrooms to gender						
	neutral cubicles	Item				\$	50,000
7.4.02	Allowance to modify internal doorways for disability access including all necessary making good and redecorations etc	Item				\$	35,000
	Sub-1	Total - Ten	nis Courts			\$	459,440
8.0	Grandstand Seating & Player Benches						
8.01	Aluminium framed portable grandstand seat (100 seats each) purchased as a package and including freight and assembly						
		No	2	\$	15,000	\$	30,000
8.02	Grandstand locking sleeves	No	8	\$	500	\$	4,000
8.03	Player benches	No	2	\$	5,000	\$	10,000
8.04	Player benches locking sleeves	No	4	\$	500	\$	2,000
	Sub-Total - Grandstand Seatin	ng & Playe	er Benches			\$	46,000
9.0	Soccer Fields Enhancements						
9.01	Back stop net along southern end of field 2 to prevent soccer balls going into dog exercise area / swamp	m	65	\$	135	\$	8,775
9.02	Safety net locking sleeves locking sleeves and posts	No	10	\$	600	\$	6,000
9.03	Electronic scoreboard 4m x 2.5m	No		\$	25,000		25,000
	Sub-	Total - So	ccer Fields			\$	39,775

**Neil Butler Quantity Surveying Services** 

Page 11

# Master Plan & Concept Design Costs 30th October 2025

ltem	Description of Works	Unit	Quantity	Rate	Cost
10.0	CONTINGENCIES				
10.01	Allowance for design contingencies	Item	10%	\$	2,005,547
10.02	Allowance for contract contingencies	Item	5%	\$	1,103,051
	Si	ub-total - Coi	ntingencies	\$	3,108,597
11.0	HEADWORKS				
11.01	Allowance for Water Corporation Headworks	Item		\$	50,000
11.02	Allowance for Western Power Headworks	Item		\$	100,000
11.03	Allowance for Telstra Headworks	Item		\$	5,000
		Sub-total -	Headworks	\$	155,000
12.0	PUBLIC ART				
12.01	Allowance for Public Art (Based on 1% of all construction costs				
	excluding Headworks)	Item	1%	\$	231,641
		Sub-total	- Public Art	\$	231,641
13.0	PROFESSIONAL FEES				
13.01	Allowance for professional fees comprising full service Excluding				
13.02	Public Art and Headworks  Allowance for Project Costs and Project Management for City  South Perth - % of Construction Costs and Contingencies	Item of	12%	\$	2,779,687
	South Ferth - 70 of Construction Costs and Contingencies	Item	10%	\$	2,316,406
13.03	Allowance for Aboriginal Heritage Assessment	Item	1070	\$	-
	Sub-t	otal - Profes	sional Fees	\$	5,096,094
14.0	ESCALATION				
14.01	Allowance for escalation in costs				
	(As per implementation strategy provided by CCS Strategic)	Item	0.00%	\$	4,579,059
		Sub-total -	Escalation	\$	4,579,059

## Master Plan & Concept Design Costs 30th October 2025

ltem	Description of Works	Unit	Quantity	Rate		Cost
15.0	PROVISIONAL SUM ALLOWANCES					
15.1	Adventure/Nature Playgrounds - Provisional Sum					
15.1.01	Demolish existing clubhouse and associated facilities including	Item				
15.1.02	one bowling rink and existing carpark Allowance for Adventure/Nature playground - all inclusive of	Item			\$ \$	43,200 606,800
10.1.02	Allowance for Adventure/Hature playground - all modulive of	item			Ψ	000,000
	Sub-Total - Adventur	e/Nature Pl	aygrounds		\$	650,000
15.2	Central Activity Zone Playground - Provisional Sum					
15.2.01	Demolish existing tennis club playground	Item			\$	10,000
15.2.02	Allowance for Central Activity Zone playground - all inclusive of fencing, softfall paving, landscaping etc	Item			\$	340,000
	Sub-Total - Sheltered	Public Bart	eque Area		\$	350,000
15.3	Dog Park - Provisional Sum					
15.3.01	Fencing	m	250	\$ 165	\$	41,250
15.3.02	Gates	No	4	\$ 1,500	\$	6,000
15.3.03	Obstacles	No	8	\$ 1,500	\$	12,000
15.3.04	Drinking fountain for use by people and dogs	No	4	\$ 8,500	\$	34,000
15.3.05	Park benches	No	2	\$ 3,375	\$	6,750
		Sub-Total	- Dog Park		\$	100,000
	Sub-to:	tal - Provisi	ional Sums		\$	1,100,000
	TOTAL ESTIMATED COMMITMENT (Perth)				\$	34,325,855
	Goods & Services Tax (10%)	Item	10%		\$	3,432,585

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Challenger 2.4m wide	footpaths		$\perp$	$\perp$	$\perp$	$\perp$	Ш		$\perp$			Ш	$\Box$	$\perp$	$\perp$		Ш	$\perp$	$\perp$	Ш
Mountable kerbs to access verge parking													$\Box$	$\perp$	$\perp$					
Elderfield parking ba	ays delineated on kerb		$\perp$	$\perp$	$\perp$	$\perp$	Ш					Ш	$\Box$	$\perp$	$\perp$		Ш	$\perp$	Ш	Ш
Griffin parking ba	ays delineated on kerb																			
Challenger parking ba	ays delineated on kerb																			
Carparks			$\Box$	$\top$	Т							П	$\Box$	Т	$\Box$		П			
Challenger 1 and 1A		П	$\top$	Т	Т	Т	П	$\Box$	Т	Т		П	$\Box$	$\top$	$\top$	Г			$\Box$	П
Griffin 2		П	$\top$	Т	Т	Т	П	$\neg$	Т			П	$\Box$	Т	$\top$	Т	П	$\top$	$\Box$	П
Griffin 2A		П	$\neg$	Т	Т	Т	П	$\neg$	$\top$	Т		П	$\Box$	$\top$	$\top$	Т	П		$\Box$	П
Griffin 3 - tennis		П	$\top$	$\top$	$\top$	Т	П	$\neg$	$\top$			П	$\Box$	$\top$	$\top$	Т	П	$\top$	$\Box$	П
New parking areas - marking, kerbing, lighting		П	$\neg$	$\top$	$\top$	$\top$	П	$\neg$	$\top$			П	o	$\top$	$\top$	Т			$\Box$	П
Demolish pavilion and install nature playground		П	$\neg$	$\top$	$\top$	$\top$	П	$\neg$	$\top$	Т		П	$\neg$	$\top$	$\top$	т	П			П
Install dog park		$\forall$	$\top$	$\top$	+	$^{+}$	Н	$\neg$	$\top$	+	$\vdash$	Н	$\top$	$\top$	+	$\top$	H	7		Н
Install reserve site furniture		$\forall$	+	+	+	+	-			+	$\vdash$	H	$\top$	+	+	+	$\vdash$			Н
Install feature signage		$\rightarrow$	$\rightarrow$					$\dashv$						+	$\rightarrow$	+	$\vdash$			-
Install external signage				+	+	+	П	7	+	+	$\vdash$	Н	$\Box$			1			- h	
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Page 47 of 296

### **Future Stages**

The following is intended for information purposes only, to outline the approach the City may take in progressing implementation of the Challenger Reserve Masterplan, should Council progress the project in future.

#### Detailed Design

The purpose of the detailed design phase is to refine the detail provided as part of the draft Masterplan to address constructability and building code compliance matters. The materials, fixtures and finishes both internally and externally are also determined. Further consultation with user groups with respect to their specific requirements will be discussed during this process. Detailed design is used to inform construction and given the estimated value of the professional fees associated with design documentation, a tender process is required.

### Heads of Agreements (HOA)

It would be recommended that the City enter into HoA with the Manning Memorial Bowling Club and the South Perth Bridge Club, as these clubs are fundamental to the detailed design stage of the multi-purpose building. HoA will seek to commit the clubs to occupation/relocation into the new building prior to detailed design progressing.

The HoA would likely be partially binding and partially non-binding and would typically provide as follows:

- Other than some provisions detailing the legal effect of the document and confidentiality, most provisions of the document would be non-binding on the parties;
- It would record the anticipated process to progress to a proposed lease (e.g. the
  process for the City to determine the final design, viability and funding for the
  project and any applicable statutory process);
- It would record the indicative commercial terms of the proposed lease (which again would not be binding on any party);
- It would make it clear that entry into this document is not commitment by any party
  to proceed with the project or enter into the lease (noting that the City would need
  to complete the statutory process under section 3.59 of the Local Government Act
  1995 (the Act) for a major land transaction before it entered into any construction
  contracts for this redevelopment and before it could grant such a lease); and
- It would make it clear that there is no agreement to grant a lease unless and until the parties have executed that lease.

#### Future Leases

HoA are a separate process to lease agreements. The City is bound by specific requirements under the Act regarding the disposal of property, which includes leases. Section 3.58 of the Act enables a local government to dispose of a property to the highest bidder at a public auction, by way of a public tender process or by giving local public notice of the proposed disposition and following the public consultation process as prescribed in subsection section 3.58 (3) of the Act. Disposition of land is an exempt disposition if the land is disposed of to a body, whether incorporated or not, for

sporting in accordance with Regulation 30 of the Local Government (Functions and General) Regulations 1996.

Should Council seek to implement the draft Masterplan in future and progress to detailed design, subsequent reports to Council will be presented following negotiations with the respective clubs for leases, in accordance with Policy P609 – Management and Sale of City Property.

Whilst leases require separate decisions of Council, the arrangements for all users/ areas would likely be recommended as follows:

Club/Space	Arrangement	Comment
Manning Tennis Club  Current lease expired 01/06/2025 – holding over	Lease for tennis club building area and courts.	To reflect ongoing nature of use, with the ability to impose terms in the lease for building/facility maintenance and collection of outgoings.
Manning Memorial Bowling Club Current lease expires 01/08/2041	Lease for exclusive use areas – no contribution to common areas given this is predominantly toilet/ foyer area which would be reasonable for the City to maintain in a shared use building.	To reflect ongoing nature of use, with the ability to impose terms in the lease for building/ facility maintenance and collection of outgoings.  The lounge / dining room within the bowls club area may be available as determined by the Manning Memorial Bowling Club for community dinners and other functions, as currently occurs.  The Club could also have the ability to hire the space to other users, such current arrangement to hire to a dance group.
South Perth Bridge Club  Current lease expires 01/08/2027	Lease for exclusive use areas – no contribution to common areas given this is predominantly toilet/ foyer area which would be reasonable for the City to	To reflect ongoing nature of use, with the ability to impose terms in the lease for building/facility maintenance and collection of outgoings.

	maintain in a shared use building.	
State Sporting Association or other compatible user  No current agreements	Lease for exclusive use of office area on Level 1 – no contribution to common areas given this is predominantly toilet/ foyer area which would be reasonable for the City to maintain in a shared use building.	To reflect ongoing nature of use, with the ability to impose terms in the lease for building/facility maintenance and collection of outgoings.
South Perth United Football Club  Current seasonal hire arrangements	Licence over the respective parts of the reserve/sporting fields and changeroom facilities – subject to restrictions on times as the ground will otherwise be publicly accessible.	To reflect the seasonal nature of use, and to ensure public access to reserve is available outside of training/game times. This reflects the current seasonal hire arrangements, with the ability to impose conditions on the licence to ensure times are adhered to, and reserves/facilities maintained to the City's satisfaction.
South Perth Junior Cricket Club  Current seasonal hire arrangements	Licence over the respective parts of the reserve/sporting fields and change facilities – subject to restrictions on times as the ground will otherwise be publicly accessible.	To reflect the seasonal nature of use, and to ensure public access to reserve is available outside of training/ game times. This reflects the current casual hire arrangements, with the ability to impose conditions on the licence to ensure times are adhered to, and reserves/facilities maintained to the City's satisfaction.
Level 1 function rooms	Hireable spaces available for public use.	To ensure public access to function spaces.

		Clubs can also book the
		space for events.
Common areas	No arrangement – public access with City to maintain.	To ensure public access and City maintenance in perpetuity.
Car parking areas	No arrangement – public access with City to maintain. Some bays to be marked for use of membership positions for clubs (e.g. club president).	To ensure public access and City maintenance in perpetuity.

#### Implementation

Should Council proceed to implement the draft Masterplan in future, the City could plan to minimise disruption to the clubs and surrounding residents where possible and would liaise with the clubs with respect to staging required and any alternative accommodation requirements.

There will be a requirement for multiple construction contractors and/or the City to be working on site at the same time for the installation of new greens, the roof structure covering the greens and the multi-purpose building construction. Numerous peripheral works including the installation of the cricket nets, resurfacing of the tennis courts and verge parking will need to be addressed in parallel to the main works contract.

A tender process will also be required for construction.

Challenger Reserve Masterplan / Concept Design	9 October to 27 October 2025	
My comments about on-street parking bays are	My comments about parking bays within Challenger Reserve are	My comments about the multi-purpose building are
		Re function rooms. It would be nice to include walk in storage cupboards to store meeting paraphernalia etc for possible recurring users of the function rooms such as Rotary, Lions, 4WD clubs etc etc.
		Loud speaker - please make sure loud speakers if any not facing residential areas and have noise level controls Opening hours - restrict to 7 am to 9pm the latest Have sufficient CCTV's All facilities and equipment must be child safe
I live on Griffin Crescent and over the years it has become a fairly major thoroughfare to and from the Elderfield Road lights into Manning & Salter Point and is often very busy. Having parking along Griffin could create major bottlenecks with cars parking & backing out into this main thoroughfare. It could also result in cars coming to a standstill within the Elderfield/Griffin roundabout which would be potentially dangerous.		

Challenger Reserve Masterplan / Concept Design	9 October to 27 October 2025	
My comments about on-street parking bays are	My comments about parking bays within Challenger Reserve are	My comments about the multi-purpose building are
Elderfield Rd is one of the major thoroughfares into and out of Waterford. By adding 50+ parking bays, with people reversing onto the road, the risk to cars and pedestrians is significant. Also there is no indication of what you have done with the existing footpath that is used by a large number of people giving residents access to the river.	Where did the requirement for 450+ parking bays come from? At no point has there ever been a requirement for that many parking bays. Even with these changes that will not be the case. The current problem is that people don't use the existing parking bays that are provided.	
I understand the 'need' for parking bays - but this needs to be beyond parking bays. This is about enabling everyone to get there. If you fill the areas with parking bays you're choosing to make the space more constrictive for people walking, cycling, scootering, jogging, and living in these places. This isn't adding options to peoples' day, this is just entrenching "if you want to come here, you'll need to drive"	I understand the 'need' for parking bays - but this needs to be beyond parking bays. This is about enabling everyone to get there. If you fill the areas with parking bays you're choosing to make the space more constrictive for people walking, cycling, scootering, jogging, and living in these places. This isn't adding options to peoples' day, this is just entrenching "if you want to come here, you'll need to drive"	

Challenger Reserve Masterplan / Concept Design	9 October to 27 October 2025	
My comments about on-street parking bays are	My comments about parking bays within Challenger Reserve are	My comments about the multi-purpose building are
Not keen on the number of bays on the street, especially Griffin. It's become a busy street already with the bus route and changes to Elderfield over recent years. Less bays and adding in new shade trees so it looks more like Duckett Drive would be more attractive.	The plan shows parking where the large trees currently are in the Bowls club grounds. Although the trees appear to be left in the design, I am sceptical about the end result including them. These tress provide nesting habitat to a lot of birds. It would be better if the stand of trees could be kept with natural ground (not bitumen) below them to provide safer nesting habitat and a small oasis of nature.	
		A very exciting proposal that seemingly has considerable space for the tenants. It would be advantageous if the eventual fit out was coordinated by the City to ensure some common themes are followed throughout the building.

Challenger Reserve Masterplan / Concept Design	9 October to 27 October 2025	
My comments about on-street parking bays are	My comments about parking bays within Challenger Reserve are	My comments about the multi-purpose building are
Where did the requirement for 450+ parking bays come from? At no point has there ever been a requirement for that many parking bays. (I have lived across the road for 20+ years. I can't see the justification for so many. I find that people don't use the existing parking bays that are provided.  Elderfield Rd is one of the major thoroughfares into and out of Waterford and many residents use the footpath to access river and dog park. By adding 50+ parking bays, with people reversing onto the road, the risk to cars and pedestrians is significant. Also there is no indication of what you have done with the existing footpath that is used by a large number of people giving residents access to the river.		
I hope that the plans have include traffic calming measures especially along Challenger Avenue as there is a lot of speeding in the precinct and a constant stream of traffic failing to give way at the Hope Avenue intersection.		Having lived opposite Challenger Reserve, since 2001, I have seen it become a very busy, and well utilized area. I hope there has been some thought and requirements for sound proofing in the new building especially the function space, so as it has as little impact on the surrounding neighbours as well as the very prominent bird/ wildlife that inhabit the neighboring trees and bush land. In some ways it seems counterintuitive to the plans for a continuous green wildlife corridor that already exists.  I hope that no trees will be removed and that will be more planted to mitigate the encroachment of concrete into the green spaces.

Challenger Reserve Masterplan / Concept Design	9 October to 27 October 2025	
	My comments about parking bays	My comments about the multi-purpose
My comments about on-street parking bays are	within Challenger Reserve are	building are
		It is imperative that the Bowling club has full access to its existing premise during the construction period
	Not nearly enough for big bowls carnivals	Not a multi purpose mainly for bridge club
People currently park on the grass verges on challenger so we don't have an issue with that but would prefer the grass to be kept rather than concreted over. Also the current footpath should stay in place. Am against any extension south of the corner of Elderfield and Kilkenny Circle.	Both Fast and general Electric charging bays should be catered for and the Council should ensure the cabling is pre-planned to avoid pu;lling up the carpark later.	The master plan does not include vertical views of what the building would look like - could you please add this to the concept. It is important that the building looks good and is aesthetically pleasing. It should blend well into the landscape and not look cheap and just functional. It should also be energy efficient and allow for solar panels and batteries. Smart internal and external lighting should be used - e.g. light up automatically when people walk in/by.
		Is there a clubroom for the soccer and cricket club? Why is there so much room for bridge? Could there be a space for a cafe? How many people can the function rooms hold? Will the function rooms be available for hire?

Challenger Reserve Masterplan / Concept Design	9 October to 27 October 2025	
My comments about on-street parking bays are	My comments about parking bays within Challenger Reserve are	My comments about the multi-purpose building are
The number of bays indicated will both add to local congestion and increase risk to drivers and pedestrians. Speed limitations should be considered on game days or large events or speed humps added to the streets impacted.		The risk of excess noise and unruly behaviour should be carefully considered in the conditions of use, so that both occupants and residents benefit from the new facility. Noise emission should be carefully considered in the design and materials selection such that noise can be contained so as to protect the quality of life for residents and local fauna and birdlife
The angled parking bays give earlier viewing to vehicles leaving. This is good for cyclists. Currently there is a cycle lane in the area with parking provided. Can the parking be made deeper so that there is room for a cycle lane on that side of the road? It would be a shame to make conditions worse for cyclists/ active transport users.		
No need for additional angle parking on Challenger Ave. This is a busy through road to Salter Point. The proposed additional parking on Griffin Crescent, Elderfield Road and between the tennis club and existing bowling club is enough	Same as above	It appears that Bridge & Bowls have dedicated function rooms in the new proposal, what about Soccer? Why is the tennis club not included in the proposed plan?
	Increased traffic and pedestrian needs effective and safe traffic speed control especially around the Hope Avenue and Challenger Ave intersection. Busy pedestrian crossover.  Speeding and near misses occur frequently.	

Challenger Reserve Masterplan / Concept Design	9 October to 27 October 2025	
My comments about on-street parking bays are	My comments about parking bays within Challenger Reserve are	My comments about the multi-purpose building are
I live on Griffin Crescent Manning and the level of traffic flow has increased significantly since the intersection of Challenger Ave and Manning Road was changed to prevent a Right turn onto Manning Road. Since this time the majority of residents in Manning and Salter Point who live East of Welwyn Street use Griffin Crescent as access via Elderfield Road to turn Right at the Elderfield/Manning Road traffic lights. A traffic count would establish the level of vehicles using Griffin Crescent to access a Right turn on Manning Road. As such, a traffic management plan needs to be arranged to prevent traffic problems with vehicles banking up as the proposed access from Griffin Crescent to the Tennis Courts & Bowling Club would be limited to only One access point where there are currently separate access points to the Tennis Club and Bowling Club. Also, the proposed parking bays along Griffin Crescent should have 1 bay in every 10 bays allocated to a Street Tree to soften the effect of 50 car bays being built. Careful consideration must be made to establish how vehicles will access Griffin Crescent after backing out of the car bays.		
I am concerned that the grassed areas which bring coolness along Elderfield Road will become bitumised heat generators. The trees that have taken many years to reach maturity i fear will be removed along with the native birds that now nest in them. There also seems to be an enormous number of parking bays, especially considering that they will only be used for a small percentage of the year.		
Just adding a few comments to my previous submission. As the parking on Elderfield Road is only used by the soccer club during the season as a first step should the parking be confined to that adjacent to the soccer field and not the tennis courts.  May I ask what is going to happen to the footpath?		

Challenger Reserve Masterplan / Concept Design	9 October to 27 October 2025	
My comments about on-street parking bays are	My comments about parking bays within Challenger Reserve are	My comments about the multi-purpose building are
1. On-street parking bays on Griffin Crescent encroach too close to the bus stop just off the roundabout at Griffin and Elderfield. Bays should come no closer to the bus stop than the Western side of the current entry to the carpark nearest the tennis courts. Current proposal creates difficulty for busses and dangers for traffic.  2. Similarly, on-street parking bays proposed along Elderfield Rd encroach far too close to the roundabout potentially creating a traffic hazard nd adding to the already awkward and risky task for residents of reversing from driveways opposite the parking bays.  3. Parking bays on grassed verge on Elderfield Rd, directly outside tennis courts involve steep upward slope between existing trees. Unlikely to be selected by drivers OR if cut into to level the slope, will cut major tree roots and destroy local Melaleuca trees, vital to local birds, honey bees and other insects.	Asphalted carpark off Griffin Crescent, in reserve area next to tennis courts, proposed for extension almost to Elderfield Rd is larger than necessary and will remove several trees planted by Council over recent years to improve tree cover and now just becoming established and frequented by native birds, bees, etc.	

Challenger Reserve Masterplan / Concept Design	9 October to 27 October 2025	
My comments about on-street parking bays are	My comments about parking bays within Challenger Reserve are	My comments about the multi-purpose building are
On street parking along Griffin Crescent - Griffin Crescent is a rat race on the bend to Elderfield and Manning Road and is sight restricted. Introducing 90deg off street parking may be good for capacity but should be assessed for safety for those parking and reversing out of bays. Consider angled parking like those existing on Challenger Ave with entrance being from the east. Vehicles eixiting the parking and wishing to head east can safely do so by using the existing nearby roundabout at Griffin Cresent/Challenger Ave. Additional 90deg parking off Elderfield and Challenger is to maintain all healthy trees and where trees don't meet that criteria, they should be replaced with another tree not turned into parking.  Parallel parking bays opposite the existing Manning Bowls on Challenger Ave to be removed or yellow lined to prevent parking here. Sight lines are compromised for residents trying to exit their properties at the over 55's villas opposite the bowling club by existing parked vehicles on that side of the road.		I understand there could be a meeting room upstairs to be made available to community groups free of charge (much like the meeting room at Dome cafe). Again a welcome facility for the community - the room at Dome is well used and now difficult to book.

Challenger Reserve Masterplan / Concept Design	9 October to 27 October 2025	
My comments about on-street parking bays are	My comments about parking bays within Challenger Reserve are	My comments about the multi-purpose building are

Challenger Reserve Masterplan / Concept Design	9 October to 27 October 2025	
My comments about on-street parking bays are	My comments about parking bays within Challenger Reserve are	My comments about the multi-purpose building are
	Near the Bridge Club entry I suggest 8 or more disabled bays for Bridge Club members especially.	The multipurpose building has the South Perth Bridge Club directly under the Bowling rooms on the second floor. There will need to be two sound installation methods installed. As Bridge is a silent sport there can not be distracting noise coming through from the second floor.
the existing bays on the west side of Challenger Ave present difficulties for resident of the retiree strata when exisitng/entering their units on days where Challenger Reserve is particularly busy.  Is it possible to modify/extent the line markings to prevent parking immediately adjacent to the strata driveways? or even better, limit parking to only the east side of Challenger Pde under the upgrades.  Can exclusionary line-marking be considered on opp sides of Challenger, Griffin and Elderfield give new street parking proposed.  prevent the 'brainless' from parking on opp side of the roads.		during the drop-in session a few residents mentioned they couldn't envisage the proposal because there were no elevations provided. maybe consider a couple for future projects to help residents visually. has the building been oriented to maximise shading opportunities. Avoid EJ add-ons and Manning Rippers.

My comments about the cricket nets are	My comments about the play spaces are	My comments about the public toilets are
		Need a public toilet included

My comments about the cricket nets are	My comments about the play spaces are	My comments about the public toilets are
Cricket nets would be a good addition to the site.		

My comments about the cricket nets are	My comments about the play spaces are	My comments about the public toilets are.
		All gender toilets is not something I'm comfortable with formyself or my children. Will security cameras be present at the entrance of these areas?
		Permanent soap dispensers need to be included in the design. Often at CoSP parks there is NO soap present in the toilet blocks which is absolutely disgusting and encourages poor hygiene practices of all who need to go the bathroom.

My comments about the cricket nets are	My comments about the play spaces are	My comments about the public toilets are
Why are the cricket nets facing such that balls are hit towards the road / parked cars	Is the area to be a designated dog are still? Residents use this area twice a day, everyday, more than most other activities are utilised by others. The area enclosed looks very small and getting smaller as more planting is done. This creates homes for snakes, not for dog exercising.	
Minimum 4 and run up into cricket nets sufficient. Artificial turf to cover length of net.	Sufficient shade, water play and gated small kid area	

My comments about the cricket nets are	My comments about the play spaces are	My comments about the public toilets are
		Need good size toilets with powder rooms and the toilets must be accessible from within the clubhouse and also away from any food prep area.
		Should be modern self cleaning toilets

My comments about the cricket nets are	My comments about the play spaces are	My comments about the public toilets are

My comments about the cricket nets are	My comments about the play spaces are	My comments about the public toilets are
		The Public Toilets should only be open for nominated daylight hours ie 9am - 5pm or whilst sporting events are being held on Challenger Reserve as any Evening/Night access will only create unwanted social problems with issues of drug dealing and sexual meeting places which will make the area unsafe for Residents (Ratepayers) and others visiting the area.
		Having public toilets open 24/7 could attract some undesirable activities .

My comments about the play spaces are	My comments about the public toilets are

My comments about the cricket nets are	My comments about the play spaces are	My comments about the public toilets are
		Public toilets will be a welcome facility to Challenger Reserve. Hopefully they don't become mosquito infested like the exeloo near the Curtin Rowing Club and Scout Hall That is unusable due to mosquitoes.

My comments about the cricket nets are	My comments about the play spaces are	My comments about the public toilets are
WA Cricket acknowledges that the current orientation of the proposed cricket nets does not align with the preferred North–South direction outlined in the Community Cricket Facility Guidelines, which aims to reduce sun glare for players. If feasible, we encourage further exploration of alternative locations within the site that may allow for a more guideline-compliant orientation. However, we also		
recognise the site's spatial constraints and the need to balance multiple priorities, including pedestrian connectivity and proximity to existing infrastructure. If no viable alternatives exist, we understand that all reasonable options have been considered and support the inclusion of protective screening to ensure safe use of the nets in their proposed location.		

My comments about the cricket nets are	My comments about the play spaces are	My comments about the public toilets are
		will the public toilets be exeloos or normal toilets? hours open to public?
		For any time during Bowls Pennant seasons the number of toilets are insufficient. There should be at least as many as
		are currently available.

My other comments about other elements are	Do you have any other general comments about the Challenger Reserve Masterplan / Concept Design?
	Not yet.
Allow for a cafe that general public can access and enjoy Consider child care needs in the area , Having a indoor child play area/room will be beneficial for the many young families in the area	It is about time to utilise the land better and upgrade
	Other than the above comment I like the Masterplan concept
Wonderful for those that have money to join clubs eg tennis but for those wanting social exercise without the cost an outdoor gym to do calesthentics workout with chin up bar etc would be great for community young and old	

My other comments about other elements are	Do you have any other general comments about the Challenger Reserve Masterplan / Concept Design?
Will the playfeilds remain as a dog exercise area when not being utilized for sports ? Because the proposed fenced in area looks very small.	A large number of the residents in the area have been here since long before this was a playing field. So all attempts should be made to reduce the impact on the residence. Eg. spend a few dollars on flood light shields to reduce glare to surrounding houses and add timers to ensure the flood lights are not left on. The CoSP seemed happy to spend money putting in trees on the foreshore and then removing them again, at great expense because they one day might obstruct someone's view. So spending some money on the floodlights seems reasonable!!  Also have some consideration for the noise levels. Games start very early in the morning on the weekends, and the older soccer teams are practicing to quite late - And they yell a lot - and use choice swear words - not sure what you can do about that - but please have a think!  Additional consultation days would be nice, as we can not attend the one day that was provided and at short notice.  We are worried that the small amount of local residence will be outvoted by the loader sports groups. But we request that you please take us into consideration.
beyond "car must be able to park right here". This will also impact on people wanting to	I like the intent, the refresh is welcomed and the upgrades are fantastic. But for everyone's sake please focus on moving away from car-centric travel as the method to arrive. Bikes, ebikes, scooters, prams, wheelchairs, walking, jogging - These are all ways people want to be able to get around but the plan only focusses on those who want to drive. When you only make a place accessible by driving you can't be surprised when everyone drives. Give us choice!
	It is very important that all existing trees on the reserve be maintained for habitat for birds.

My other comments about other elements are	Do you have any other general comments about the Challenger Reserve Masterplan / Concept Design?	
	More than 1 tennis hit up wall would be a good thing to consider for CoSP. Adding more at this space or in other spaces would be welcomed.	
It's essential that the existing tree canopy is kept - the large trees at the edge of the Griffin/tennis edge and within the existing Bowls grounds (and also the ones near the soccer club) are very old and are actively providing habitat for a lot of wildlife. Birds nest, feed and roost regularly, including boobok owl Carnaby and red tailed black cockatoos.	The conceptual drawings look like it will be a great facility - eventually. It would be good to see the proposed staging of the development - how much disruption will there be, where, when and for how long. Can the development be done bit by bit?	
Bowls WA would be interested to hear of the City's plans for the management of the facility. Many similar projects with multiple tenants have initially struggled where the management and governance of the facility have not been finalized and agreed upon well in advance of final commissioning. Whether the City, Bowling Club or a combination of tenants in a Board-like structure is set up to manage the operation will be of considerable interest.	The very basic question of "who earns the income from the first beer poured" seems a little simplistic but is highly relevant in the smooth running of the operation.	

My other comments about other elements are	Do you have any other general comments about the Challenger Reserve Masterplan / Concept Design?
A large number of the residents in the area have been here since long before this was a playing field. So all attempts should be made to reduce the impact on the residence. Eg. spend a few dollars on flood light shields to reduce glare to surrounding houses and add timers to ensure the flood lights are not left on. (As they frequently are)!!  Also have some consideration for the noise levels. Games start very early in the morning on the weekends, and the older soccer teams are practicing to quite late - And they yell a lot - and use choice swear words - especially in summer when we need to leave our windows open for our evaporative air conditioner.	We are worried that the small amount of local residence will be outvoted by the loader sports groups. But we request that you please take us into consideration.  Additional consultation days would be nice, as we can not attend the one day that was provided at short notice.
I say that i swimming pool should be added as it helps with the leisure of our community and provides a facility for socialisation, fitness and community development.	Swimming Pool
	Will there be enough toilets to stop the soccer players from constantly urinating and defaecating in the trees during practice and games in full view of the neighboring homes. No soundproofing information for the club rooms and no traffic and speeding mitigation measures around the neighboring streets are my major concerns, as there doesn't seem to be any information regarding the impact on neighboring ratepayers, just the new plans in isolation.

My other comments about other elements are	Do you have any other general comments about the Challenger Reserve Masterplan / Concept Design?
	The 400 square space for the bowling club does not facilitate hiring out the premises for dance groups, birthday parties and other external group hires. It is not practical to use the upstairs function areas as they are removed from the main bar which means the club will have to man both bars when functions are being conducted. The existing layout of the clubhouse works well for the club and should be replicated as much as possible
The structure of the existing club is double brick and structurally sound. Replace the existing roof with a new gable roof. Replace windows with modern opening ones and 4 new synthetic greens. 8 rinks each and two covered.	Bring your architect to the Manning Bowling Club so you can get a good grasp of how everything works and what is actually required.
	The master plan does not show include vertical views of what the buildings will look like. Would like a 3d view of the design which includes the existing Tennis club building.
Concern about any removal of existing trees. Fransperth bus to facilities poor Concerns about car parks which could be put underground or roof tops. Car parks taking up recreation and tree planting space	No
Kids playground are a great idea and so in the dog reserve	Why isn't the tennis club getting demolished and rebuilt?

My other comments about other elements are	Do you have any other general comments about the Challenger Reserve Masterplan / Concept Design?
From the community night it was not clear how the project would we be procured eg design and construct or more conventional pathway via council employed consultants from start to finish. Having spent 40 years in commercial construction one of my key focus became value not price, and the significant waste of time and money dealing with problems created by others after a focus on price without an understanding of value.	Please consider the following to save the council and ratepayers money in the short term. 1. Ensure all in ground services and impediments are established before the main works commence detailed design. 2 Life cycle costs in primary construction elements and finishes should be a consideration in the design and tender process if the optimum life cycle cost is to be achieved.
It is good that some thought has been given to accommodating the occasional needs for a meeting space for local community groups. No npn-monthly regular meetings should be permitted far in advance that block rooms for local community use.	Good that the trees are to be retained. Is there room for more trees - especially the melaluca pressiana that are a natural feature of the area?
	Install proper fencing, (only needs to be one metre high) on Challenger Ave adjacent to the soccer pitch instead of the current bollards to avoid kids chasing balls onto the road
Need a roundabout +/- chicanes at Hope and Challenger Ave intersection	Make sure adequate pathway lighting
It would be great to have 2 decent play spaces for children and a nature play area will complement other spaces already in Manning.  It would also be good if there is a cafe / kiosk for the public and people using the space to buy food and drink. Has this been considered?	

	Do you have any other general comments about the Challenger
My other comments about other elements are	Reserve Masterplan / Concept Design?
	The general concept is welcomed but some thought should be made to use of the First Floor areas as this needs to be fully utilised and not used primarily for a Bridge Club as there is currently no Bridge Club operating from the premises.  A First Floor restaurant occupying some of the area could be considered given it would have a pleasing aspect over the playing fields and could be successful by providing an option for residents and visitors - similar to The Rowing Club in Mt Pleasant above the rowing club facilities or Bib and Tucker in Fremantle above the Fremantle Surf Club.
	At the moment we have a lovely green outlook and enjoy watching the young ones training and playing soccer and tennis. My worry is that the ugly parking bays will sit unused for most days of the week throughout the year.

My other comments about other elements are	Do you have any other general comments about the Challenger Reserve Masterplan / Concept Design?
The tennis hit-up court proposed next to the expanded carpark and close to Elderfield Rd also involves destruction of trees - as described above. That court could be located further back off Elderfield in the carpark area, OR inside the tennis courts OR on the Western or Southern sides of the courts, without harming trees or costing many parking spaces.	1. Total number of parking spaces suggested in the draft concept plan seems over the top for most weekend sporting events or weekday gatherings at any of the clubs. Changes suggested here would not reduce total parking spaces to a level that might cause any difficulties.  2. Proposed tree removals and potential harm to some street trees will reduce tree cover and increase paved areas (ie. heat absorbing areas) at a time when Council is working to increase cover across all areas of the City.

My other comments about other elements are	Do you have any other general comments about the Challenger Reserve Masterplan / Concept Design?
	The nature playground will be a welcome addition to the facilities at Challenger. The local playgrounds are aimed at young children only. Children aged 8-12 need to be provided for. Shelly foreshore has a great parkor area for kids this age and flying fox. Kids this age still like to play but on more physically challenging equipment not on small climbing frames and baby slides. Give them something interesting and they will play on it.  The fenced dog exercise area is unnecessary and will be a waste of money. Challenger reserve, sandon park and foreshore area is a dog exercise area. There is no need to fence off an area. The proposed area is a wetland and as such is a bog in the wet months and takes months after to dry out. It is not used during this time. There is a reason the natural areas team planted out more of the area in the 2025 National Tree Day. They are proposing to return the area to natural habitat. The new limestone footpaths are intentionally 200mm proud of the surrounding grassed areas because in the wetter months those paths are the only areas that can be walked on without your wellies! I have 2 dogs - I don't walk this area at all for 6 months of the year except for on the footpaths.  Challenger Reserve Masterplan provides the opportunity for the City to showcase the Urban Greening Strategy in action. Trees are to be retained - additional trees for shade are needed around the east perimeter of Challenger Reserve. The existing trees are too far away from the reserve to provide any meaningful shade. There is no perimeter shade to the north of Challenger. Trees could be planted to provide shade between the soccer field closest to Challenger Ave and the middle soccer field. This shade would be great for spectators and casual users/dog walkers. Additional planting could be installed to the south end of the double soccer field area similar to that on the northern face of the Sandon wetlands ie - a limestone path with planting that will grow to provide shade from the northern sun.  Challenger reserve

My other comments about other elements are	Do you have any other general comments about the Challenger Reserve Masterplan / Concept Design?
Many kids use the basketball courts by my house near hope avenue a lot, but it is only half a court. There is a lot of accomodation for tennis, soccer and cricket all of which require large space and team or club membership. Can i suggest that you set up a number of the tennis courts for dual use as basketball courts and open them up for public use, with some time of day constraints?	I dont think an expensive club house funded by public money is good use of public funds, nor will it be a venue that is broadly used across all aspects of local societies. I suggest you spend more on outdoor exercise equipment and enhanced nature play areas and less on special interest groups.
It would be nice to see a focus on nature trails connecting the site back to the river through the natural elements to provide a nature loop walk and include a urban orchard where various fruit treees are planted for the community to socialise with.  Is it possible to include large covered BBQs and picnic benches throughout It would be nice to see several table tennis tables and putt putt course incorporated. Provide covered bicycle parking stations	I agree but the architecture needs to reinforce the sense of pace reflecting a natural environement using timbers, stones and rock pitching, urban swales and landscape to great effect.  Can parking areas still present as oppoortunities to redue hardscape by providing natural swales directly behind parking bay wheel stops for local water infiltration and low levle plantings  The extnt of parkgin areas is alrge and a focus on softening these spaces with alterntiave materials and designs and colours, such as including a learnt to ride bike marking in some portoptions could be great for children to learn and play when outside the peak usages of the weekend.  It is unclear how flexibility the multi purpose building is - it is encouraged that various uses are catered for as just a bridge club use is too imited - what the current bowls club diud really well was create this one large shared space that had many people doing different activities using it and it created fantastic social opportunities.
	WA Cricket is happy to be part of any future conversations regarding the project and remains available to provide input or support as needed to help ensure the best outcomes for the community and the sport.

My other comments about other elements are	Do you have any other general comments about the Challenger Reserve Masterplan / Concept Design?
	Will the stairs location to upper level obscure view from ground level to playing fields for
	SPUFC?  costs a concern for 2 storey - reserve funds likely not enough. grant from State? does the City plan to sell Bridge club land?

#### Challenger Reserve Masterplan / Concept Design written feedback

- 1. Anonymous
- 2. Manning Bowling Club (D-25-32988)
- 3. South Perth Bridge Club (D-25-32965)
- 4. Bill Newman (D-25-33121)

See also: D-25-32880: Challenger Reserve Masterplan - SE Drop-in Feedback - 20 October 2025

#### **Anonymous**

Received 09/10/2025

REQ2025-325615

Anonymous

Detail

Challenger reserve upgrades for sporting facilities needs spa or sauna in showers.

Manning Bowling Club

Also at: D-25-32988 Challenger Reserve Masterplan - Submission - Comments from Manning Bowling Club following 20 October 2025 drop in session -

From: Home

Sent: Wednesday, 22 October 2025 10:20 PM

Cc: Sue and Greg <

Subject: Challenger Reserve Upgrade

Hello

My Challenger Reserve Upgrade advisory group met last night. While we are comfortable with the concept design, there remain a number of issues embedded in the design and project development that require some clarification.

We need to know as soon as possible how the project will be implemented and in particular, what the impact is for us. We are the most affected organization in this process. We need to be able to maintain our business practices as close as possible to current practice.

We make the following recommendations:

- It is our belief that it may be possible to keep the bar and lounge part of the club during construction, particularly if the current "C"Green area is left till last to be worked on.
- We suggest that the two rinks on the North side of the club be changed to 8 rink synthetics to enable us to maintain our bowls program and thus continue to generate revenue. (We will lose over \$20 000 annually by not having the dancers in our club.)
- A temporary demountable with suitable kitchen facilities be provided to enable
  us to continue to host the functions that are critical to our club's financial
  wellbeing.
- We would like the lounge/dining area in the proposed new clubroom increased by 100m2 to meet our business requirements and house the dance floor for the dancers. Some of this may be achieved by reducing the size of the back two (uncovered) greens to 40m x38m and perhaps reducing the size of the alfresco area by a couple of metres.
- The roof of the bowling club building be set up as a viewing platform overlooking the two covered greens.
- There needs to be a 'screen' between the small carpark/delivery area and the green.
- There does not appear to be any walls to accommodate the dart club. They would like 5 dart boards each requiring 2m of space.
- The internal design as it stands is not functional and will require tweaking. We
  have some suggestions that have been drafted to ensure they are operationally
  sound

We seek your consideration of these matters or we run the risk of becoming financially unviable during the building process-not an option we are willing to consider.

Regards

STEVEN SALAMON

**PRESIDENT** 

0411583718

Wednesday, 22 October 2025

South Perth Bridge Club

Also at: D-25-32965 Challenger Reserve Masterplan - Submission - Comments from South Perth Bridge Club following 20 October 2025 drop in session

22 October 2025

City of South Perth

Dear

Re: Challenger Reserve Concept Design

The Planning Committee of the South Perth Bridge Club have reviewed the Concept Design for Challenger Reserve and in particular the proposed layout for the Bridge Club. As we have stated previously, two major concerns for us are car parking and noise isolation. In the current Concept Design layout there is a corridor running from the western entry door through the foyer and the seating & waiting area and exiting through the eastern entry door (coloured yellow on the Bridge plan layout). We believe that this could be used as a throughfare by all users of the building, as well as the general public. This could lead to significant noise issues when we are using the Bridge club. It would also mean that the areas marked as the Seating & Waiting area and the Supper Lobby area are not secure from the general public. We had intended to use part of these areas to house our bridge library, which comprises a sizable book collection and a computer for viewing our collection and the checking out books. We would also use this area for notice boards and a book and puzzle exchange.

Jan Howell and Tony McKinnon attended the Drop-In feedback session at the Manning Bowling Club on the 20 October. They discussed these issues with and and conveyed that this layout was not acceptable to us. Alternative designs

were discussed and the outcome of these discussions was that areas marked as the Seating & Waiting area and the Supper Lobby on the Bridge plan layout would be enclosed and would be marked for the exclusive use of the Bridge club. This would mean that the eastern entry door would not be accessible by the general public (See attached plan). This change would help solve our noise and security issues for that section of the Bridge club. This change would also mean that the western car park area would be less likely to be used by other users of the facilities and the general public, as there would no longer be a throughfare from one side of the building to the other, and thus more car bays would be available for Bridge club users.

Our contact with members has indicated a need for a secure bicycle rack convenient for our entrance. Further whilst writing we would add that the ability to serve drinks from the bar area through a window or hatch to our all fresco area, as shown to us in the meeting in your offices on 7 October, should be retained in the concept plan.

We look forward to continued discussions on the Masterplan and to seeing an updated Concept Design plan in due course.

Kind Regards

Jim Willetts

President

South Perth Bridge Club

#### **Bill Newman**

Also at: D-25-33121 Challenger Reserve Masterplan - Challenger Park - Submission - Comments from Bill Newman following 20 October 2025 drop in session

From:

Sent: Saturday, 25 October 2025 6:22 PM

To: Stakeholder Engagement < Stakeholder@southperth.wa.gov.au>

Subject: Attn: - Re Challenger Park Master Plan

Hello	

Thank you for listening to my thoughts at the recent gathering at the Manning Lawn Bowls Club and for suggesting I send those thoughts directly to you.

I have completed the official feedback for via the City's website and I include a copy of the same points in the attached file for your consideration.

My wife and I are quite concerned about what seems an excessive number of parking spaces and the number of trees, so vital to local birds, bees and other insects, that would need to be removed or placed at risk of dying over some time after the work is completed. That, in addition to the potential loss of tree cover at a time when we are all concerned about heat and shade for the area.

Traffic difficulties are also a concern, especially where parking spaces are proposed close to the roundabout at Elderfield Rd and Griffin Crescent – as pointed out in my comments.

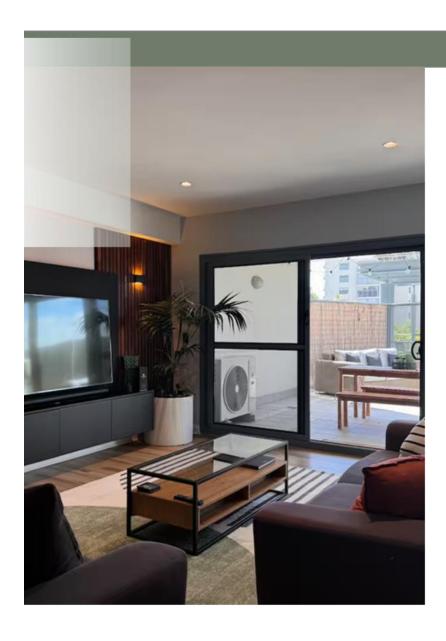
Brief conversations with a few neighbours have drawn similar concerns from them.

I trust these thoughts will be of some use in discussions within the Council over the next few weeks and months – and I thank you again for your interest.

Best regards.

Bill Newman





# Management Plan

This Management Plan delineates the proposed management controls designed to mitigate potential adverse impacts on adjacent properties and occupants for Zookeepers Rest short-term accommodation, located at Unit 2, 19 Bowman Street, South Perth. This is in accordance with the City of South Perth's Policy P350.18: Short-term Accommodation.

Unit 2, 19 Bowman Street, is marketed and hereafter referred to as 'the Zookeepers Rest' and 19 Bowman Street is hereafter defined as 'Bluewater'.



STRA Registration: STRA61510Q504QY5

### contents



#### WELCOME TO THE ZOOKEEPERS REST

A sophisticated escape amidst the vibrant energy of South Perth



#### CHOOSE YOUR ROOM

A little bit about our stay, included in our STRA



#### MEET YOUR HOSTS

Incase we haven't met yet, here's a little bit about us.



#### ENVIRONMENTAL MANAGEMENT

Our commitment to conservation of peace at Bluewater.



#### BE OUR GUESTS

This is our home, not just anyone gets in the door.



#### THE KEEPER'S CODE

Respect the territory and rules of the animal kingdom.



#### LET'S GET ACQUAINTED

The official greetings and goodbyes procedure.



#### GREVIENCE HANDLING

We prioritise the comfort and satisfaction of our guests - and, neighbours.





# Welcome,

There are no party animals here. Our chic urban retreat offers a sophisticated escape amidst the vibrant energy of South Perth. Whether you're looking to unwind after a day of exploring the city's lively attractions or simply need a quiet space to recharge, The Zookeepers Rest is your perfect sanctuary. Embrace the calm and comfort of our carefully curated accommodation, where all your creature comforts are taken care of with a coffee machine, books, records, board games, WiFi, and Netflix. Enjoy a large private courtyard with access to shared resort–style amenities. Located a stone's throw from the Perth Zoo, and approximately 500 meters from Mends St Foreshore, it's the ultimate spot to stop after a long day of exploring all the vibrance South Perth has to offer.

### Ready to relax?



## Meet your Hosts Céad Míle Fáilte

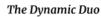


#### Liam O'Neill

Liam is an English-born, Irish-raised, and now proud Australian who immigrated with his daughter 14 years ago. As a registered builder by trade, he's never afraid to roll up his sleeves and get the job done. Often pitching in around the Bluewater complex, Liam completes repairs and maintenance work or offers advice, and he currently serves on the Council of Owners. Beyond his building expertise, Liam is a qualified personal trainer and is training for his Ironman 70.3 debut in December this year. You might spot him whizzing around South Perth's public open spaces as part of his rigorous training regime.

#### Ashlea Thompson

Ashlea might just be the epitome of hostess with the most-ess. With her welcome baskets, neighborhood guides, and a carefully curated apartment, her attention to detail ensures they attract high-end guests who will love and care for her home as much as she does. Ashlea's professional journey is marked by a diverse and accomplished background, including long and short-stay management, contract management, and over 8 years as the Operations Manager of a construction company. Her skill and dedication have earned her top honors at the Master Builders Association of WA Building Excellence awards, including Best Customer Service for 8 consecutive years and Builder of the Year for 4 consecutive years.



Life is fast paced for the pair. They are active, adventurous, community-minded, social, and ambitious. Driven by excellence, they constantly challenge themselves and demonstrate to their daughter that with grit and grace, the sky's the limit.





### Be our Guests

At the Zookeepers Rest, AirBnB reservations are only accepted from verified accounts with and good feedback from prior stays. Guests are asked to provide a brief introduction of themselves and the nature of their stay to determine suitability to the apartment complex. Several bookings that have not met our strict qualification criteria, causing concerns that the harmony of the neighbouring apartments may be compromised, have resulted in the reservation request being respectfully declined. Examples of declined requests include a bridal party, a birthday celebration and a group of young adults on staycation. Despite each offering additional bonds and assurances, these requests were still declined out of respect for the neighbours.



# LET'S GET ACQUAINTED

greetings & goodbyes process



Check-in time is from 3:00pm.

Upon arrival, guests are personally welcomed Liam or Ashlea, who conduct a welcome tour. The tour covers access, designated parking areas, rubbish disposal procedures, common facilities, as well as the inside of the apartment and its amenities. The rules are reiterated to ensure a pleasant stay for everyone.



 $Check-Out\ Time\ is\ by\ 10:00 am\ unless\ prior\ arranged.$ 

At the conclusion of their stay; guests are again met by Ashlea or Liam who conducts a brief inspection to ensure everything is in order, collects all keys and access passes for the apartment and complex. Guests are farewelled and escorted out, to ensure that the safety and security of the complex is retained.

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## **ROAMING ROUTES & RESTING BAYS**

### navigating the terrain with care and courtesy

#### **PARKING**

To help preserve harmony in our shared habitat, we ask all guests to follow these parking guidelines:

- The property provides two dedicated on-site parking bays for guest use.
- A maximum of two vehicles is permitted on the premises at any time.
- Bicycles, scooters, and motorbikes count as one vehicle toward the total.
- Boats, caravans, campers, or trailers are not permitted on-site at any time.
- · On-street parking is limited to two hours and is not available for guest use.
- · Electric vehicle charging is strictly prohibited due to strata insurance restrictions.
- Guests are advised of these requirements prior to arrival and reminded via on-site signage and the welcome guide.

These measures help us maintain good relationships with our neighbours and ensure a smooth stay for everyone.

#### TRANSPORTATION

Guests at the Zookeepers Rest enjoy easy access to a variety of public transport options, making it simple to explore the area without a car:

- · Bus stops are just a short walk away
- · The Mends Street Jetty ferry terminal offers a scenic route into the city
- Taxi ranks are located nearby for added convenience

For real-time schedules and route planning, we recommend downloading the Transport WA Journey Planner app, which provides up-to-date information on buses, ferries, and other transit services.



## **Choose Your Room**

Duration of Stay: Minimum of 2 nights and a maximum of 31 nights Number of Guests: **maximum of 6 guests** 



ROOM 01

FIt for King of the Jungle to rest his head, complete with a supersize bed and ensuite bathroom.



ROOM 02

A sophisticated space equipped with a cozy queen bed, built-in wardrobes, and premium bed linen.



ROOM 03

Room 3 is equipped with a triple bunk bed to accommodate either a couple or two separate guests, depending on group needs.

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Our configuration supports comfort and adaptability without exceeding the 6-guest operational limit.

## THE KEEPER'S CODE OF CONDUCT

By booknig quests agree to their responsibility to minimise noise and disturbances, in accordance with the Keeper's Code:

**Keep it Down:** Quiet hours are from 10:00 PM to 8:00 AM. Please respect our neighbours by keeping noise levels down during these hours.

No Rif Raf: With a host of incredible local attracts we suggest meeting friend and family nearby rather than welcoming visitors. Our habitat is not suited for parties, events or entertaining groups. Any violation of this rule may result in eviction without a refund.

**Give us a Break:** As much as we adore animals, please leave your furry friends behind as the property strictly prohibits pets

**Let's keep things tidy**: Kindly dispose of rubbish and recyclables in the bins provided on the ground floor.

**Replacement Keys:** Please safeguard the keys to the Rest. A \$350 fee applies if these are lost, broken or misplaced.

**Electric Vehicles**: Sorry, EV charging is not a facility we're able to offer on site. Please check on line for nearby charging facilities.

Access to Communal Facilities: In-house guests are welcome to use communal facilities including: Swimming pool, sauna, gym and games room, with strict conditions of use; Follow all posted rules and guidelines at all times. Be considerate of other residents. Children must be supervised at all times Pool hours: 8:00 AM to 8:00 PM. No food, glassware or alcohol near the pool area.





### ENVIRONMENTAL MANAGEMENT

### our commitment to conservation of peace

A noise monitoring system has been installed to ensure compliance with noise regulations. Minut noise monitoring is a privacy-safe solution designed to help property owners and managers monitor noise levels in their properties. The Minut sensor continuously monitors decibel levels and sends real-time alerts when noise exceeds the set thresholds. This helps prevent unauthorised parties, damage, and neighbour complaints. The system is designed to prioritise privacy, as it does not record sound or visuals, ensuring guest and tenant boundaries are respected.

In addition to noise monitoring, Minut also includes smoke detectors to enhance safety by providing real-time alerts in case of smoke or fire. The system can also monitor over-occupancy by detecting the presence of an unusually high number of people, helping property owners manage and prevent unauthorised gatherings.

These features collectively make Minut an invaluable tool for maintaining a safe and peaceful environment for both property owners and tenants.







## **Grievance Handling**

#### **Keepers Care**

At Zookeepers Rest, we prioritize the comfort and satisfaction of our guests - and, neighbours. Our Keeper's Care system includes a 24/7 contact number for immediate concerns or complaints. Complaints are addressed within 60 minutes of being reported. We maintain and review a log of complaints and resolutions monthly to identify any additional preventative measures to address ongoing concerns. This proactive approach ensures a harmonious and pleasant experience for everyone.

A Register of Complaints will be maintained by the Manager and available for inspection by an authorised Strata Manager/Council Officer.

The complaints register will contain the following information:

1: The date and time of the complaint; 2: The name and address of the complainant; 3: The nature of the complaint; 4: Investigations carried out; 5: Action taken; and 6: Response provided to complainant.

The provision of the Western Australian emergency telephone number (WA Police, ambulance and fire services - 000).

#### **Keepers Contacts**

In accordance with Clause 5.2.2(b)(ii), the following contacts are provided to neighbouring property owners and occupiers:

- Primary USTRA Manager: Ashlea Thompson 0433 248 089
- Alternate USTRA Manager: Liam O'Neill 0486 890 760

Neighbour notification letters will be distributed prior to commencement of operations.



## **Get in Touch**

At Zookeepers Rest, the harmony and satisfaction of the Bluewater community is paramount. We are committed to working collaboratively with you to ensure our management plan operates smoothly and effectively. Your feedback is invaluable to us, and we warmly welcome your thoughts and suggestions to continuously improve our approach.

#### **CONTACT US:**

### **Ashlea Thompson**

Zookeepers Rest Manager Ph: 0433 248 089 ashlea.thompson@live.com.au

#### Liam O'Neill

Property Owner
Ph: 0468 907 601
liampatrick@hotmail.com.au



In response to Appendix 1 – Management Plan Template requirements

#### **On-Site Register**

A digital register of guests is maintained via the Airbnb platform. This register securely records each guest's full name, usual place of residence, and check-in/check-out dates, and is accessible to the host for compliance and record-keeping purposes.

#### Guest Guide - Additional Notes

Guests are met on-site at the commencement and conclusion of their stay. No lockbox is installed.

2x secure parking bays are provided for guest use.

#### Manager's Guide

The host maintains a digital guide outlining operational procedures, including:

- Guest liaison and communication via Airbnb
- Cleaning and laundry protocols between stays
- · Monitoring of garden and building maintenance
- Compliance with local government and strata requirements

This guide is reviewed periodically to ensure alignment with hosting standards and council expectations.

#### Code of Conduct - Additional Clarifications

#### Visitors

Non-booked visitors are permitted during reasonable hours, provided they adhere to the property's Code of Conduct and do not disturb neighbouring residents.

#### **Gatherings or Functions**

Parties, gatherings, and events are strictly prohibited. The property is intended for quiet, short-stay accommodation only.

#### **Parking**

Guests have access to 2 x secure parking bays.

#### **Security Measures**

Secure access is managed through direct host check-in. No lockbox is used. The property is monitored for compliance and guest safety.



#### **Guest Guide (Extract)**

#### Welcome to The Zookeepers Rest

Our chic urban retreat offers a peaceful haven amidst the vibrant energy of South Perth. Whether you're looking to unwind after a day of exploring the city's lively attractions or simply need a quiet space to recharge, Zookeepers Rest is your perfect sanctuary. No party animals here, just a sophisticated escape where you can embrace the calm and comfort of our carefully curated accommodation, and experience the best South Perth has to offer. Ready to relax?

#### The space

• BEDROOM 1 - King Bed & Ensuite

• BEDROOM 2 - Queen Bed

• BEDROOM 3 - Triple Bunk; Double & Single

Our configuration supports comfort and adaptability without exceeding the 6-guest operational limit.

- KITCHEN Modern kitchen equipped with a dishwasher, fridge, stainless steel appliances and breakfast bar providing dining room for 4. Enjoy the convenience of a
  Nespresso coffee machine and a complimentary box of Blacklist Roasters' award winning Queen Bee pods to start your mornings right.
- LIVING Relax in the open-plan living area featuring a modern TV, audio, and lighting system, a record player and an assortment of books.
- ALFRESCO Ideal for dining or unwinding with outdoor lounges and a dining table. The courtyard also provides direct access to the complex amenities, including a
  pool, spa, games room, gym, and BBQ facilities.
- SECURE PARKING Enjoy the convenience and security of 2 x secure parking bays. To help preserve harmony in our shared habitat, we ask all guests to follow these parking guidelines:
  - o The property provides two dedicated on-site parking bays for guest use.
  - o A maximum of two vehicles is permitted on the premises at any time.
  - Bicycles, scooters, and motorbikes count as one vehicle toward the total.
  - Boats, caravans, campers, or trailers are not permitted on-site at any time.
  - On-street parking is limited to two hours and is not available for guest use.
  - Electric vehicle charging is strictly prohibited due to strata insurance restrictions.

Guests are advised of these requirements prior to arrival and reminded via on-site signage and the welcome guide. These measures help us maintain good relationships with our neighbours and ensure a smooth stay for everyone.

#### TRANSPORTATION

Guests at the Zookeepers Rest enjoy easy access to a variety of public transport options, making it simple to explore the area without a car:

- Bus stops are just a short walk away
- o The Mends Street Jetty ferry terminal offers a scenic route into the city



- Taxi ranks are located nearby for added convenience
- For real-time schedules and route planning, we recommend downloading the Transport WA Journey Planner app, which provides up-to-date information on buses, ferries, and other transit services.

#### **Arrival & Access**

- Check-in: From 3:00 PM, personally hosted by a member of our team
- Parking: Guests have access to 2 x secure parking bays.
- . Guest Access: Full access to the apartment and courtyard is yours to privately enjoy

#### **Amenities**

- Wi-Fi, Netflix, record player, board games, books, picnic pack, and two bikes
- Modern kitchen with dishwasher, fridge, stainless steel appliances, and Nespresso machine
- Alfresco courtyard with outdoor lounges and dining table
- Direct access to pool, spa, games room, gym, and BBQ facilities

#### Housekeeping

- Rubbish & Recycling: Dispose of waste in bins provided on the ground floor
- Departure:
  - Check-out by 10:00 AM
  - o Return keys to your host
  - Remove rubbish and recyclables
  - Lock all windows and doors

#### **Guest access**

Full access to the apartment and courtyard is yours to privately use.

- Amenities: The property includes Wi-Fi, Netflix, record player, board games, books, a picnic pack and two bikes. Guests are responsible for their proper use in accordance with manufacturers' guidelines.
- Facilities: Guests are welcome to use the communal facilities, such as the pool, sauna, gym, and games room. Please follow all posted rules and guidelines and be
  considerate of other residents using these areas.
- Parking: Guests have access to 2 x secure parking bays.
- Rubbish & Recycling: Let's keep things tidy. Kindly dispose of rubbish and recyclables in the bins provided on the ground floor.

#### Other things to note

- Parties or Events: The property is not suitable for parties, events or entertaining groups of guests. Any violation of this rule may result in eviction without a refund.
- Quiet Hours: Quiet hours are from 10:00 PM to 8:00 AM. Please respect the neighbours by keeping noise levels down during these hours.



- · Pets: Sorry, but you will need to leave your furry friends behind as the property strictly prohibits pets.
- Replacement Keys: Please always keep the keys to the Rest somewhere safe, as there's a \$300 replacement cost of these are lost, broken or misplaced.
- Electric Vehicles: Sorry, EV charging is not a facility we're able to offer on site. Please check on line for nearby charging facilities.

#### Registration details

STRA61510Q504QY5



### CODE OF CONDUCT (Guest-Facing Version) Guest Code of Conduct – Zookeepers Rest

To preserve the calm and comfort of our community, guests are asked to observe the following:

#### Respect for Neighbours

- Keep noise to a minimum, especially between 10:00 PM and 8:00 AM
- · Avoid loud music, shouting, or disruptive behaviour in shared areas

#### **Use of Premises**

- The apartment is for quiet, short-stay accommodation only
- No parties, events, or entertaining groups of guests
- No pets permitted
- No tampering with fire safety equipment or building infrastructure

#### Visitors

- Non-booked visitors are welcome during reasonable hours
- · All visitors must comply with this Code of Conduct
- · Overnight stays by non-booked guests are not permitted

#### Safety & Security

- Lock all doors and windows when leaving
- · Report any damage or safety concerns immediately
- Lost or damaged keys incur a \$300 replacement fee

#### **Access to Communal Facilities:**

In-house guests are welcome to use communal facilities including: Swimming pool, sauna, gym and games room, with strict Conditions of use;

- Follow all posted rules and guidelines at all times
- Be considerate of other residents
- Children must be supervised at all times
- Pool hours: 8:00 AM to 8:00 PM, or as otherwise displayed by Bluewater official signage
- Strictly no food, glassware or alcohol near the pool area.

Breach of the Code of Conduct is a breach of The Terms and Conditions of Contract and permission to occupy of the property. The owner and Manager reserve the right, in accordance with the law, to terminate permission to occupy and to evict from the property guests or visitors who refuse to follow the Code of Conduct, or who cause a nuisance.



#### Booking Criteria & Community Expectations - Zookeepers Rest

No party animals here - just a sophisticated escape where you can embrace the calm and comfort of our carefully curated accommodation and experience the best South Perth has to offer.

To maintain harmony within the apartment complex, reservations are only accepted from verified Airbnb accounts with a history of positive feedback. Guests are asked to provide a brief introduction and outline the nature of their stay to help us assess suitability.

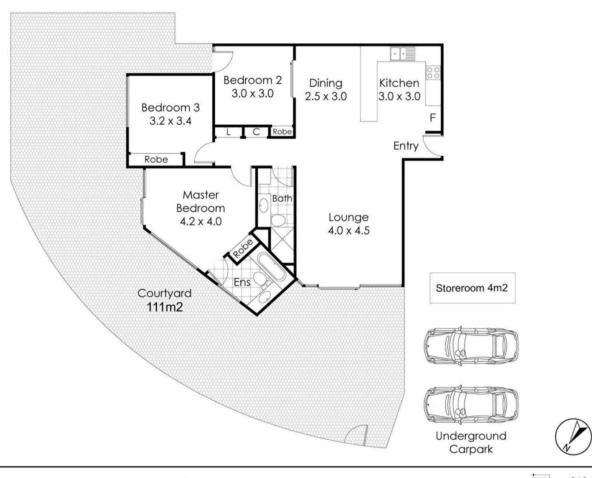
#### **Visitors**

Non-booked visitors are welcome during reasonable hours, provided they adhere to the property's Code of Conduct and do not disturb neighbouring residents. With a host of incredible local attracts we suggest meeting friend and family nearby rather than welcoming visitors. Our habitat is not suited for parties, events or entertaining groups. Any violation of this rule may result in eviction without a refund.

#### **Gatherings & Functions**

Parties, gatherings, and events are strictly prohibited. The property is intended for quiet, short-stay accommodation only.

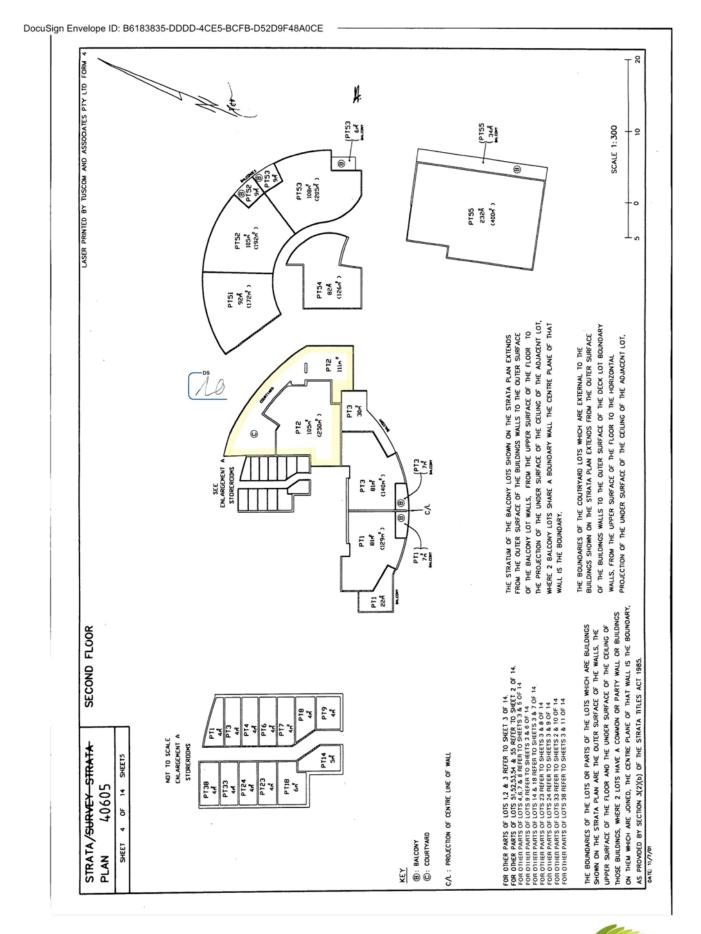
# ZOOKEFPERS*Pest*



### 2/19 Bowman Street, South Perth

This floor plan is not to scale.

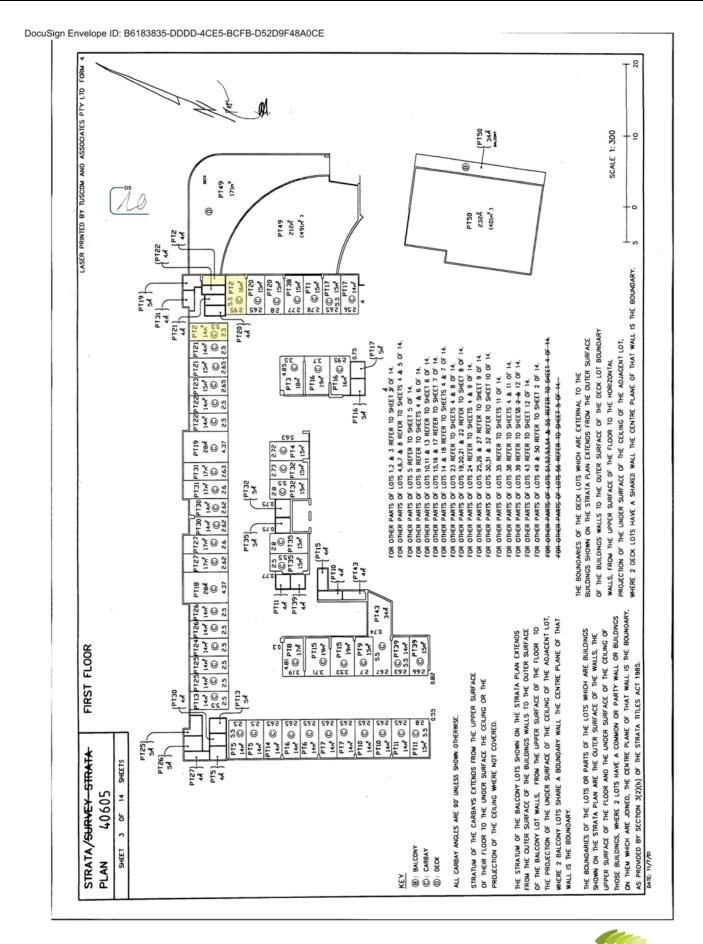
Dimensions are approximate and therefore should only be used for illustrative purposes.



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### Schedule of Submissions

## Proposed Change of Use from a Multiple Dwelling to Unhosted Short Term Rental Accommodation on Lot 10, No.2/19 Bowman Street, South Perth

1	Michael Rapaic				
	43/19 Bowman Street, South Perth				
Objection					
Sum	mary of Submission	Comment			
1.1	Please find attached my submission regarding Notice of Public Advertisement of Development Application dated 15th October 2025 and referencing unit 2 / 19 Bowman Street South Perth, WA, 6151.	Noted.			
1.2	I vehemently object to these premises being used for the purposes of Air BnB because it is totally in breach of the Council By-laws as detailed in my attached submission.	The applicant has submitted a copy of the Council of Owners agenda outlining that legal advice had been obtained confirming its operations complies with the existing strata by-laws, and a letter from the Stata Management confirming there was no breach of the existing strata by-laws.			
1.3	Please note that the South Perth council leaves itself open to legal proceedings should they approve the application because it would be a breach of their own By-laws.	Section 32(2) of the <i>Stata Titles Act 1985</i> allows a scheme plan to legally restrict uses on the scheme land. In the case of resolutions and bylaws, these must not be unfairly prejudicial or unreasonable otherwise they may be overturned by the State Administrative Tribunal.  Development approval does not override the need for an approval under the strata company, and the onus is on the owner to confirm the permissibility of the use under the relevant by-laws.  This is a separate matter to determination under the planning framework.			
1.4	Please advise the outcome of the Decision for Approval.	The City will notify submitters of the decision of Council.			
1.5	With reference to your Notice of Public Advertisement of Development Application dated 15 October 2025 and referencing 2/19 Bowman St, South Perth WA 6151, we would bring to your attention that the proposal is in contravention of the Bluewater Apartment Strata By-Laws. The pertinent by-law is as follows Bluewater Apartment Strata Scheme By-Laws Schedule 2. "2.1 Subject to this Schedule 2 By-Law 22 a Proprietor	The applicant has submitted a copy of the Council of Owners agenda outlining that legal advice had been obtained confirming its operations complies with the existing strata by-laws, and a letter from the Stata Management confirming there was no breach of the existing strata by-laws.			

Item 10.3.2

of a Residential Lot may only use his lot as a residence 22 Notwithstanding By-Law 2la proprietor of a residential lot may 2 2 1 Grant occupancy rights in respect of his lot to residential tenants" The Residential Tenancies Act 1987 (WA) covers, and offers protection to, persons classified as '\*residential tenants" It follows therefore that in order to be classified as a residential tenant you must be covered by the Residential Tenancies Act 1987 (WA). According to the Western Australian government, the following categories are NOT covered by the Residential Tenancies Act 1987 (WA) • Boarders and lodgers • people in hotels and motels. People in hotels and motels. Hotel

guests are paying guests and are

covered by common law and Australian Consumer law A hotel guest is someone who exchanges payment for the privilege of utilising the establishment's services and amenities during their visit. Hotel guests or paying guests at any hospitality venue are not, under any Western Australian legislation, regarded as "residential tenants". By definition, therefore. providing accommodation for paying guests in an AirBnB (Unhosted short term rental accommodation) at

> Bluewater Apartments breaches By-Laws 21 and 221 of the Bluewater Apartment Strata By-Laws. as the AirBnB guests are not residential tenants and are therefore not allowed

Noted. The applicant has submitted a copy of the Council of Owners agenda outlining that legal advice had been obtained confirming its operations complies with the existing strata by-laws, and a letter from the Stata Management confirming there was no breach of the existing strata by-laws.

Under the Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024 short-term rental accommodation can be provided on a commercial basis.

1.7 In view of the fact that the proposal to provide accommodation for unhosted short term stays is in contravention of the Bluewater Apartment Strata Scheme By-Laws. we oppose this application.

Noted.

Jason Riggs 12/19 Bowman Street, South Perth

Objection

1.6

**Summary of Submission** 

occupancy.

Comment

2.1	We are writing to oppose the use of	Noted.
	2/19 Bowman Street for unhosted	
	accommodation use. We bought 12	
	months ago in what we thought was a	
	residential building.	
2.2	We believe the use of the apartments	Noted. All applications are considered on their
	for short-term accommodation sets a	individual merits.
	precedent and we wouldn't like it if our	USTRA is a land use that can be considered
	neighbours did the same thing. We	within the 'Mill Point' character area of the
	strongly oppose the use of the unit for	South Perth Activity Centre Plan (SPACP).
	this purpose.	

by common law Australian Consumer law A hotel guest is someone who exchanges payment for the privilege of utilising the establishment's services and amenities during their visit. Hotel guests or paying guests at any hospitality venue are not, under any Western Australian legislation, regarded as "residential tenants". By definition, therefore. providing accommodation for paying guests in an AirBnB (Unhosted short term rental accommodation) Bluewater Apartments breaches By-Laws 21 and 221 of the Bluewater Apartment Strata By-Laws. as the AirBnB guests are not residential tenants and are therefore not allowed occupancy.

legal advice had been obtained confirming its operations complies with the existing strata by-laws, and a letter from the Stata Management confirming there was no breach of the existing strata by-laws.

Under the *Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024* short-term rental accommodation can be provided on a commercial basis.

- 3.3 The AirBnB is a business, and running a business in the residential building is in contravention of the Bluewater Apartments Strata Scheme By-Law 2 Use of Premises. It has been raised at Council of Owners meeting that the following was observed. These can come under any or all the By-Laws quoted
  - 1) Children were seen climbing on one of the pool lights, which consequently was found broken and had to be repaired... this is in contravention of the Strata Scheme By-Laws
  - 33 4 7 climb up or onto any fence, partition, roof or raised object in the pool area other than one intended for that purpose
  - 33.4.16 Improperly use. damage or remove any furniture fittings, equipment or chattels located in the pool area
  - 33.4 17 tamper with any equipment in the pool area
  - 2) Young men were seen drinking alcohol from glass vessels in the pool area which is in contravention of the Bluewater Apartments Strata Scheme By-Law 33 Use of Swimming Pool
  - 33.4.3 Enter or remain in the pool area under the influence of drugs or alcohol

For the use of communal facilities including swimming pool , spa the Code of Conduct specifies the following:

In-house guests are welcome to use communal facilities including: swimming pool, sauna, gym and games room, with strict conditions of use;

- Follow all posted rules and guidelines at all times.
- Be considerate of other residents
- Children must be supervised at all times.
- Pool hours: 8:00 AM to 8:00 PM, or as otherwise displayed by Bluewater official signage
- Strictly no food, glassware or alcohol near the pool area.

Non-compliance with the Code of Conduct will result in the eviction of the guests.

	<ul> <li>33 4.10 enter in or take into the swimming pool, spa or sauna any food, drink or confectionary</li> <li>33.4.15 Use or leave drinking glasses, bottles or any other glass container within four (4) metres of the swimming pool, spa or sauna. 3) Rubbish has been found in the drawers of the sideboard on the lift lobby on the 2nd floor where Apartment 2 is located I had to clean the drawers out and dispose of the rubbish.</li> </ul>	
3.4	When this was discussed with the owner of Apartment 2, they vigorously denied it was any of their guests from their unit, which, I agree this is difficult to prove where the specific persons were staying either way, however, it is unhosted, the owner does not live in the building and are rarely seen, when they advised the CoO that they actually meet and greet each of their guests, and these types of transgressions have only happened during that time, and nothing like this had previously been reported to the CoO prior to the commencement of the AirBnB. Please note the owner has been running the business since last November without any prior discussion with the Council of Owners of their intention to run an AirBnB. until the word got around that an Air BnB was operating and then they admitted to the council it was.	Noted. As the development was already operating, a penalty fee of has been charged for the application in accordance with Council's fees and charges.
3.5	In view of the fact that the proposal to provide accommodation for unhosted short term stays is in contravention of the Bluewater Apartment Strata Scheme By-Laws. we oppose this application.	Noted.

4	Franco & Judith Pieri				
	40/19 Bowman Street, South Perth				
Obje	Objection				
Summary of Submission		Comment			
4.1	With reference to your Notice of Public	The applicant has submitted a copy of the			
	Advertisement of Development	Council of Owners agenda outlining that legal			

Application dated 15 October 2025 and referencing 2/19 Bowman St, South Perth WA 6151, we would bring to your attention that the proposal is in contravention of the Bluewater By-Laws. Apartment Strata pertinent by-law is as follows Bluewater Apartment Strata Scheme By-Laws Schedule 2. "2.1 Subject to this Schedule 2 By-Law 22 a Proprietor of a Residential Lot may only use his lot as a residence 22 Notwithstanding By-Law 2la proprietor of a residential lot may 2 2 1 Grant occupancy rights In respect of his lot to residential tenants"

The Residential Tenancies Act 1987 (WA) covers, and offers protection to, persons classified as '\*residential tenants" It follows therefore that in order to be classified as a residential tenant you must be covered by the Residential Tenancies Act 1987 (WA). According to the Western Australian government, the following categories are NOT covered by the Residential Tenancies Act 1987 (WA) • Boarders and lodgers · people in hotels and models

advice had been obtained confirming its operations complies with the existing strata by-laws, and a letter from the Stata Management confirming there was no breach of the existing strata by-laws.

4.2 Hotel guests are paying guests and are covered by common law Australian Consumer law A hotel guest is someone who exchanges payment for the privilege of utilising the establishment's services and amenities during their visit. Hotel guests or paying guests at any hospitality venue are not, under any legislation, Western Australian regarded as "residential tenants". By definition, therefore. providing accommodation for paying guests in an AirBnB (Unhosted short term rental accommodation) at Bluewater Apartments breaches By-Laws 2.1 and 2.2.1 of the Bluewater Apartment Strata By-Laws. as the AirBnB guests are not residential tenants and are therefore not allowed occupancy.

Noted. The applicant has submitted a copy of the Council of Owners agenda outlining that legal advice had been obtained confirming its operations complies with the existing strata by-laws, and a letter from the Stata Management confirming there was no breach of the existing strata by-laws.

Under the Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024 short-term rental accommodation can be provided on a commercial basis.

4.3 In view of the fact that the proposal to provide accommodation for unhosted short term stays is in contravention of the Bluewater Apartment Strata Scheme By-Laws. we oppose this application.

Robert Deathridge47/19 Bowman Street, South Perth

#### Objection

#### **Summary of Submission**

5.1 I live at 47/19 Bowan Street. South Perth and I am writing to object to the change of use at 2/19 Bowman Street from residential property to short term guest accommodation. I reside in the same building as the development application and object to it on the basis that the proposal is in contravention of the current Bluewater Bylaws. The pertinent by-law is as follows Bluewater By-Laws Schedule 2. "2.1 Subject to this Schedule 2 By-Law 22 a

Bluewater By-Laws Schedule 2. "2.1 Subject to this Schedule 2 By-Law 22 a Proprietor of a Residential Lot may only use his lot as a residence 22 Notwithstanding By-Law 2.1 a proprietor of a residential lot may 2 2 1 Grant occupancy rights In respect of his lot to residential tenants"

The Residential Tenancies Act 1987 (WA) covers, and offers protection to, persons classified as '\*residential tenants" It follows therefore that in order to be classified as a residential tenant you must be covered by the Residential Tenancies Act 1987 (WA). According to the Western Australian government, the following categories are NOT covered by the Residential Tenancies Act 1987 (WA).

The Residential Tenancies Act 1987 (WA) covers. and offers protection to persons classified as "RESIDENTIAL. TENANTS." It follows therefore that in order to be classified as a RESIDENTIAL TENANT you must be covered by the Residential Tenancies Act 1987 (WA)

#### Comment

The applicant has submitted a copy of the Council of Owners agenda outlining that legal advice had been obtained confirming its operations complies with the existing strata by-laws, and a letter from the Stata Management confirming there was no breach of the existing strata by-laws.

According to the WA Government Website. the following legal requirements are necessary:

RESIDENTIAL TENANTS. at the start of their tenancy must he given the following:

- a copy of your residential tenancy agreement (Residential Tenancy Agreement Form 1AA)
- a copy of the relevant information statement (1 AC OR 1 AD
- two copies of the property condition report (must be received within 7 day s after you have entered into occupation of the premises)
- receipt for any bond that you have paid
- keys to your new home

These Western Australian Government legal requirements are not met when a short-term guest takes occupancy nor are the terms and conditions contained in the Bluewater by laws 2 4.1,.2.4.2 and 2 4.3 satisfied.

- 5.2 According to the Western Australian government. the following categories are NOT covered by the Residential Tenancies Act 1987 (WA):
  - o boarders and lodger
  - o people in hotels and motels
    Hotel guests are paying guests and are
    covered by common law and
    Australian Consumer law A hotel guest
    is someone who exchanges payment
    for the privilege of utilising the
    establishment's services and
    amenities during their visit. Hotel
    guests or paying guests at any
    hospitality venue are not, under any
    Western Australian legislation,
    regarded as "residential tenants".

By definition, therefore. providing accommodation for paying guests in an AirBnB (Unhosted short term rental accommodation) at Bluewater Apartments breaches By-Laws 2.1 and 2.2.1 of the Bluewater Apartment Strata By-Laws. as the AirBnB guests

Noted. The applicant has submitted a copy of the Council of Owners agenda outlining that legal advice had been obtained confirming its operations complies with the existing strata by-laws, and a letter from the Stata Management confirming there was no breach of the existing strata by-laws.

As per *Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024* Unhosted Short-Term Accommodation is permitted subject to approval from the City if it exceeds 90 nights in any 12-month period

	are not residential tenants and are	
5.3	This bylaw was developed and approved by the Bluewater Company of owners at their Annual General Meeting, and it is only the Bluewater Company of Owners that can waive or amend it at an Annual General Meeting. The Council of owners. who represent the Company of Owners in day -to-day matters, do not have the authority to comment on this by law. Not only that, four of the seven council members do not live at Bluewater, including the owner of 2/19. and therefore, the impact on them of short-term guest holidaymakers is non-existent.	This by-law is under the Stata Titles Act 1985 which is not under the jurisdiction of the City.
5.4	In view of the fact that the proposal to provide accommodation for unhosted short term stays is in contravention of the Bluewater Apartment Strata Scheme By-Laws. I oppose this application.	Noted.

6	Robyn Deathridge
	47/19 Bowman Street, South Perth

#### Objection

#### **Summary of Submission**

6.1 I live at 47/19 Bowman Street South Perth and I am writing to object to the change of use at 2 /19 Bowman Street from residential property to short term rental accommodation. I reside in the same building as the development application and object on the following basis:

The complex is a residential complex and not a hotel or holiday resort. Short stay residents or holiday makers will have a detrimental effect on the quiet enjoyment of the residential tenants and owner occupiers. The in-house facilities are provided for the benefit of the permanent residents and if these facilities are utilised by short stay holidaymakers. the wear and tear on amenities these will increase substantially and they will require significant additional maintenance at

#### Comment

For the use of communal facilities including swimming pool , spa the Code of Conduct specifies the following:

In-house guests are welcome to use communal facilities including: swimming pool, sauna, gym and games room, with strict conditions of use;

- Follow all posted rules and guidelines at all times.
- Be considerate of other residents
- Children must be supervised at all times.
- Pool hours: 8:00 AM to 8:00 PM, or as otherwise displayed by Bluewater official signage
- Strictly no food, glassware or alcohol near the pool area.

Non-compliance with the Code of Conduct will result in the eviction of the guests.

the expense of the Company of Owners. In addition. it is the Company of Owners who has to foot the bill for the repairs. The overuse of common property facilities will also inconvenience greatly the existing residents who currently use them.

With regard to the maintenance of the communal facilities the responsibility is on the Strata Body.

6.2 Currently the two lifts are undergoing major maintenance. One lift is inoperable and will not be back in use until 2026. As a consequence, the remaining lift, which also requires major maintenance, is doing the work of two. It has broken down, twice in the past week leaving residents with no lift access for anumber of hours to any of the 12 floors. except by the fire stairs. This is too much for some of the elderly and less mobile residents und they are either trapped in their apartment or cannot gain access to it. The situation will not be improved until some time in 2026. no firm dates have been given. but additional use will definitely have a detrimental effect on lift access and egress. Typically. about twice as much wear and tear occurs with short stay guests. especially on lifts. In this case,. any further breakdown of the only working lift, which itself requires major updating work. increases'. the risk of residents over the twelve floor having no working lift at all.

Noted. With regard to the maintenance of the lifts the responsibility is on the Strata Body

6.3 Noise will be increased and this will affect the quiet enjoyment currently experienced by the existing residents. Many of whom are elderly and enjoy the peace and quiet currently being observed by permanent residents. As the short-term stay s are unhosted, there is no one on site responsible for the control of noise and behaviour usually controlled by the Bluewater bylaws. For example. unruly behaviour in the pool area or late-night noise by party goers or holidaymakers. The bylaws can be enforced on permanent residents by the issuing of warnings. breach notices and. If necessary, by application to the State Administration

As per the Code of Conduct the guests are required to keep noise minimum especially between 10 pm and 8 am.

A noise monitoring system has been installed in the unit to ensure compliance with noise regulations.

As per the Management Plan the managers of the short-term rental accommodation can be contacted on a 24/7 basis. Any complaints will be addressed within 60 minutes of being reported.

For the use of communal facilities including swimming pool, spa the Code of Conduct specifies the following:

In-house guests are welcome to use communal facilities including: swimming pool, sauna, gym and games room, with strict conditions of use;

Tribunal but not on those only staying					
fora few days. The Bluewater will be					
meaningless to short term holiday					
makers as there is no one present on					
site to enforce them					

- Follow all posted rules and guidelines at all times.
- Be considerate of other residents
- Children must be supervised at all times
- Pool hours: 8:00 AM to 8:00 PM, or as otherwise displayed by Bluewater official signage
- Strictly no food, glassware or alcohol near the pool area.

Non-compliance with the Code of Conduct will result in the eviction of the guests

6.4 The current complex is classified as a peaceful luxury residential complex delivering an exceptional life style. Residents live here for just that reason und do not want the complex turned into a holiday resort. To allow short term holiday makers will alter that peaceful environment to one of a. busy resort complex, which not what the existing owners, occupiers residential tenants expected when they either purchased or rented their property. Short term holiday guests will change the environment of the complex completely. as has been shown in many previous cases where it has adversely impacted the quality of life of the existing residents. Some local residential complexes specifically ban short term stays and that is what the Bluewater owners had in mind when they drafted the bylaw concerning residential tenants.

Details of the managers of the short-term rental units will be provided to neighbours. If any issues arise, the managers can be contacted on a 24/7 basis.

All applications are considered on their individual merits.

USTRA is a land use that can be considered within the 'Mill Point' character area of the South Perth Activity Centre Plan (SPACP).

6.5 Names and addresses of owners and residents are held by the Strata Manager, SVN Strata. The guests staying in short - term rental are not going to be a carefully vetted as a long-term tenant, increasing the risk of drug or alcohol parties occurring. In addition, once shared, keys and swipe cards. can he easily copied and passed around or sold. increasing the risk of security breaches. Comings and goings of strangers at all hours day or night with no restrictions or supervision from the complex, or the owner. will be

The guests will be vetted by the Airbnb platform before confirming their stay at the unit.

As per the Code of Conduct no parties are permitted.

Any breaches of the Code of Conduct may result in the expulsion of the guests.

The check in time is from 3 pm onwards and the check -out time is by 10 am.

	another cause of disenchantment, worry and risk to the existing residents.	
6.6	The question of insurance is an added responsibility that would need to be addressed by the Company of Owners as damage to common areas or other apartments that results from a short-term rental may not he covered because the apartment is being used commercially, not residentially. In addition, the short-term guest could be long gone before the breach of security and damage to its common property is discovered and the existing Bluewater Company of Owners will be left with the reparation bill.	Insurance is a Strata Bylaw issue which is under the jurisdiction of the Council of Owners and not the City.
6.7	In view of the above I strongly oppose the development application by 2/19 Bowman Street South Perth for a change of use from residential to unhosted short-term rental use.	Noted.

	9/19 Bowman Street, South Perth					
Obje	Objection					
Summary of Submission		Comment				
6.1	With reference to your Notice of Public Advertisement of Development Application dated 15 October 2025 and referencing 2/19 Bowman St, South Perth WA 6151, we would bring to your attention that the proposal is in contravention of the Bluewater Apartment Strata By-Laws. The pertinent by-law is as follows Bluewater Apartment Strata Scheme By-Laws Schedule 2. "2.1 Subject to this Schedule 2 By-Law 22 a Proprietor of a Residential Lot may only use his lot as a residence 22 Notwithstanding By-Law 21a proprietor of a residential lot may 2 2 1 Grant occupancy rights In respect of his lot to residential tenants"  The Residential Tenancies Act 1987 (WA) covers, and offers protection to, persons classified as '*residential	The applicant has submitted a copy of the Council of Owners agenda outlining that legal advice had been obtained confirming its operations complies with the existing strata by-laws, and a letter from the Stata Management confirming there was no breach of the existing strata by-laws.				

tenants" It follows therefore that in order to be classified as a residential

7

Janice Olevson

Item 10.3.2

	tenant you must be covered by the Residential Tenancies Act 1987 (WA). According to the Western Australian government, the following categories are NOT covered by the Residential Tenancies Act 1987 (WA) • Boarders and lodgers • people in hotels and models	
6.2	Hotel guests are paying guests and are covered by common law and Australian Consumer law A hotel guest is someone who exchanges payment for the privilege of utilising the establishment's services and amenities during their visit. Hotel guests or paying guests at any hospitality venue are not, under any Western Australian legislation, regarded as "residential tenants". By definition, therefore. providing accommodation for paying guests in an AirBnB (Unhosted short term rental accommodation) at Bluewater Apartments breaches By-Laws 21 and 221 of the Bluewater Apartment Strata By-Laws. as the AirBnB guests are not residential tenants and are therefore not allowed occupancy.	The applicant has submitted a copy of the Council of Owners agenda outlining that legal advice had been obtained confirming its operations complies with the existing strata by-laws, and a letter from the Stata Management confirming there was no breach of the existing strata by-laws.  Under the Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024 short-term rental accommodation can be provided on a commercial basis.
6.3	In view of the fact that the proposal to provide accommodation for unhosted short-term rental is in contravention of the Bluewater bylaws we oppose the application.	Noted.

#### **LOCAL GOVERNMENT ACT 1995**

City of South Perth

Cats Amendment Local Law 2025

Under the powers conferred by the *Local Government Act 1995* and by all other powers, the Council of the City of South Perth resolved on to make the following local law.

#### 1. Citation

This local law may be cited as the City of South Perth Cats Amendment Local Law 2025.

#### 2. Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

#### 3. Cats Local Law 2024 amended

This local law amends the City of South Perth Cats Local Law 2024 as published in the Government Gazette on 20 November 2024.

#### 4. Clause 1.5 amended

Clause 1.5 is amended as follows:

In the definition of "prescribed premises", replace 'Cat Regulations 2012' with 'Cat (Uniform Local Provisions) Regulations 2013'

#### 5. Clause 2.6.(1) amended

In clause 2.6.(1):

- (a) redesignate paragraphs "(b)" and "(c)" as "(c)" and "(d)", respectively;
- (b) In paragraph (a) delete "that there must be adequate space for the exercise of the cats" and
- (c) After Paragraph (a) insert:
  - (b) that there must be adequate space for the exercise of the cats;

#### 6. Clause 3.14(1)(d)(i) amended

Clause 3.14(1)(d)(i) is amended by inserting the words 'either the transferee or' after the phrase 'written evidence that'.

7.	Schedu	ıle 1	amen	hah
1.	Scriedt	41C I	alliel	ueu

Chief Executive Officer

#### **LOCAL GOVERNMENT ACT 1995**

City of South Perth

Fencing Amendment Local Law 2025

Under the powers conferred by the *Local Government Act 1995* and by all other powers, the Council of the City of South Perth resolved on to make the following local law.

#### 1. Citation

This local law amends the *City of South Perth Fencing Amendment Local Law* 2025 as published in the *Government Gazette* on 20 November 2024.

#### 2. Commencement

This local law comes into operation 14 days after the date of its publication in the Government Gazette.

#### 3. Fencing Local Law 2024 amended

This local law amends the City of South Perth Fencing Local Law 2024 and as amended in the Government Gazette on and as follows.

#### 4. Clause 2.11(2)(a) amended

In Clause 2.11(2)(a) AS/NZS3016:1994' is to be replaced with 'AS/NZS3016:2002':

#### 5. Schedule 1 amended

- a) Schedule 1, item 9 delete "AS/NZS3016:1994" and replace with "AS/NZS3016:2002"
- b) In Schedule 1, item 11, delete the reference to '(4)'
- c) Schedule 1, item 14, replace the clause reference of "2.13(1)(a)(c)(i)(ii)" with "2.13(1)( c)(i) or (ii)".

Dated

The Common Seal of the City of South Perth was affixed by authority resolution of the Council in the presence of –	of	а
resolution of the Souther in the presence of		
Mayor		
Chief Executive Officer		

17th October 2025

Matthew Scott
Chief Executive Officer
City of South Perth
Cnr Sandgate St & South Tce
South Perth WA 6151

Dear Matthew,



Labouchere Road South Perth Western Australia 6151

- T +61 8 6436 4900
- F +61 8 9367 5219
- € info@rpgc.com.au

rpgc.com.au

#### Royal Perth Golf Club - Greens Renewal Program - Phase 3 Proposal

As previously communicated to the City of South Perth over the past two years, Royal Perth Golf Club has undertaken essential renovation works to our greens and adjoining tee complexes during the period July-December to address the declining health of these surfaces.

I am pleased to report that Phase 1 and Phase 2 have been successful, with completion anticipated within approximately 12 weeks. The completed areas are highlighted in green on the attached plan (Fig. 1) and include holes 1, 2, 3, 4, and 16 (2024), and holes 7, 8, 13, 14, 18, 19, and the Short Game Practice Green (2025).



Plan 1 - Summary of Works 2026 (Yellow Shade) - Completed Works (Shaded Green)

Planning for Phase 3, our final stage of similar renovation works, has now progressed to the point where we are ready to submit this proposal to the City for consideration and to fulfill our lease obligations.

Phase 3 encompasses the central area of the property, as clearly identified in yellow on the attached plan (Plan. 1). The Club respectfully seeks the City's consent to undertake these works on Crown Reserve 10250 during the period June-December 2026, in accordance with lease clause 6.3.1.

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#### Background

The recommended operational lifespan of tee and green complexes is approximately 20 years. Phase 3 represents the final stage of our comprehensive renewal program, which replaces poor-quality turf with new growing medium and improved turf varieties as part of a broader masterplan. This approach delivers superior performance in our local climate, enhanced water management efficiency, and improved durability under high traffic loads. Phase 3 will address holes 5, 6, 9, 10, 11, 12, 14, 15, and 17.

#### Safety Improvements

Beyond the operational benefits achieved in Phases 1 and 2, Phase 3 represents a critical step in improving on-site safety. Given the property's 33-hectare area with restricted dimensions and boundary constraints, enhanced mitigation of internal and external safety risks is essential to prevent property damage and serious personal injury resulting from errant golf shots. Detailed safety analysis is provided in APPENDIX ONE

#### Proposed Works - 2026

The following tee and green complexes will be renovated as part of Phase 3:

5th Green (replacement); 6th Tee (repositioned from current hazardous location); 6th Green (replacement); 9th Green (repositioned northward to reduce risk to 2nd green); 10th Green (hole orientation reversed for area safety); 11th Green (hole orientation reversed for area safety); 12th Hole (removed to improve playing area safety); 13th Tee (relocated for safer playing line); 14th Green (repositioned to shorten hole); 15th Tee (converted to Par 3, replacing 12th Hole); 15th Green (replacement); 17th Green (replacement).

Detailed plans are provided in Plan.1 and supporting attachments.

**WRITTEN CONSENT REQUESTED:** Pursuant to clause 6.3.1 of the lease, the Club respectfully requests the City's written consent to complete the work outlined as "Phase 3 - 2026 proposed works) as shown in **PLAN 1** and noted above.

#### **Construction Methodology**

Consistent with Phases 1 and 2, construction will involve stripping organic matter and turf, which will be disposed of in a tested pit away from Tree Protection Zones. Excavated clean sand will be used to shape and construct the new complexes. The fermented organic matter will subsequently serve as organic fertiliser for proposed native planting areas and surrounding turf areas. Revegetation zones are identified on Plan.1 with further detail provided in the supporting documentation.

#### Risk Management - Site Contamination

Prior to commencing works, our Course Superintendent will conduct systematic pothole inspections across the proposed excavation areas during the months leading up to construction. While the likelihood is minimal, there exists a potential risk that excavation may uncover evidence of site contamination given the age of the property. In the event of any suspected contamination discovery, all work will cease immediately, and the City of South Perth will be notified without delay. Our contractors and staff have been advised accordingly.

#### Vegetation and Revegetation Protection

The experiences gained from our 2024 and 2025 works have reinforced the importance of protecting tree health and root systems as a priority for Phase 3.

In accordance with recommendations from both the City of South Perth and Classic Tree Services, Tree Protection Zones (TPZs) will be established at the recommended radius around each tree within the work area prior to commencement of works.

Additional protective measures will include tree protection signage for external contractors, ground protection matting where required, and clearly delineated work areas to prevent public access.

Classic Tree Services, who have served as the Club's arborist throughout the renewal program, have been engaged to conduct a comprehensive tree health assessment of all trees within the proposed 2026 work area and to assist with TPZ implementation.

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#### Tree Removal - Safety Considerations

A primary objective of this project is to mitigate internal and external safety risks. To achieve improved safety outcomes in 2026, it is necessary to redirect play and traffic patterns to alternative areas. To implement these safety improvements, Royal Perth Golf Club seeks the City's written consent to remove specific endemic and non-endemic trees, in conjunction with an extensive replanting program as detailed in our Vegetation Management Plan.

**WRITTEN CONSENT REQUESTED:** Pursuant to clause 4.5.1 of the lease, the Club respectfully requests the City's written consent to remove the trees identified in **APPENDIX TWO.** These are ALSO highlighted by red circles on Plan. 1 and detailed below.

Full tree assessments conducted by Classic Tree Services of all requested trees for removal are shown in  $\frac{APPENDIX\ THREE\ a,b,c,d,e}{APPENDIX\ THREE\ a,b,c,d,e}$ 

#### **Revegetation Program**

Revegetation remains a strategic priority for Royal Perth Golf Club and is outlined in extensive detail within the RPGC Vegetation Management Plan shown as APPENDIX FOUR. The proposed plan encompasses 242 trees, with scope for expansion to extensive plantings subject to the City's approval to do so within the Melville Parade area. This comprehensive replanting initiative will enhance the visual cohesion of the course landscape while delivering significant canopy, vast ecological and environmental benefits.

#### Tree Species and Sourcing

Selected species comprise a mix of local endemic canopy trees, specifically cultivated for RPGC in a range of sizes including tubestock and 200mm and 300mm container sizes.

Planting has already commenced in 2025, and we will continue to be scheduled for autumn 2026 to optimize establishment. All trees will be staked and guarded to protect against damage from golfers, the public, and machinery. We are establishing key partnerships with local nurseries, including the City of South Perth Nursery and Native Plants WA (Rockingham), which has already been engaged. This collaborative approach will support long-term plant supply and sustainability.

#### Planting Schedule and Expansion

The planting program will be implemented over a four-year period as previously advised to the City and, as illustrated in Figure 2 & Figure 3.

Tree placement is detailed on Plan 1. Should the City find the program favourable, there is additional scope to extend plantings along Melville Parade, bringing the total to 389 proposed plantings or furthermore.

Roy	Royal Perth Golf Club Tree Sched					
	Botanical Name	Common Name	Height	QTY		
1	Acacia saligna	"Coojong" Orange Wattle	1.5 - 6m	48		
2	Allocasuarina fraseriana	Common Sheoak	5 -15m	28		
3	Banksia grandis	Bull Banksia	2 -10m	58		
4	Banksia menziesii	Firewood Banksia	2 -10m	33		
5	Corymbia calophylla	Marri	<40m	41		
6	Eucalyptus marginata	Jarrah	<40m	20		
7	Eucalyptus todtiana	Prickly Bark	8-15m	14		
8	Melaleuca preissiana	"Modong" Stout Paperbark	9m	0		
9	Melaleuca rhaphiophylla	Swamp Paperbark	1-10m	0		
	Tree	toto	al number of trees	242		

Figure 2 (Above) - Tree Revegetation Schedule

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VEGETATION MANAGEMENT TASK SCHEDULE

Figure 3 (Above) - Vegetation Management Tasks & Planting

#### Environmental Alignment and Native Habitat Restoration

A key component of Phase 3 is alignment with the City of South Perth's environmental strategies and Green Plan. This initiative will enhance native flora distribution and diversity while achieving substantial reductions in water consumption. This is outlined in detail within the Club's Vegetation Management Plan APPENDIX FOUR and an example shown as Figure 4 (below).



Fig 4 (Above) Example of low-profile heathland areas which RPGC can convert turf areas to this typology with endemic flora

#### **Native Vegetation Conversion**

The Club's engaged architects have identified approximately 29,000m² of irrigated mown turf that is surplus to golfing requirements. These areas are being transformed into naturalised native vegetation, comprising ground flora and understorey species that reinstate a native Banksia vegetation community and associated habitat. Proposed conversion areas are illustrated in Figure 5 (page 5).

#### Landscape and Visual Benefits

Converting mown turf to native vegetation will fundamentally alter the ground plane's colour and texture, create striking visual contrast and substantially enhancing landscape interest. Seasonal variations—from winter dormancy through spring growth to dry summer conditions—will showcase dynamic changes in native grass species. A diverse palette of low ground flora (up to 1.0m height) will provide year-round leaf colour, textural variation, and seasonal flowering displays.



#### **Ecological and Biodiversity Benefits**

Many local flora species will provide critical habitat for an expanded range of fauna on site. Flowering plants will supply nectar and seeds as food sources, while the extensive plantings will offer protective shelter. The removal of turf maintenance machinery and golf traffic from these areas will further reduce environmental disruption and disturbance to developing habitats.

#### Relocation of Maintenance Driveway

The Club is currently collaborating with Lateral Planning Services and Transcore Traffic Engineers on a proposal to relocate the service driveway from its current location at the Labouchere Road/Hensman Street intersection, to the Labouchere Road/Glyde Street intersection (approximately 100 metres South). This relocation will enhance safety both within and around the facility. A key benefit is that the relocated driveway will cross only one hole in play (the 3rd hole), compared to four holes at the current location (2<sup>nd</sup>, 9<sup>th</sup>, 12<sup>th</sup>, 18<sup>th</sup> holes). The Club will submit a comprehensive traffic assessment to the City of Perth as a separate proposal, which will include full details of the proposed works and seek the necessary approvals. An example of the proposed relocation is illustrated below as Figure 6. (Page 6).



Figure 6 - Proposed Relocation of Service Driveway

#### Conclusion

Matt, the Royal Perth Golf Club greatly appreciates the City's consideration of approving these required works to be undertaken in 2026 and the support of these works across our first two stages in 2024 and 2025.

These works are extremely important to our Clubs future, our membership, and to ensure we can provide a premium maintained golf course and reserve for the community. It also provides a key opportunity to establish a much safer environment for our members, guests, visitors and public, plus, reducing water usage via key environmental strategies and inclusions.

Our President, Steve Irons, Vice President, John Merrick, Course Superintendent, Patrick and I would like to request a meeting with you and the required staff of the City on Monday 17<sup>th</sup> November to discuss these proposed works in further detail if possible. I look forward to hearing from you should this date suffice.

Please do not hesitate to contact me via 041 2050 388 at any stage or, if any further information can be provided.

Yours Sincerely,



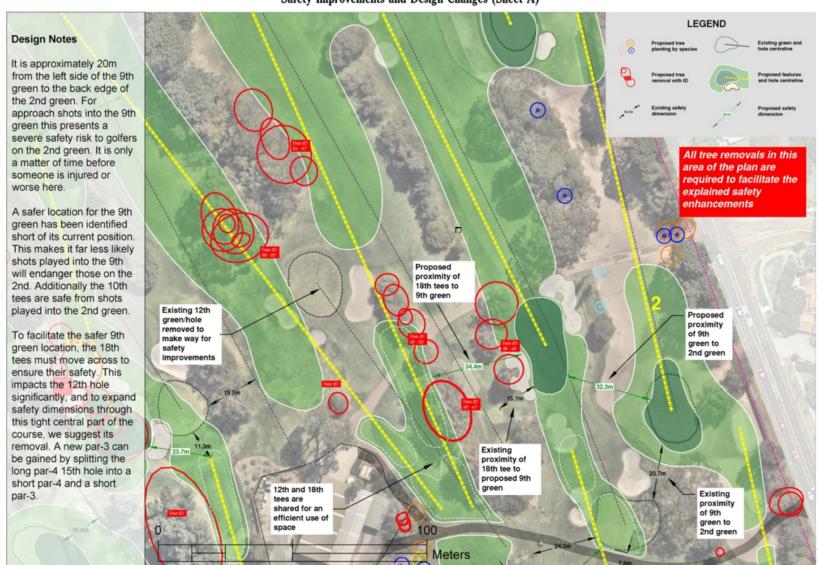
Craig Ridge General Manager Royal Perth Golf Club

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Safety Improvements and Design Changes (Sheet A)



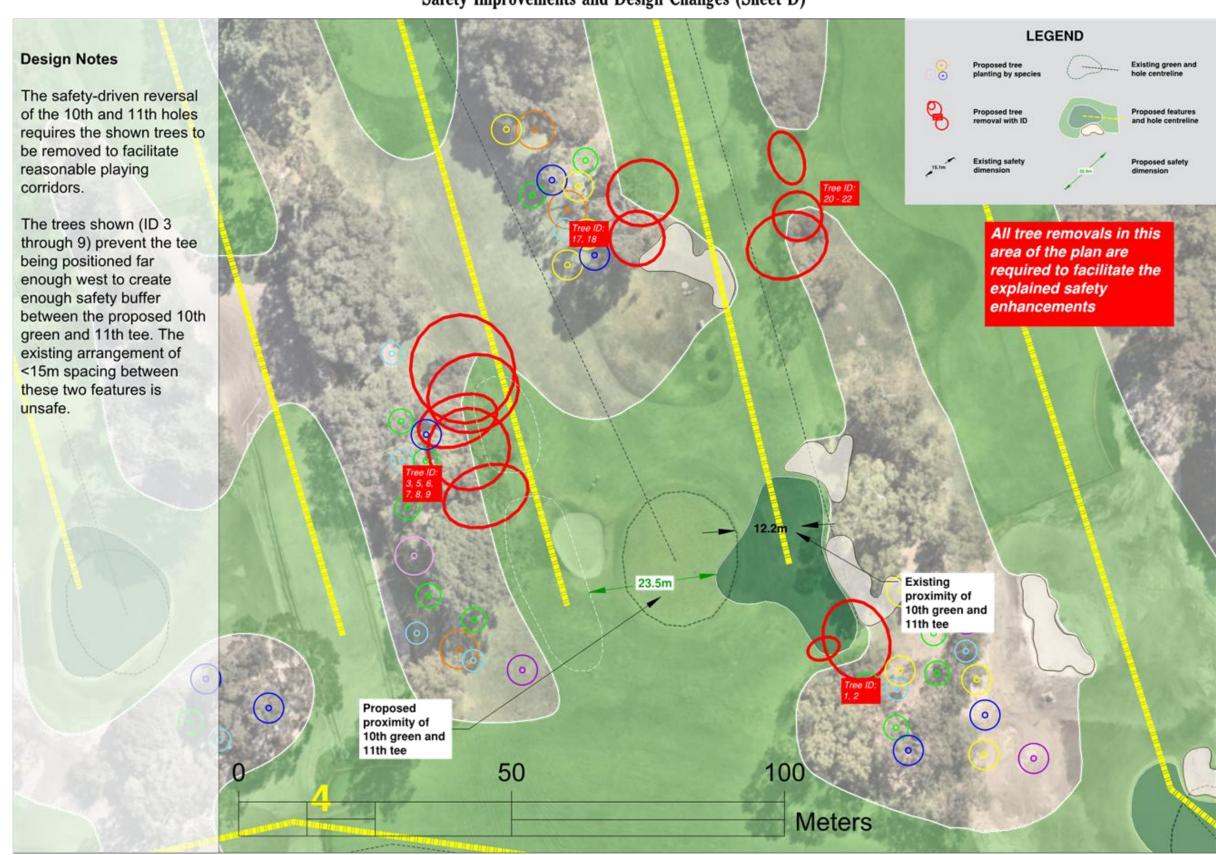
Safety Improvements and Design Changes (Sheet B)

#### **LEGEND Design Notes** The back of the 15th green is very close to the 16th tee (11.3m). The green location is also close to the centreline of the existing 13th hole. The green must be shifted westward to Proposed improve its safety. proximities of All tree removals in this 15th tee from area of the plan are 12th fairway To make up for the lost required to facilitate the and 14th green 12th hole, the new 15th is a explained safety par-3 on the second half of enhancements Existing the current 15th. To ensure proximity of its tee is sufficiently far 6th green from Existing 7th hole from the proposed 12th proximity of centreline fairway, the new 14th green 15th green and 13th hole and 15th tees requires centreline siting as shown. The existing 6th tee is extremely unsafe from the Proposed 6th existing and proposed 15th green spaced tees (<20m from the hole away from 7th and 15th hole centreline). A new, safer centrelines 6th tee would play from the existing 7th tee directly north direction. Existing Existing and The 6th green location proximity of proposed should be set back a proximities 5th green to further 25m north of its 7th tee and 6th of 15th hole centreline green and current position to increase 16th tees the safety dimensions between the 7th hole and Existing 15th hole centrelines. Proposed proximity proximity of of 6th tee 5th green and to 15th 6th tee centreline 50 100

Safety Improvements and Design Changes (Sheet C)



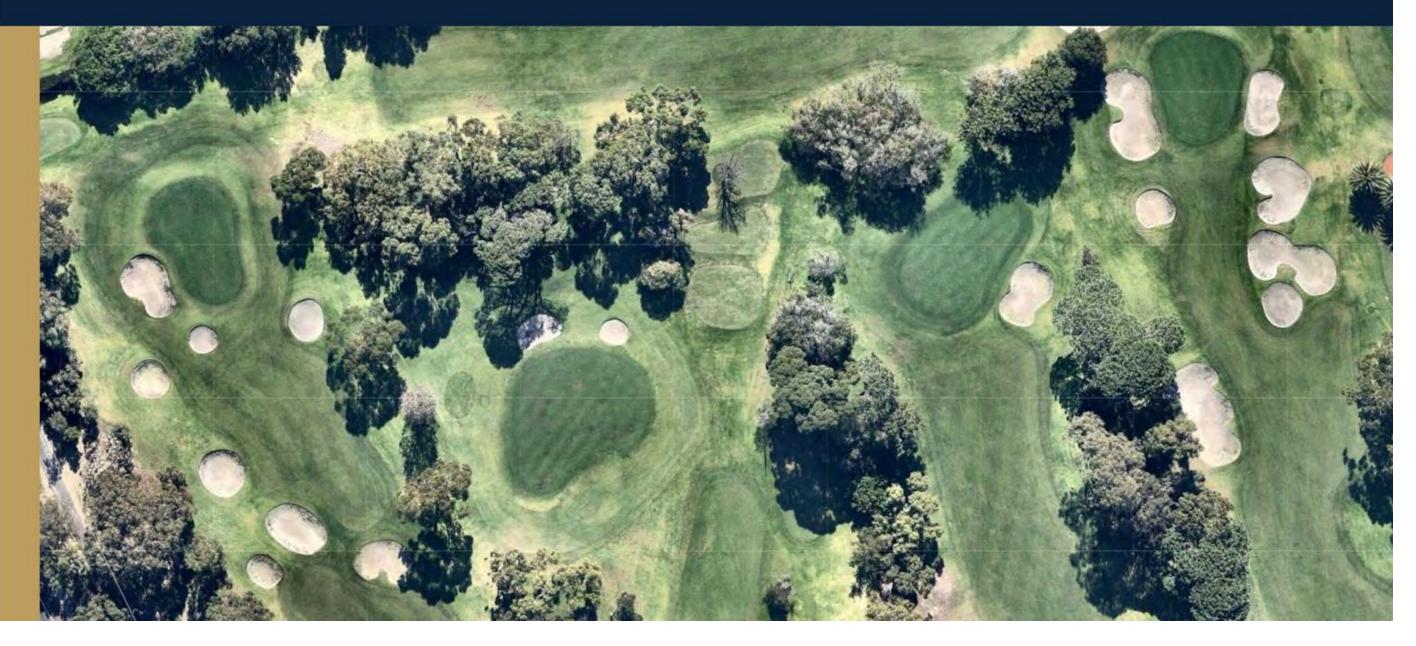
Safety Improvements and Design Changes (Sheet D)



# Vegetation Management Plan



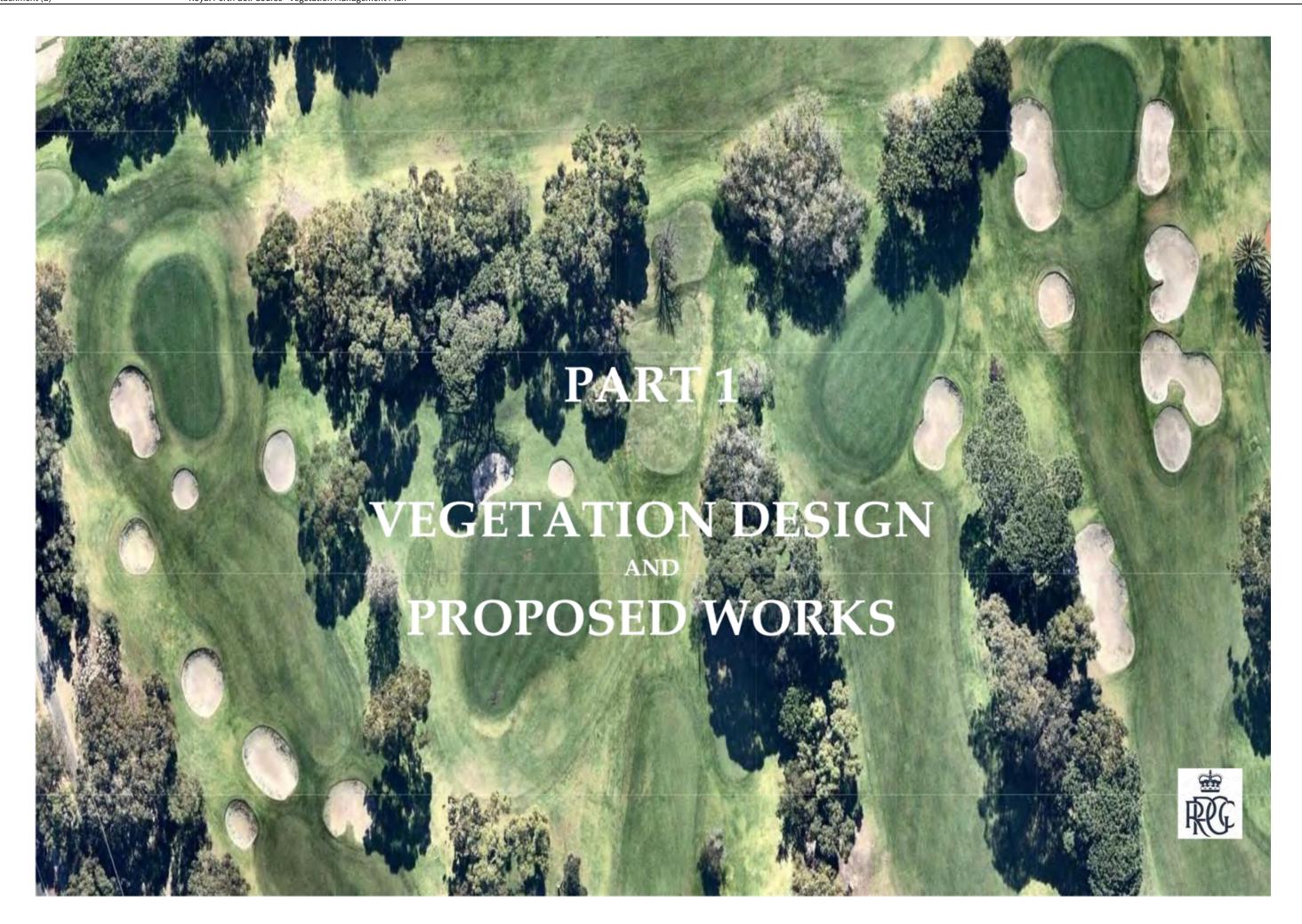
Prepared by Harley Kruse, Kruse Golf Pty Ltd (in consultation with Royal Perth Golf Club)





 $Typical\ example\ of\ Banksia\ Woodland\ that\ once\ existed\ on\ site.$ 

2 Vegetation Management Plan Report



# **Contents**

- 1. Executive Summary & Location of VMP Area
- 2. The Need for a Vegetation Masterplan
- 2.1 Background
- 3. Vegetation Principles and Guidelines
- 4. The Vegetation Design
- 4.1 The Current Course
- 4.2 The Benefits
- ·Well Planned and Restorative
- Visual Contrast
- Seasonal Interest
- Fauna Habitat
- 4.3 Boundaries
- 4.4 Internal Plantings
- Replenishing Trees
- Ground Flora
- 5. The Masterplan
- 6. Vegetation Types
- 5.1 Open Woodland / Parkland
- 5.2 Woodland with understorey
- 5.3 Sandy Heathland with Grasses
- 5.4 Sandy Heathland with grasses and low-profile flora
- 5.5 Royal Perth Plant Schedule
- 7. The Holes
- 8. Implementation
- 6.1 Plant Procurement
- 6.2 Years 1-3
- 6.3 Ongoing Course Vegetation Works
- 6.4 Melville Parade
- 6.5 Golf Course as a Seed & Vegetable source



4

Vegetation Management Plan Report

# Executive Summary of the Golf Course Landscape Design

At Royal Perth like many courses of Australian golf, over enthusiastic tree planting without any proper landscape plan or defined plant selections has continued over the decades since the course was first laid out. It has resulted in a parkland course far from its original vegetation origins and in many ways overly dominated by trees.

Most of the tallest and mature trees on the course are identified as Significant by the City of South Perth Many trees on the course are non- indigenous, approaching senescence as evident with more frequent tree failures. Many are also planted in inappropriate positions relative to golf, or too close to neighboring specimens for proper landscape succession planning.

Despite all the historical tree planting there remains obtrusive views of ugly built form and road traffic outside of the golf course. To improve the boundaries with plantings that properly screen these views and also to screen internal built forms such as the maintenance facility will raise the quality of the course and as a green space with community benefits.

Royal Perth is on sandy ground but importantly it doesn't quite celebrate its sandiness, and naturalised state of vegetation areas as other courses do. In fact, trees and irrigation have seen the course become mown parkland with little understory

y or sandy ground to be seen.

The upgrade works to the greens and trees of the course as described in the Golf Course Masterplan suggests how the golf architecture deserves a higher quality of vegetation and landscape character in the non turf areas of the course.

We are in a position to create and enhance landscape character that is unique to Royal Perth by using ecological principles focusing on local plant species that belong to the site. The use of sound ecological principles as applied to vegetation selection and plantings in a golfing friendly way will create the highest quality of result. One that provides great habitat value for fauna, exhibits great biodiversity, can become a real point of difference, help define the golf experience, and reinforce the unique brand that is Royal Perth.

All successful large-scale golf course landscape vegetation projects are long term endeavors. They must be founded on sound principles and clear guidelines. Ultimately, they must be practical and be able to be implemented year by year as time and resources allow.

This document seeks to articulate sound vegetation foundations and principles as they will apply to the course and the land that is Royal Perth. GC

A summary of key golf course landscape and vegetation principles for Royal Perth Golf Club is provided.



Early Golf & Vegetation at RPGC

Royal Perth Golf Club

# Location of the VMP Area & Works Overview

#### **Location and Tenure**

The 33 ha VMP Site Area known as the Royal Perth Golf Club is located at 61 Labouchere Road in City of South Perth Local Government Area (LGA), approximately 6 km south of the Perth Central Business District.

It is bounded by Richardson Park to the North, Labouchere Road to the East, South Terrace to the South and Melville Parade and Kwinana Freeway to the West.

The club owns the land upon which the Clubhouse buildings are erected and leases the land occupied by the golf course from the City of South Perth. This VMP is intended for long-term management by RPGC, the custodians of the golf course and its environs.



#### **Course Works Overview**

The proposed course improvements work involves the renovation of the current 18-hole Golf Course over an estimated period of 3 -4 years including:

- Replacing inferior quality, poorly performing and often failing) putting greens with new growing medium and improved modern turf variety for the purposes of better performance of the turf in the local climate, and for the handling of high loads wear and tear due to increased golfing traffic.
- Adjusting the positioning of several greens and tees for better mitigation of internal and external Safety Risks of errant golf shots that can damage property or cause serious personal injury.
- · Adjusting the positioning of several greens and tees for improved golf playability
- · Hole by hole improvements to minor ground shapes and re arrangement of bunkers
- · Services upgrade works including:
- Upgrade of the irrigation system around greens and tees with mor precise application of water to turf areas allowing the more precise application
- Minor amount of poor health and poor-quality tree removal and replenishing the golf course with new plantings of trees of local species as per a landscape succession theme.
- The reduction of existing area of some 29000m2 (2.9ha) of irrigated mown turf that is not required for playing the game and transforming these with new naturalised vegetation of especially ground flora and understorey flora that reinstates a native Banksia vegetation community and habitat whilst reducing inputs and increasing sustainability.
- Relocation of same width access road to maintenance facility for safer traffic movement by reducing interaction of vehicles with golfers to minimise potential conflicts and safety risks., and to improve several holes by relocating the road out of play.

The project provides the opportunity to partially restore original landscape character from existing parkland golf course to a course comprising Banksia Woodland understorey and open area with a greater richness of native trees, shrubs, ground flora and habitat types, which better represents the original vegetation of the VMP Area prior to historical clearing.

6

Vegetation Management Plan Report

# The Need for a Vegetation Master Plan.

## **Background**

The Club has embarked upon the development and implementation over the next few years of a full Golf Course Masterplan as part of a commitment to replacing old and inferior greens and tees, improving safety, and vegetation replenishment areas increased. All to achieve a long-term strategy of increased biodiversity, reduced inputs and improved sustainability.

A wholistic approach to course design requires that a Vegetation Management Plan be accorded similar emphasis to that given to golf hole design.

Consequently, the Club has set out to produce a Golf Course Vegetation Masterplan.

KruseGolf has been engaged by the Club to prepare a Golf Course Vegetation Masterplan and Vegetation Management Plan. The purpose is to set out clearly the principles and guidelines around vegetation values, their influence on course design and vice versa.

KruseGolf along with Clayton DeVries and Pont will ensure that the golf course design and course landscape design work hand in hand. The golf course vegetation and landscape must not only provide a visually attractive setting but foremost be complementary to the vision of the golf course architecture.



This document will evolve and be updated in the months and years ahead. It is intended to be the reference document and the guiding tool for future management and committees as well as a resource for members interested in the flora of the course and the key role it plays.

#### GOLF COURSE LANDSCAPE ARCHITECT

"The much-needed replenishment of Royal Perth Golf Club's vegetation will see a diverse species mix unique to the course. We see the local endemic flora and fauna being celebrated throughout the course in a golfing friendly way. One that importantly complements the golf course architecture and will help create a course of far greater significance and biodiversity. Like all great courses the vegetation will help to create a timeless and seamless piece of truly meaningful golfing ground."

Harley Kruse & Michael Clayton 2024

# RPGC - Vegetation Design Principles & Guidelines

- 1. Importance of Vegetation Resilient and low input vegetation areas of the golf course are 7. Golf Strategy Taller vegetation, and in particular treed form, should not play a strategic an especially important part of the character, the visual identity, sustainability, and the unique and memorable experience of playing golf at Royal Perth GC.
- 2. Value The club highly values the importance of local vegetation and the great potential of future vegetation restoration areas on the course and the ecological and biodiversity. role they will provide. The course can contribute valuable biodiversity gains in the local community with resilient, healthy and diverse areas of vegetation for people, flora and fauna.
- 3. Commitment As responsible stewards of the land and its flora, the club is committed to protecting and managing existing vegetation (including Significant Trees) along with restoring &replenishing existing and new areas with local indigenous vegetation and balancing this with the operation and playability the course. This commitment is to engage in the principles of sound landscape succession planning.
- 4. Local Flora Where future plantings are to occur, the club will use local flora species propagated from seed or vegetative material of local provenance, as per the proposed Royal Perth flora species list.
- 5. Biodiversity and Sustainability Vegetation areas are to be encouraged and managed as biologically diverse areas that can ecologically function as significant habitat. i.e. important food source and shelter for a wide range of local fauna including insects, amphibians, mammals and birds. Fauna, in particular birdlife, to be encouraged a part of the playing experience at Royal Perth
- 6. Sightlines/Playlines Vegetation should not block sight lines of fairways, bunkers, and greens and green surrounds as viewed from:
  - · tee to green on the Par 3 holes
  - · tee to fairway, and from fairway landing areas to greens on the 4 and Par

- role in the playing of the golf courses or act as an aerial golf hazard. Low profile vegetation can/may act as a form of low-profile hazard associated with golfing hazards such as bunkering (bunker settings), carries, and outer roughs.
- 8. Playability given the compact nature of the Royal Perth site, the vegetation types, densities, and sizes need to be appropriate to the area of the course and sensibly managed to minimise ball loss and slow play. But not to the point of eradicating vegetation areas and replacing them with mown turf.
- Areas of vegetation may need to be managed from time to time with physical pruning, thinning out, and the possible introduction of small ecological burns to both encourage natural regeneration and allow golfers greater opportunity to find and play their ball.
- 9. Vegetation and Sand Given the course is sand this should be celebrated Naturally occurring outside of irrigated turf will be the encouragement of areas of sandy ground. Such ground is associated with the best sand-based courses around the world.
- A degree of sandiness outside of irrigated turf areas is to be encourage particularly in the hot dry months of the summer season when grassy rough areas dry out. Areas of exposed sand in roughs amongst naturalised grasses and heath vegetation areas, along with informal sandy paths can be an important part of the course character.
- Sandy ground helps to provide a visual contrast to the maintained turf surfaces. It is a key element to be valued and managed.
- 10. Views and Vistas there are several long views and shorter vistas within the course as well as external vista as seen from key viewing points around the course such as the clubhouse long views and vistas are recognised and are to be kept and maintained. Not inhibited by any new plantings or unchecked vegetation growth.
- For example, view of the Swan River from the fairway on Hole 4

# RPGC - Vegetation Design Principles & Guidelines

- 11. Screening all external and internal built form as seen when playing the holes is to be screened as best as possible along with screening of adjoining roads and vehicle traffic. Ideally the only built form that golfers should see when playing a round of golf is the clubhouse, golf course shelters.
- Adjoining houses (their roofs), fencing, and adjoining roads & vehicle traffic are to be screened using a combination of upper-story tree canopy (where dimensions allow) and understorey plantings for ground to mid-level screening. Where dimensions are tight the screening may be to assist with brushwood fencing. Internal built form and undesirable visual elements which should also be screeded from view are items such as the maintenance facility, pumphouses, car parking.
- Given the tight dimensions between the course and its boundaries the role of tree canopy
  to reduce the amount of errant golf balls leaving the property is important and needs to be
  monitored in terms of tree performance and the need to replace trees as they fail or enter a
  period of decline.
- 12. Vegetation and Turf vegetation and in particular tree species should not be planted or be left to remain where they have adverse effect on turf quality. Shading, reduced airflow, and root competition for water and nutrients as caused by having vegetation too proximate to the key turf areas of greens, trees and fairways is to be avoided. Also tree species with known problematic root systems such as Figs, River Oak, and Swamp She Oak from the east coast of Australia are to be avoided and replaced with more suitable species chosen from the RPGC Plant Schedule and in line with landscape succession planning.

- 13. Irrigation Overspray It is critical for achieving sustainable vegetation areas that all roughs and vegetation areas do not receive any supplementary irrigation water via overspray from the golf course irrigation system. Any regular applications of excess water (beyond natural rainfall) is likely to be detrimental to the areas of vegetation and only promote weeds (such as Kikuyu) and a lush thick vegetative rough. The only time supplementary water is to be considered is temporary supply (hand watering) for seeding and planting establishment purposes.
- 14. Management of Plant Form plants are to be left to grow free form with occasional management of low-profile plants (e.g. carries) and other pruning of poorly developing plants at early age to encourage healthy growth. Hedging or formal trimming is to be avoided. If plants need constant pruning to keep sight lines open, then they are the wrong species in those locations.





# The Current Course

The current course occupies a total site area of 33ha.

This comprises.

- . 16.4ha of irrigated mown turf (tees, fairways, immediate roughs and greens)
- . 1.1ha of hardscape (maintenance access driveway, maintenance compound)
- 15.3 ha of non-irrigated roughs (open areas and areas under trees of mixed grasses dominated by Kikuyu
   and Couch and areas of mulch and leaf litter)

### THE KEY OBJECTIVES ARE TO

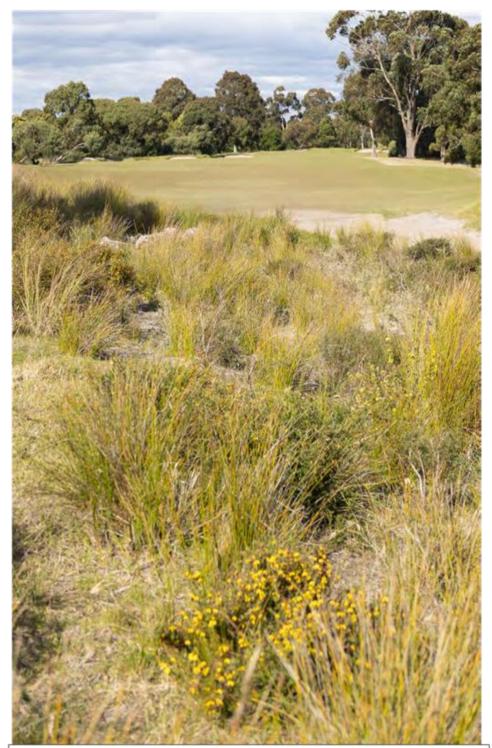
- A) Create some 2.8 Ha (28, 000m2) of non-turf areas on the course free of Kikuyu and Couch where local flora and habitat areas can be established.
- B) Replenish Trees with new tree plantings focusing on local species.
- C) Reinforce the boundary plantings to provide better visual screen and safety.
- D) Increase Biodiversity and improve Sustainability.

Increasing sustainable management will include converting current areas of mown and fertilised turf to non-turf areas of sand. It will reduce mowing, water usage, and other inputs such as fertilisers and thereby allow the naturalisation or "re wilding" of these areas with native grasses and diversity of local ground flora with low inputs.

The new design shows how areas from green to the next tees and from tees to fairways can be converted from mown turf.

By removing the turf and restoring the ground to pure clean sand is the starting point for establishing sandy heath areas. These will appear deliberately sandy in parts, as at times a native grassland look and then in other areas populated with the amazing understorey shrub and herb species.

The final look will provide great visual contrast to the mown turf areas whilst providing seasonal flowering colour and habitat for local fauna.



Royal Perth has areas that can be transformed from mown turf into native heath type areas such as this Sandbelt example

10



Over the years Course has become a Parkland Course of mainly exotic tree and mown kikuyu turf.

# The Vegetation Design Concept

Far from its original *Banksia woodland* dominated landscape complete with understorey species and areas of seasonal sandiness, Royal Perth Golf Club has become a parkland course over several decades via the planting of many non-local exotic trees and the encouragement of mown turf. The acceleration of the loss of ground flora as seen in these 1950s photos was caused by the introduction of aggressive kikuyu grass with the aid of an automatic irrigation system.

A lot of the planted trees are non-endemic to the site and were introduced as practical easily sourced tree solutions, and other species planted as horticultural curiosities. All to meet the desire of creating tree lined the fairways. This taming of the natural site with trees and establishing mown turf wherever possible saw the demise of a lot of natural flora within a few decades.



Hole 2 1950's with naturalised sandy carry of local flora including native grasses and low-profile plants

Essentially there was an indifference to the local flora that once existed on site. For many the local flora was seen as inferior compared with the creation of a parkland course with tree lined fairways. Even the use of European tree species (i.e. Pine species) with a desire to create a semblance of a Mediterranean landscape was seen as more superior landscape to the local flora and native vegetation areas.

Royal Perth is not alone in this regard. In the early days of Australian golf scene right through to the nineties planting of trees was considered a far more noble act than protecting or planting the local shrub and heath type flora often derided as the 'local scrub'

At Royal Perth only one example of the local Firewood Banksia tree (Banksia menziesii) that once populated the site exists. Many Peppermints not endemic to the site and easy to procure have been planted, and the more recent use of Spotted Gums (Eucalyptus maculata) \* and River Oak (Casuarina cunninghamiana)from the East Coast of Australia is becoming problematic.

A substantial amount of misguided subsequent plantings have occurred over the decades and as a result, have crammed in all sorts of trees into the reserve. As such, the ground flora disappeared, failing to compete with the vast number of exotic trees, and the introduction of well irrigated Kikuyu grass.

The golf course vegetation design is to involve Landscape Succession Planning as a way of establishing a future golf course landscape that is adaptable and resilient to changing weather patterns.

\* Eucalyptus maculata is not native to WA. There are many examples where it has escaped cultivation. It is considered an environmental weed where it is frequently found invading native woodlands in WA.



1950s SW corner of the course (Melville Pde and South Terrace Corner) where sandy areas of local flora are evident.

Vegetation Management Plan Report

Royal Perth Golf Club

Page 151 of 296

# The Vegetation Masterplan

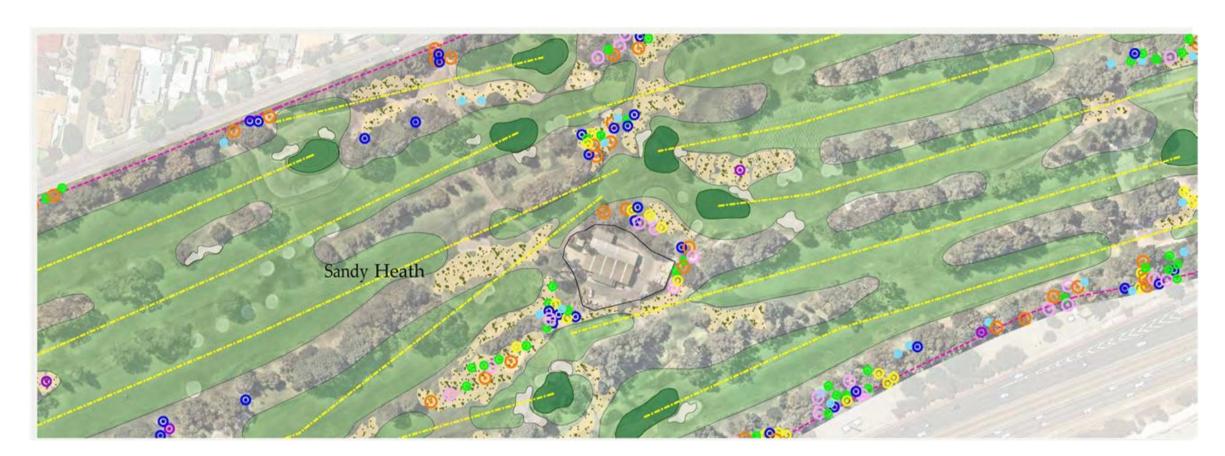
The golf course masterplan has identified many course improvements to the tight 18-hole layout on the 33ha of land of Royal Perth Golf Club. The main golf improvement work is to build the club an excellent new set of 18 greens, tees and practice facilities with a focus on sustainability. Importantly the plan also makes recommendations for structural improvements to holes not only to improve the experience of playing the game of golf but to help mitigate current internal and external safety concerns. This includes the realignment of tees, centrelines, and some green locations to improve safety dimensions and better align golf play.

Through this refinement and realignment process the golf course masterplan frees up new space for vegetation establishment. It identifies space in other places as non-golf areas which can be converted from irrigated mown turf into non irrigated naturalised sandy heathland type native areas.

It is the non turf spaces of some approximately 2.9Ha (29,000m2) where vegetation can be restored with local understorey and ground flora species that belong to the site.

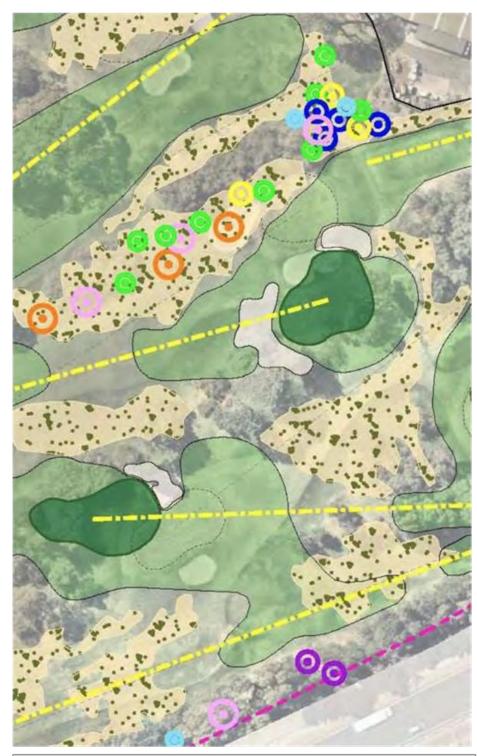
#### Working in parallel with the Golf Course Master plan is the Vegetation Masterplan which:

- a) seeks to identify new areas of vegetation.
- b) proposes a new Royal Perth GC list of plant species to be used on the course.
- c) describes the look and style of vegetation compatible with the new golf course works. Importantly it proposes the replenishment of poor areas including over mature and senescent trees with new local species as part of landscape succession planning.
- d) describes implementation of the vegetation work





## THE VEGETATION MASTERPLAN



Zoomed in area showing the proposed new trees and the new Revegetation areas off sandy waste to be established with native grasses, understorey and ground flora

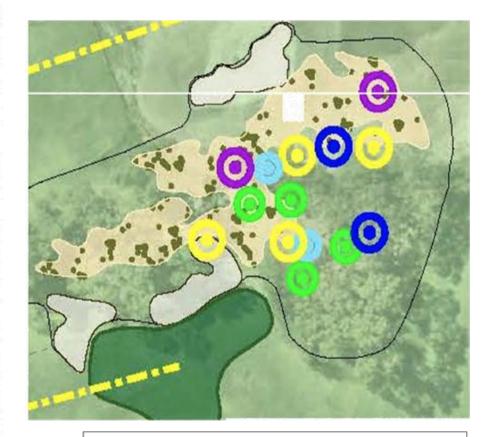




29000m2 of revegetation areas for local flora species

## **VEGETATION MASTERPLAN – PROPOSED TREE PLANTING**

y	yal Perth Golf Club			ee Schedule
S	Botanical Name	Common Name	Height	QTY
	Acacia saligna	"Coojong" Orange Wattle	1.5 - 6m	48
	Allocasuarina fraseriana	Common Sheoak	5 -15m	28
	Banksia grandis	Bull Banksia	2 -10m	58
	Banksia menziesii	Firewood Banksia	2 -10m	33
	Corymbia calophylla	Marri	<40m	41
	Eucalyptus marginata	Jarrah	<40m	20
	Eucalyptus todtiana	Prickly Bark	8-15m	14
	Melaleuca preissiana	"Modong" Stout Paperbark	9m	
	Melaleuca rhaphiophylla	Swamp Paperbark	1-10m	



Zoomed in detail of tree planting and sandy naturalised areas

## Tree Planting Notes:

Tree

Proposed new tree plantings are with local endemic tree species

Plants to planted as a range of tubestock ,150mm and 200mm container grown trees

Planting to be typically autumn months of April -May

Provisions to be made for hand watering of the trees over a 14 week establishment period

Tree to be staked with 1x hardwood stake & tree guard installed to identifying tree & help protect

A total of 242 local tree species are proposed to be planted in 2025 - 2027 in lieu of 89 proposed tree removals.

Vegetation Management Plan Report

Page 156 of 296

242

total number of trees

## YEARS 1 - 4 COURSE WORKS VEGETATION PLANTING PROGRAMME

Year 1 2024 - The construction of new greens 1,2,3,4,16 and associated tees in 2024 has also created non turfed vegetation areas. As identified on the golf course plans.

The areas will be initially established with Wallaby Grass seed. Plants will be ordered and grown for Autumn planting. Trees to be planted in Autmn/Winter 2025.

Year 2 2025 - this work will include 7 greens and adjoining tees including new greens on holes 7,8,13,14,18, a spare hole and new Practice Putting Green.

The areas for associated planting works are on the landscape masterplan with initially the seeding of the areas for stabilisation in spring 2025 and planting to occur in autumn 2026.

**Year 3 2026** the balance of the tees and greens is to be reconstructed on holes 5,6, 9,10,11, 15, 17 along with associated new landscape areas as per the plans including trees to be planted on the course in Autumn and Winter of 2026 (before and during construction)

Years 4/5 2027/28 - Ongoing works of regular weed control of vegetation areas, seed& plant procurement, and vegetation plantings in Autumn 2027 and 2028.





Royal Perth Golf Club

19

# LANDSCAPE MASTERPLAN - TREE, SHRUBS&GRASSES Proposed Quantities

Botanical Name	Common Name		QTY	Botanical Name	Common Name		Q.
Trees		Jan 1997		Shrubs			
Acacia saligna	"Coojong"	1.5 - 6m	48	33 Gompholobium scabrum		0.4 - 2.0m	
Allocasuarina fraseriana	Common Sheoak	5 -15m	28	34 Gompholobium tomentosum	Yellow Pea	<1.0m	40
Banksia grandis	Bull Banksia	2-10m	58	35 Haemodorum laxum	Bloodroot		
Banksia menziesii	Firewood Banksia	2-10m	33	36 Haemodorum spicatum	"Mardja"		
Corymbia calophylla	Marri	<40m	41	37 Hakea ruscifolia Candle	Hakea		(t=) (t = 1)
Eucalyptus marginata	Jarrah	<40m	20	38 Hardenbergia comptoniana	Native Wisteria		
Eucalyptus todtiana	Prickly Bark	8-15m	14	39 Hemiandra pungens	Snake Bush low		
Melaleuca preissiana	"Modong"	9m	0	40 Hypocalymma robustum	Swan River Myrtle	1.0 -1.5m	20
Melaleuca rhaphiophylla	Swamp Paperbark	1-10m	o	Jacksonia furcellata	Grey Stinkwood		20
Xylomeleum occidentale	Woody Pear			42 Jacksonia sericea	"Waldjumi"		12
			242	43 Jacksonia stembergiana	Green Stinkwood		
Shrubs		4.		44 Kennedia prostrata	Running Postman		20
Acacia pulchella	Prickly Moses	<1.5	300	45 Leptospermum spinescens	Spiny Tea Tree		30
Acacia sessilis			80	46 Melaleuca scabra	Rough Honey Myrfle		
Allocasuarina humilis	Dwarf Sheoak	0.2 - 2.0m	60	46 Melaleuca seriata			30
Aotus gracillima		0.6 - 2.0m		48 Melaleuca thymoides		<1.0m	50
Aofus procumbens		0.3 - 0.6m	500	49 Melaleuca trichophylla			
Banksia armata	Prickly Dryandra	1.5 - 3.0m	120	50 Opercularia vaginata	Dog Weed		
Banksia attenuata	Candle Banksia	0.4-2.0m	150	51 Persoonia saccatta	Snoffygobble		
Banksia dellanayi	Couch honeypot	0.3m	80	52 Philotheca spicata	Salt and Pepper	0.3 - 0.6m	40
Beaufortia elegans	Elegant Beaufortia		200	53 Pultenaea reticulata		<2.0m	30
Bossiaea eriocarpa	Common Brown Pea	0.6 - 1.0m	200	54 Regelia inops		0.75-2.0m	20
Brachycome iberiditolia	Swan River Daisy		seed				818
Burchardia congesta	Milkmaids			Grasses and Monocots			QI
Calothamnus sanguineus	Silky Leaved Blood Flower	<2.0m	100	55 Austrodanthonia caespitosa	Ringed Wallaby Grass	<0.6m	800
Calytrix angulata	Yellow Starflower	0.2 - 1m	300	56 Austrostipa semibarbata	Bearded Spear Grass	0.3-1.1m	20
Conostylis aculeata	Prickly Conostylis	<0.5m	1000	57 Anigozanthos humilis	Catspaw		25
Conostylis candicans	Grey Cottonheads	<0.5m	1000	58 Anigozanthos manglesii	Mangles Kangaroo Paw		40
Dodonaea hackettiana	Perth Hopbush			59 Dielsia stenostachya	5 0 2 2 2		
Dryandra lindleyana	Couch Honeypot	1) 6 = 6,10		Orthrosanthus laxus	Morning tris	0.10 -0.45m	40
Gastrolobium capitatum	Bacon and Eggs	<1.0m	400	Patersonia occidentalis	Western Patersonia	<0.5m	50
Gastrolobium nervosum		<0.5m	340	Neurachne alopecuroidea	Foxtail Mulga Grass	<0.5m	80
Gompholobium confertum		0.15-1.2m	200	Xanthorhoea prelssii	Grass Tree		

Planting Works 2025 – 2027 Quantities

## PROPOSED PHASE 3 AREA OF COURSE WORKS for 2026



## The Benefits

#### **Well Planned and Restorative**

The intent is to create the new non-turf areas during the reconstruction of the new tees and greens around the course. This is over the proposed 3-year period of the green's reconstruction programme At this time Kikuyu is controlled and stripped off down to clean sand. This planned approach will allow the works to be well coordinated and the seed and tube stock plants to be procured in a planned way to meet the needs of each area.

#### **Visual Contrast**

Removing areas of mown turf will change the colour and texture of the ground plane. It will provide a sharp contrast to the turf and highlight the turf areas for a much more visually interesting and dynamic-looking golf course.

#### Seasonal Interest

The seasonal changes from winter period, spring growth and on to dry summer will see the changes to the native grasses in the non-turf areas from green through to classic straw colour. A great diversity of low ground flora (,1.0m height) will provide not only leaf colour and textural interest but seasonal flowering interest year-round.

#### **Fauna Habitat**

Many of the local flora species will provide habitat for a much wider range of fauna on site. With flowering nectar and seeds being a food source and plants providing protection. The removal of turf machinery and golf cart traffic from these areas allows insects and small lizards and skinks to thrive.

## **Boundaries**

The vegetation masterplan identifies great improvements to the course boundary planting. Some additional tree plantings to fill gaps or to replenish failed trees and importantly the introduction where possible of understorey species and ground flora to provide a proper screen in the 0 to 3m height range. This will help to block views of the external roadways and traffic on 3 of the 4 course boundaries.

## **Internal Plantings**

These are the plantings within the course proper as opposed to the boundary plantings.

## **Replenishing Trees**

There are many poorly developed, declining, or more frequently failing mature trees on the course than ever before. Many trees are overmature and an increasing number are showing signs of stress in extended periods of hot weather. This aligns with similar patterns of decline of trees in other managed areas in South Perth.

There are also trees planted in the last two decades of either inappropriate species or plantings too close to the golf holes that if left unchecked will be detrimental to golf play and turf conditions. The more recent poor plantings are those such as Spotted Gums (a weed in WA), River She oaks (boundaries and hole 15) and some recent WA Peppermints too close to some greens and tees.

The intent will be to replenish these trees in time with more suitable and resilient local tree species (e.g. Banksia, Marri, Jarrah) and better position these in relation to the golf course.

#### **Ground Flora**

As described above converting areas to sandy ground with golfing friendly ground flora will be a significant and positive transition for non-play areas of the course. Bringing in much needed character and visual interest. To restore areas of the site with selections of local species is important and will hopefully include examples of rarer species with their use, protection, and management being a clear opportunity and responsibility by the golf club

22

# Vegetation Typologies

# **Open Woodland / Parkland (no understorey)**

The tight nature of Royal Perth with small dimensions between some holes will see the retention of many trees that are currently in mown turf. If these areas are non-irrigated roughs between holes, it is recommended that kikuyu and couch type grasses be controlled, and more native grassed and sandy ground be encouraged as opposed to a perfect lie on mown turf.



# Woodland with understorey

In non-golfing areas where dimensions allow, then local flora understorey species can be introduced to provide screening and more interest. These areas will largely be around the boundaries of the course and in some areas between holes typically at the tee or green end of holes.



# **Sandy Heathland with Grasses**

Non irrigated sandy areas colonized /established with native grasses (Wallaby Grass and Stipas) whereby by densities vary in a mosaic way from sandy to dense.

These areas typically in carry areas from tee to fairway or to the sides of greens and tees where balls may frequent.

# Sandy Heathland with grasses with low profile flora

Non irrigated sandy areas colonized /established with native grasses (wallaby Grass and Stipas) and low profile <1.5 tall heath type shrub, sedge and herb flora.

A variety in density to be a facsimile of the once natural Banksia heath type. These areas in non-golf play areas where balls are less likely to frequent.





# Royal Perth Plant Schedule

Royal Perth Golf Club	Plant Schedule	
Botanical Name Trees	Common Name	
Acacia saligna	"Coojong"	
Allocasuarina fraseriana	Common Sheoak	
Banksia grandis	Bull Banksia	
Banksia menziesii	Firewood Banksia	
Corymbia calophylla	Marri	
Eucalyptus marginata	Jarrah	
Eucalyptus todtiana	Prickly Bark	
Melaleuca preissiana	"Modong"	
Melale uca rhaphiophylla	Swamp Paperbark	
Xylomeleum occidentale	Woody Pear	

Xylomeleum occidentale	Woody Pear
Botanical Name	Common Name
Shrubs	
Acacia pulchella	Prickly Moses
Acacia sessilis	
Allocasuarina humilis	Dwarf She oak
Aotus gracillima	
Aotus procumbens	
Banksia armata	Prickly Dryandra
Banksia attenuata	Candle Banksia
Banksia dellanayi	Couch honeypot
Beaufortia elegans	Elegant Beaufortia
Bossiae a eriocarpa	Common Brown Pea
Brachycome iberidifolia	Swan River Daisy
Burchardia congesta	Milkmaids
Calothamnus sanguineus	Silky Leaved Blood Flower
Calytrix angulata	Yellow Starflower
Conostylis aculeata	Prickly Conostylis
Conostylis candicans	Grey Cottonheads
Dodonaea hackettiana	Perth Hopbush
Dryandra lindleyana	Couch Honeypot
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Gastrolobium nervosum	
Gompholobium confertum	
Gompholobium sc abrum	
Gompholobium tomentosum	Yellow Pea
Hae modorum laxum	Bloodroot
Haemodorum spic atum	"Mardja"
Hakea ruscifolia Candle	Hakea
Hardenbergia comptoniana	Native Wisteria
Hemiandra pungens	Snake Bush low
Hypocalymma robustum	Swan River Myrtle
Jacksonia furcellata	Grey Stinkwood
Jacksonia sericea	"Waldjumi"
Jacksonia stembergiana	Green Stinkwood
Kennedia prostrata	Running Postman
Le ptospermum spinescens	Spiny Tea Tree
Melaleuca scabra	Rough Honey Myrfle
Melaleuca seriata	
Melaleuca thymoides	
Melaleuca trichophylla	
Opercularia vaginata	Dog Weed
Persoonia saccatta	Snottygobble
Philotheca spicata	Salt and Pepper
Pultenaea reticulata	
Regelia inops	

Austrodanthonia caespitosa	Ringed Wallaby Grass
Austrostipa semibarbata	Bearded Spear Grass
Anigozanthos humilis	Catspaw
Anigozanthos manglesii	Mangles Kangaroo Paw
Dielsia stenostachya	
Orthrosanthus laxus	Morning Iris
Patersonia occidentalis	Western Patersonia
Neurachne alopecuroidea	Foxtail Mulga Grass
Kanthorrhoea preissii	Grass Tree

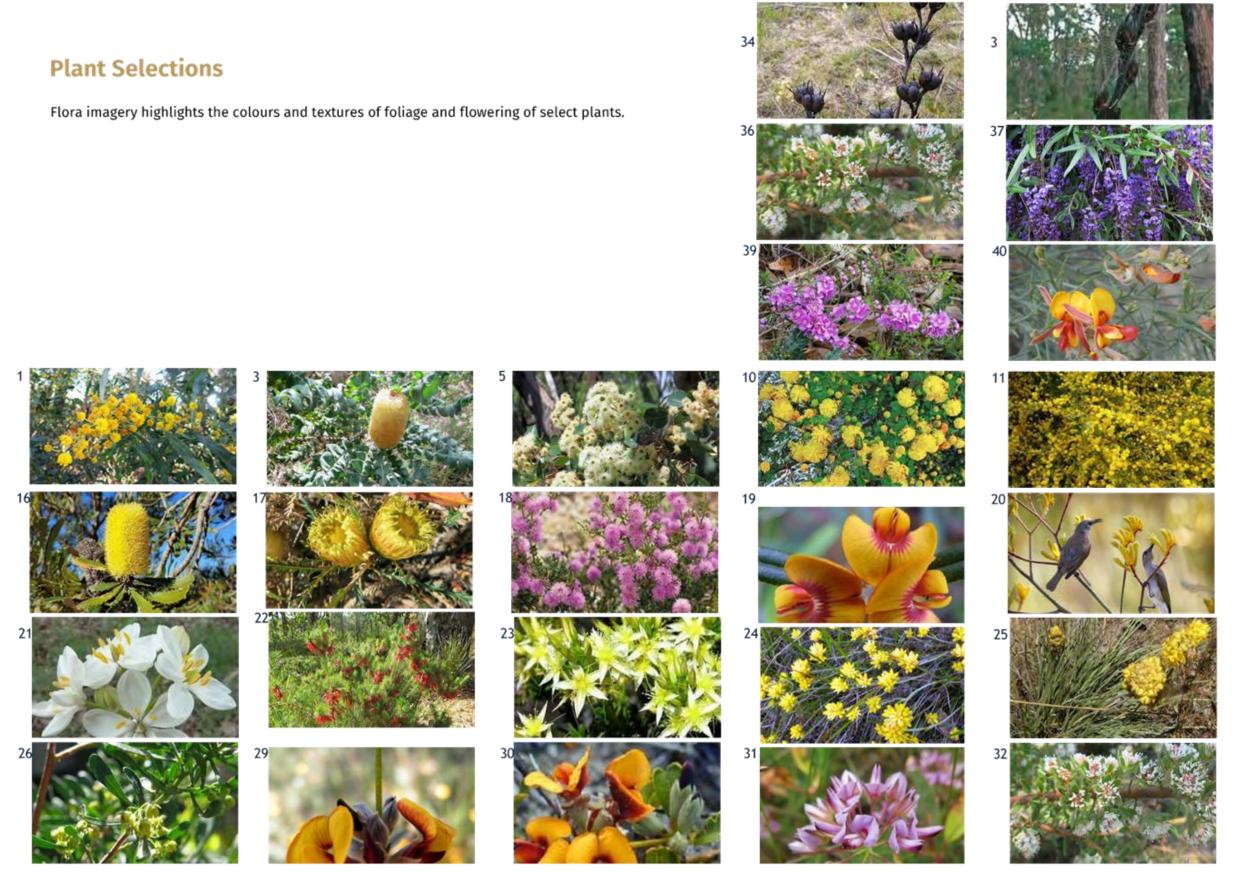
The proposed RPGC plant schedule is the intended definitive list for all plant species selections and use on the course in the future. This is most important for the development of a cohesive course landscape with proper meaning and ecological value.

It also seeks to avoid the use of inappropriate species on the course.



Xanthorrhea preiss

25



# The Holes -vegetation design notes

#### Hole 1

This hole is likely to have a forward tee and more interest in the landform by creating a hollow in front of the tees which will lead out the right towards the 9th hole. This hollow will run into an area of sandy heathland which will be on the clubhouse side of the Pine trees.

The left boundary will be replenished with more tree planting to replace dead or other failing trees. The Casuarinas will need to be thinned out.

The area of the path leading to the 2nd tees to be vegetated with Sandy heath understorey species.

The back left rear greenside bunker can have low wallaby grass and small heath species behind it that will then follow the edge of the 2nd tees.

#### Hole 2

This hole is likely to have a forward tee and more interest in the landform by creating a hollow in front of the tees which will lead out the right towards the 9th hole. This hollow will run into an area of sandy heathland which will be on the clubhouse side of the Pine trees.

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The back left rear greenside bunker can have low wallaby grass and small heath species behind it that will then follow the edge of the 2nd tees.

#### Hole 3

The vegetation areas are:

- a. between the boundary fence and the rear of the tees
- b. To the right of the new bunker, right of the hole and the area between the hole and the current 11th tees.
- c. To the left of the green and leading through to the 4th tees

#### Hole 4

Trees to be added left of the hole in the area left of the turn point. Shrub up to 3.0m high and heath type vegetation to be planted behind the bunkers behind the green.

#### Hole 5

The area right of the tees leading up to the 16th green to be a mix of sandy rough and low heath species up tp 1m height.

Key to this hole is to tie in the left side with the Melville Parade vegetation. In particular is to increase understorey species and low ground flora.

There is one large Brazilian Pepper left of the green which needs to be removed.

#### Hole 6

The proposed new par 3 6th hole will be from elevated tees over a valley which can be a sandy heathland carry. Almost crater like.

#### Hole 7

Like hole 7 the key to this hole will be the left side and the tie in with Melville Parade vegetation works.

There will be low heath to the right of the tees connecting to the proposed 14th green and the 6th green.

Outside of the turf and bunkers bear the green sandy heath and wallaby grass areas will extend outwards towards the boundary and hole 8 where it will connect.

#### Hole 8

There will be low profile sandy hearth and wallaby grass planting blending from the 7th green area into hole 8. As a par 3 there will be an area of non turf carry.

### Hole 9

They will be more shady understorey planting left of the tees.

At the green end of the hole there will be sandy heathland rough behind the green extending towards the area of the 10th tees.

#### Hole 10

The tees will have sandy heath to the right extending towards the 18th tees and proposed shelter. Sandy heath will also separate the tees form the 2nd hole and be in the carry of the hole to help soften and screen the maintenance road crossing in front of the tees.

At the green end of the hole sandy heath and understorey rough will connect the area left of the green right across the 3rd hole.

#### Hole 11

Between the tees and the 17th tees this area all converted to low profile vegetation

Vegetation of Wallaby grasses and low heath will help separate the 11th and 17th holes.

#### Hole 12

The area between the tees and the maintenance compound will need revegetation to help screen.

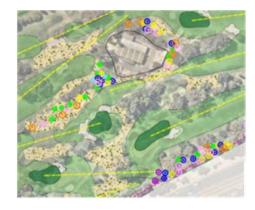
Towards the green we see large clumps of Casuarina replaced with more suitable Banksia and sandy heath type species, and open areas of Wallaby grass also.

#### Hole 15

A par 3 hole that needs vegetation off to the left to help screen the maintenance compound and low vegetation as part of the setting for the green and separation with the 5th hole.

#### Hole 16

This Par 4 is a narrow hole and focus with the vegetation should be to screen the maintenance compound as much as possible forward and left of the tees.



## Hole 19

areas

Hole 18

grass.

This spare hole is located between hole 13 and 14 and will have a large area of sandy carry on the right side of the hole which is to be vegetated that will extend around to the 13<sup>th</sup> hole.

The area between the 18th tees and the 10th tees and 9th

green to be revegetated with sandy heath species and Wallaby

Between the green and left side bunkers and the proposed

new 13th tee will be open low-profile plants and wallaby grass

#### Hole 13

As a short par 3 we will create a sandy carry which will connect right across to the new 14th fairway and previous 12th fairway

#### Hole 14

The monostand areas of Casuarina on the right (between this hole and the 7th) and on the left (between this hole and hole 12) will be replaced by local shrub, heath and local native grass species.

With the green sitting high above the 6th green below and the 7th hole the opportunity is to create sandy heathland between these holes and create fantastic 14th and 6th green settings

With the 6th tees moved the opportunity is to remove the invasive Casuarina and replace this area and the 6th tees with low profile flora connecting through to the 5th hole.

At the green end of the hole there is understorey planting behind the green and low-profile planting to the right between the 17th green and down to the 5th tee area

#### Hole 17

The area between the 17th tees and the proposed 11th tees to be vegetated with understorey species.

The rear of the new green to be vegetated to help hide the maintenance facility.

# **Implementation**

#### **Plant Procurement**

Well planned plant procurement working with seed collectors and several specialist nurseries will be important for the procurement of the rarer and less commercially grown species that will be required for the golf course.

A key partnership with these local nurseries, including the **City of South Perth Nursery** and **Native Plants WA**, **Rockingham Nursery will** aim to establish a continual long-term annual supply of plants over the decades to come. Several leading golf courses around the country have done this with great benefits for the course and local community\*

Some rarer species will be hard to source seed or be hard to propagate. It may be that it takes several attempts or years to procure these species in any numbers, and these are normal plant supply challenges\*\*

The key to plant procurement is to coordinate with the various propagation nurseries in regard to seasonal seed collection to ensure seed availability. Then place plant supply orders before Spring (September) for a spring-summer propagation and growing period for an Autumn planting (April /May following). This will ensure plants in the required number and right species can be grown for Royal Perth in time for the Autumn planting project. Autumn being the preferred period to plant and successfully establish plants in the cooler and wetter months of the year leading into the following spring.

\* Royal Melbourne Golf Club has a long-term relationship with Bayside City Council Nursery that goes back to 1976, where the golf course is a source of seed and vegetative material for the nursery which grows the plants for the golf course and other community revegetation projects.

\*\*Kingston Heath Golf Club was down to less than 10 Epacris spp (local Heath and the club's floral emblem) on its course. Over the past 10 years it has secured anywhere from 20 to 100 Heath tubestock every year depending on propagation success. The club has reversed the demise of this species and is now a place of protecting this species population and a source of seed material.











Style of Proposed Course Works Vegetation Areas - Case Study of Sandy Site (Royal Sydney Golf Club-Landscape Architects -KruseGolf Pty Ltd)

Aerial of new naturalised sandy roughs at Royal Sydney Golf Club (image source Metromap May 2025)

As part of the course remodeling works in 2024-25 on this 43-ha site, previous mown turf areas have been converted into sandy revegetation areas. These were hydroseeded with Wallaby grass and other native grasses and planted with diverse local flora species. Some 110 plus local plant species have been used . Areas included carries from tee to fairway, tee to green on the short Par3 6th hole and in areas where dimensions between holes allowed.

This is a good example of the similar approach to the 34ha site of Royal Perth. The new golf course design and landscape design identifies areas no longer required to be mown turf and thereby providing the opportunity for revegetation works with grasses and understorey species.

30

## Proposed Style of Course Works Vegetation Areas - Case Study of Sandy Site (Royal Sydney Golf Club)



Newly planted and seeded local flora on Royal Sydney GC's brand-new 6th hole completed 2024.



Example of informal path amongst newly planted and seeded areas



Example of revegetated bunker surrounds and walkway

Royal Perth Golf Club — 31

9 December 2025 - Council Agenda Briefing - Attachments



Royal Perth GC - 2024 works areas created 9700m2 of non-mown turf areas on holes 3,4,5, 16, 17 which are being established with local native grasses and ground flora.



Royal Perth Hole 3 after construction 2024 (source Metromap 2025)

Turf rough areas converted to sandy ground. Both open areas and areas under existing tree canopy to be established with native grasses and local understorey flora.



Royal Perth circa 1950's when a much greater diversity of local species existed

## **Ongoing Course Vegetation Works**

Vegetation areas will be of constant change through life cycles of plant life from short lived species to longer term ones. Good management requires landscape succession planning. Trees will always need to be managed especially over-mature species, and their replacements well planned as part of maintaining tree canopy on the site.

There will always be small plantings to occur and associated plant procurement each year. Hopefully rarer species can be added to vegetation areas in later years as they become available from the nurseries.

#### Melville Parade

The road reserve of Melville Parade provides an enormous opportunity to be improved and restored with local flora species. Based on the planting of current non-vegetated areas, some 8000 plants could be established. This could provide significant fauna habitat.

It would considerably improve the shared pathway experience whilst at the same time the golf course by helping to screen traffic of the busy highway and help with the boundary safety issue of errant golf balls.



Exposure to Kwinana Freeway traffic for both Melville Pd and golf course users

### Golf Course as a Seed and Vegetative Material Source

Once many areas of vegetation are established and plants begin to flower and set seed then The golf course could become a seed source for the council and other nurseries.

The long-term and successful relationship between RPGC and the City's Nursery could be very important to the club and the successful vegetation management of the course, associated public parklands and green spaces such as Melville Parade land. There are also benefits of this relationship to the local community as RPGC collected seed could also use for propagating plants which are used in local community projects and gardens.

This relationship and source of plants could allow the club to supplement vegetation areas with plants that are grown from local seed that is mostly collected from the course This means the seed is of local provenance and the plants the club can procure are true to species and the local gene pool.

The development of knowledge, new techniques and skills by the nursery industry means many species that were once highly difficult to propagate (e.g., Wedding Bush) are now more easily grown. This means that the club can replant such species on the course and restore healthy populations of plant species which might have otherwise been in population decline.

35



# **Contents**

1. Introduction

1	.1 Purpose of the Vegetation Management Plan
1	.2 Location and Description of the VMP Area
1	.3 Aims
1	1.4 Management Period
1	1.5 Relevant Strategies
2. N	lethods
7	2.1 Literature Review
2	2.2 Tree Surveys
2	2.3 Significant Trees
3. E	xisting Biodiversity Values
3	3.1 Results
3	3.2 Flora Species
3	3.3 Fauna
	agetation Management Zones
4. V	egetation Management Zones
	1.1 Zone 1 - Ecological Lanscaping
4	4.2 Zone 2 - Tree Plantings over Turf & within Ecological Lanscaping
4	4.3 Zone 3 - Retained Trees within Golf Course
5. T	ree Clearing
5	5.1 Need for Tree Removals
	5.2 Clearing Hygiene Protocols
	5.3 Environmental Inductions
	5.4 Protection of Vegetation during Construction Phase
	5.5 Pre-clearning Surveys
	5.6 Clearing Supervision
ţ	5.7 Weed Management During Clearing
	5.8 Nest Box Installation
	Royal Perth Golf Club

6.	Weed	Management
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- 6.1 Objectives
- 6.2 Relevant Legislation
- 6.3 Priority Weeds identified within the VMP Area
- 6.4 Best Management Practice
- 6.5 Weed Control Methods

### 7. Revegetation Plan

- 7.1 Introduction
- 7.2 Replacement Trees (of tree plantings over turf & within ecological landscaping areas)
- 7.3 Revegetation Preparation (Ecological
- 7.4 Maintenance
- 7.5 Succession Planning

### 8. Retention of Existing Trees and Canopy Cover

- 8.1 Tree Protection Measures for Retained Trees
- 8.2 Maintenance of Existing Canopy Cover

### 9. Monitoring and Reporting

- 9.1 Adaptive Management
- 9.2 Responsibilities
- 9.3 Monitoring
- 9.4 Review of this VMP

#### 10. References

### 11. Appendices

Appendix A

Appendix B

Appendix C



37

# Introduction

## Purpose of the VMP

### The purpose of the VMP is to guide:

- the replanting of areas around the course with endemic
- flora species.
- the stewardship including improving health of retained mature trees.
- · replacement plantings of new trees.

#### This VMP includes measures for:

- Protection of the existing biodiversity values of the VMP area
- Weed management to enhance the biodiversity values of the VMP area.
- Revegetation with native vegetation is broadly representative of original plant community structures of the golf course land and comprising appropriate strata.
- Provision for ongoing monitoring to ensure maintenance of the ecological values, a more biodiverse ecosystem, and appropriate tree canopy cover of the VMP Area.



#### **Identification of the Works Footprint**

The layout and extent of the project is shown on the Golf Course Masterplan. It comprises the area of land directly impacted by the project and predominantly the renovations of the existing 18-hole Golf Course.

#### General Description of the VMP Area

#### Historical and Present Land Use

The VMP Area is believed to have been previously comprised of natural vegetation supported by Karrakatta sands. From 1907 onwards, the subject land and VMP Area has been utilised as a golf course and was subject to vegetation clearing and subsequent planting of tree species.

Mainly exotic tree species of both Australian native trees and introduced trees have been planted over time such as exotic Pinus spp, Phoenix spp, Poplar spp and Araucaria spp. The VMP Area is currently occupied by the existing 18-hole Golf Course and planted stands of trees adjacent to managed turf areas.

#### Topography and Soils

The VMP Area sits within the Karrakatta Complex Landform unit. It is relatively flat, with elevations ranging between approximately 1.0 m and 5.0 m above the Australian Height Datum. The site rises 2-5m quickly from its lowest point that runs along the western boundary up and onto the flat sandy plain comprising most of the golf course.

The Soil Landscapes of the Perth 1:100 000 Sheet Map indicates that the VMP Area is underlain by soils derived of both old Bassendean and in part Spearwood Sands.

The geology of the site comprises the Bassendean Sands and is situated on the permeable Bassendean Dune System (Government of Western Australia 2000) The Bassendean Dune System lies in the centre of the Swan Coastal Plain and is the oldest of the Aeolian dune systems. The Bassendean Dunes consist of poor grey humic sands, are relatively flat, and generally support low shrubland with

Banksia species often dominant (Government of Western Australia 2000). The Bassendean Dune System is characterised by leached, infertile and acidic sands (Government of WA 2000).

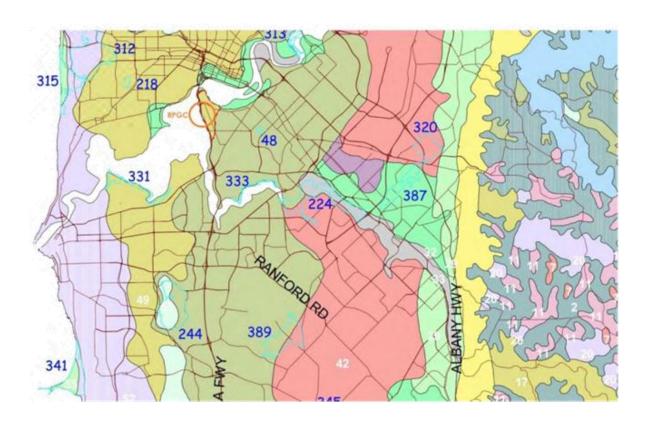
#### Hydrology

The VMP area comprises the land adjoining the Kwinana Freeway which is directly adjacent to the Swan River. Groundwater presence sees the base of the aquifer estimated to occur between -20 and -25 mAHD (Government of WA and Department of Water and Environmental Regulation [DWER] 2017). The Perth Groundwater Atlas indicates that regional ground water flows in a west north westerly direction towards the Swan River.

#### **Bioregion**

Map below showing the location of RPGC on the Karrakatta complex.

Perth Region Plant Biodiversity Project Vegetation Complexes South - Karrakatta Region occupied by RPGC.



#### **Vegetation**

Prior to European colonisation, the VMP Area is likely to have been comprised by the Banksia Woodlands ecological vegetation community of the Swan Coastal Plain. It remains a threatened Ecological Community listed as Endangered under the Environment Protection and Biodiversity Conservation Act 1999. Banksia Woodlands of the Swan Coastal Plain: a nationally protected ecological community (Department of the Environment and Energy, 2016) In effect under the EPBC Act from 23-Dec-2016.

Over the time of occupying the site many local species of the original ecological vegetation community have disappeared. The original clearing of the land and converting it to mown turf was the first stage of species loss. Perhaps an unfavourable view of the dry sandy ground with the local native flora saw a preference toward the use of introduced exotic tree species. Including exotic tree species from Eastern states and species exotic to Australia to create a course of a treed parkland nature. Often perceived as a more sophisticated and prestigious landscape type than the local flora.

RPGC established a range of readily available native and exotic trees typically sourced from local forestry and other nurseries. The plantings of trees significantly modified the natural environment altering light and airflow and invasive root systems outcompeting and displacing the local flora. One key introduced species with a highly invasive habit was the introduction of Allocasuarina cunninghamia originally from the east coast of Australia.

Adding to the loss of the original site flora was the introduction of highly invasive Kikuyu Grass (*Cenchrus clandestinus*) as a drought tolerant turfgrass for use on tees and fairway areas of the golf course. Adding to the promotion and unchecked colonization of much of the site by Kikuyu was the introduction of an automated irrigation system for the course which was non precise in its areas of water application. The additional water favored the kikuyu and a change in the soil moisture regime along with the kikuyu also contributed to the demise of local grass species and other ground flora. The course was effectively transformed into a Parkland Course of managed mown turf and trees.

Further plantings of exotic trees have taken place over the years and as recently as 2020. The use of trees seen as Agonis flexuosa (WA Peppermint) and Corymbia maculata (Spotted Gum) for improving the golf course and for creating a screen and physical barrier effect along boundaries to reduce the loss of errant golf balls leaving the subject land.

Subsequently, the dominant tree plantings within the subject land and VMP Area consist of several monospecific stands of Agonis flexuosa (WA Peppermint) Pinus pinea, Pinus Pinaster, Araucaria, and Allocasuarina cunninghamia interspersed with mixed exotic and native trees.

These plantings have not been classified as a "reconstructed" vegetation type within the City of South Perth Biodiversity Conservation Strategy (City of South Perth Municipal Council 2015).

As a consequence of an overly high volume of tree plantings, much understorey flora and ground flora of local species was impacted. There was little understanding of the importance and

management of these flora types. With its decline much ground flora had been removed by the 1970s and early 1980s. This completed the transformation of the course to a Parkland Course of mown turf and trees.

In its current state, the VMP Area still resembles a golf course with "parkland" character where mown turf comprised of Kikuyu Grass transitions directly to treed areas with limited structural vegetation diversity. There is no native understorey or ground cover vegetation present.

The VMP Area also contains areas of other native and exotic landscape plantings dominated by a combination of endemic and non-endemic species.



Banksia Woodlands (R. Davis)



Royal Perth Golf Club

Page 179 of 296

#### 12 Aim

The aim of this VMP is to manage both retained treed vegetation and establish and manage replanted vegetation areas of a facsimile of the original vegetation communities that occurred within the VMP Area. This will be achieved through active management in accordance with the measures outlined in this VMP, including detailed monitoring and reporting requirements.

### 13 Management Period

This VMP is to remain in place for the life of the lease and operation of the RPGC within the VMP Area. The VMP is to be reviewed and updated every five years.

## 14 Relevant Strategies

Legislation and Strategies relevant to this VMP includes the RPGC aligning its vegetation management with the City of South Perth's key strategies as outlined in this table below.

City of South Perth's environmental strategies and how RPGC could align.



One key aspect of the COSP Green Plan is the recommendation of conversion of grassed areas to native vegetation areas within the City. This is also a key principle and alignment of the VMP regarding at least 29,000m2 of RPGC course land.

The following quote from the City of South Perth Green Plan:

"The Green Plan recommends that where possible, native gardens be planted below existing park trees and that non-essential grassed areas be converted to native garden. This will enhance native flora distribution and diversity while achieving reduced water usage.

Note City of South Perth maps of open spaces typically include the 33ha of Royal Perth GC.

There are also Western Australian and Commonwealth Acts that may apply to the protection and management of the site including but not limited to:

- The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBCA Ac)
- Bio Security and Agriculture Management Act 2007(BAM) as directed by DPIRD (WA)

42

# **Methods**

### 2.1 Literature Review

Reviews have been made of several references and database sources of soil and plant information relevant to the site area. These are listed in Section: **References**.

### 22 Vegetation

Surveys Tree

### Mapping

Vegetation surveys have been undertaken across the VMP Area including Tree Surveys and mapping of Significant Trees.

ArborCarbon has surveyed all existing trees as part of a regular tree monitoring program (see Arbor Carbon 2022 report) and for Tree Canopy data information.

City of South Perth conducted a tree mapping survey which was completed in 2022. This exercise recorded tree species as part of determining Significant Trees. This data, including GPS location of each significant tree was compiled by Arbor Carbon on behalf of the City of South Perth and is accessed via COSP website.

In their 2022 Survey Arbor Carbon identified 91 different tree species that make up the total of 1493 no. surveyed trees on the VMP land (See Appendix.). Of these tree species only Five endemic tree species remain.

Of the Banksia Woodland community that once existed on site there are only 2x examples of the local Banksia species (Banksia menziesii) existing on the course today.

The total tree number in 2024 is lower than the 2022 survey as there have been recent tree failures via storm damage, senescence, and extreme heat & dry conditions of the 2023-24 summer and no recent new tree plantings.

Over the history of tree planting on the course it would seem the horticultural curiosities remained a driving factor with tree selections of tree species exotic to WA and Australia. The use of Pines (Pinus spp.) which would survive the dry local conditions was done to achieve a Mediterranean /European feel to the golf landscape. Many courses in the decades leading up to the late 1960s saw the creation of a European parkland/ almost Arboretum to be a superior landscape to the local vegetation.

Banksia menziesii



Tree plantings originally concentrated on boundaries of the course and then the concept of separating holes with trees. Subsequent years of tree planting for plugging gaps and creating lineal plantings between holes saw the prolific use of common East Coast species along with some trees originating from various parts of WA.

The tree choices would have a lot to do with the tree species the plant nurseries were growing at the time. When the club decided to plant more trees, they simply bought off the shelf reasonably priced and available trees at the time. This is how an eclectic mix of exotic natives was procured and planted, and how there is a huge tree species number now exists on site.

Most recent plantings of the past 20 years this has seen the major use of Spotted Gums NSW and River Oaks NSW which would have been readily availed and fast growing.

The idea of propagating and using local endemic species was not popular until the nurseries industry started doing so in early 2000s. The realization of a huge loss of local endemic flora now sees a need to replenish areas with local species and this is driving more propagation and use of endemic flora species.

### **Dominant Tree Populations**

The most dominant tree species on the VMP land by far is Agonis flexuosa (WA Peppermint) with 419 trees on site. comprising 28.1% of the tree count. Agonis flexuosa is not endemic to site, as it belongs more to coastal dune country, but it was a popular park and street tree choice in Perth and in the City of South Perth. No doubt it was chosen over many other trees due to its ease of availability, attractive form, and its performance in Perth conditions. However even this species is no longer grown by the City of South Peth nursery with the preference for endemic tree species.

The remaining high number populations of tree species are:

### 1) Exotic native species from the east coast of Australia

- a. The River She-Oak at no 121 is a dominant and spreading species on site. To the point that tit is problematic for any future turf growth or revegetation works in proximity.
- b. The smoothed barked and fast-growing Spotted Gums\* 117no and Lemon Scented Gums\* 68 no both from NSW /VIC comprise 12.3% of the tree populations. Most of these planted in the past 40 years.

c. River Red Gums are from the East Coast.

### 2.) Exotic tree species from outside Australia.

d. the Maritime and Stone Pine species with 81no on site.

### **Endemic Trees**

Of the 1493 trees on site only one endemic species is present in any number – Allocasuarina fraseriana x110 no. trees or 7.4% of the tree population.

Unfortunately, with a preference for exotic species the endemic tree species haven't fared well at RPGC. Only 156no. or 10.5% of tree numbers on site are endemic species. The local Sheoak (Allocasuarina fraseriana) making up most of the number with 110 trees on site. Marri, Jarrah, Swamp Paperbark have less than 20no. of each on site, and only 2no. Firewood Banksia (Banksia menziesii) exists. This is a poor representation of local flora and succession planning needs to see a move to replacing exotic tree species with the endemic tree species.



River Red Gum (Eucalyptus camaldulensis)

Vegetation Management Plan Report

1	Agonis flexuosa	WA Peppermint	WA Coastal Dunes	419	28.1%
2	Allocasuarina fraseriana	Sheoak	Endemic	110	7.4%
3	Casuarina cunninghamia.	River She Oak	NSW, QLD riverside	121	8.1%
4*	Corymbia citriodora	Lemon Scented Gum	QLD ,NSW,WA weed	68	4.696
5*	Corymbia maculata	Spotted Gum	NSW,VIC, WA weed	117	7.9%
6	Eucalyptus camaldulensis	River Red Gum	QLD,NSW,VIC,	93	6.29
7	Pinus pinaster	Maritime Pine	Mediterranean	38	2.69
8	Pinus pinea	Stone Pine	Mediterranean	43	2.99

Table showing the species with largest populations on site \*It is noted these 2 species are considered invasive in WA.

Percentage of Endemic Trees

1	Allocasuarina fraseriana	Sheoak	Endemic	110	7.4%
2	Banksia menziesii	Firewood Banksia	Endemic	2	0.1%
3	Corymbia calophylla	Marri	Endemic	18	1.2%
4	Eucalyptus marginata	Jarrah	WA	15	1.0%
5	Melaleuca rhaphiophylla	Swamp Paperbark	SW WA	11	0.7%
					10.5%

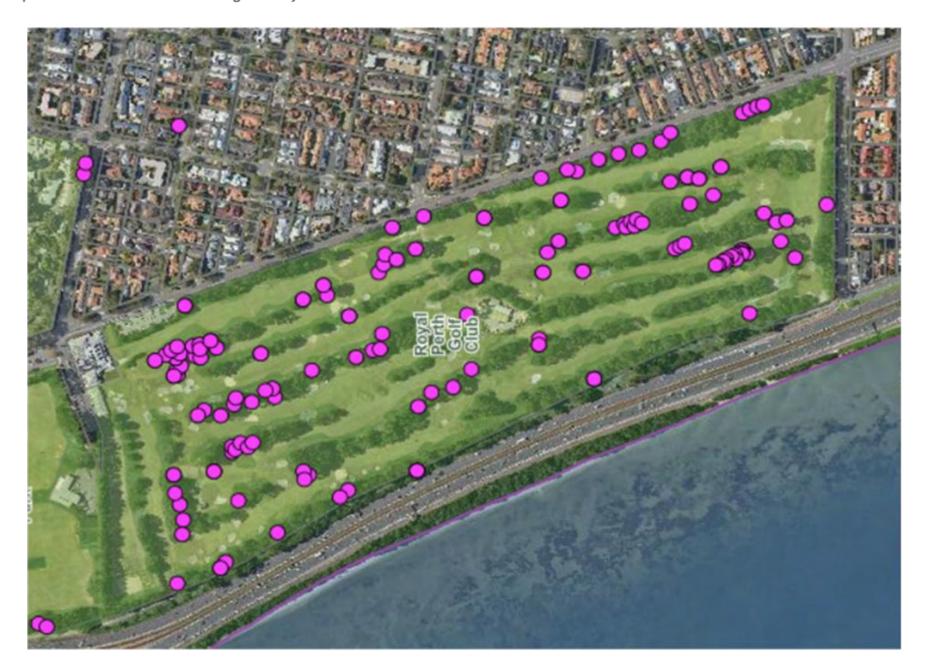
Table showing Populations of endemic Tree Species on Sit

S. Spanish and S. Spa

\*considered invasive species

### Significant Trees

The City of South Perth conducted its own survey and assessment of trees on site in 2022 to determine identity. trees on the VMP land to go on the COSP Register of Significant Trees See Appendix C. Arbor Carbon took the tree data. as recorded by COSP and incorporated this into their data management system.



City of South Perth - Significant Tree Register Map (source City of South Perth IntraMaps April 2025)

### **Significant Trees**

Based on COSP assessment and Arborcarbon data there are 109no.

Significant Trees on site made up of 9 different tree species.

The significant trees are typically determined by being the most mature and tallest trees on site.

Interestingly, the significant trees, only 8 no. of *Eucalyptus marginata* (Jarrah) are endemic to the site.

82 no. or 75% are exotic Pine species from outside mainland Australia.

The 6no of the significant trees are from Eastern Victoria& SE NSW\*

The remaining 12 significant trees are from WA.

14x no Araucaria heterophylla Norfolk Island Pine

24x no. *Pinus pinaster* Maritime Pine 44x no *Pinus radiata* Monterey Pine

2x no. Corymbia maculata Spotted Gum

2x no. Corymbia citriodora Lemon Scented Gum

6x no. Eucalyptus gomphocephala Tuart

6x no. Eucalyptus rudis Flooded Gum, Blue Gum

8x no. Eucalyptus marginata Jarrah

2x no. Eucalyptus botryoides Southern Mahogany \*

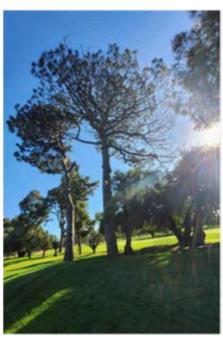
Author notes there is a discrepancy between the Arbor Carbon Tree Survey and the COSP Significant Tree register data in relation to Pines on site.

Abor Carbon Tree Survey confirms 7 Pinus radiata and 43 Pinus pinea on site.

The Significant Tree register records 44 Pinus radiata on site.



Corymbia maculata



Pinus Pinaster



Corymbia citriodora

<sup>\*</sup>Southern Mahogany, Lemon Scented Gum and Spotted Gums are all alien to WA where they have escaped cultivation and naturalised in areas.

# **Existing Biodiversity Values**

### 1.1 Results

### **Vegetation Communities**

The VMP Area is situated on land that has seen the life cycle of maturity, decline and eventual loss of original flora species over the decades of the golf course's existence. As a result, the vegetation present within the VMP Area today is almost entirely of planted origin of many species which are exotic to the site and WA.

The groves of trees and shrubs planted across the VMP Area currently occupy approximately 7.

-8 ha or ~ 25% of the subject land. Other vegetation within the VMP Area comprises cultivated turf The VMP Area also contains cleared land that includes access paths, bunkers, buildings.

The biodiversity of the site in terms of flora and fauna values would be considered as moderate to low with opportunity for much improvement.

### Casuarina Dominated Plantings

The VMP Area contains some areas of Australian native tree plantings dominated by Casuarina cunninghamiana (River Oak NSW). Particularly in boundary areas and some relatively unmanaged groupings within the course

The understorey of these plantings is largely absent, replaced with thick layers of needle mulch. The root system of these Casuarinas is highly invasive, and the plant colonizes areas by suckering. This species threatens the restoration of ecological plantings, and it is recommended that this species be controlled with the intent to remove from the VMP area over the next 10 years and replace with suitable local species.

Photograph 1 and 2 Casuarina Dominated Planting within the VMP Area



Casuarina Dominated Planting





### **Exotic Plantings**

The treed areas of the VMP Area contains mainly exotic plantings, comprising planted exotic tree species, planted non-WA Australian Native vegetation mainly from eastern states of NSW, VIC and QLD, and also W.A. tree species which are non-endemic to the VMP area. Tree species within the exotic plantings include species:

Allocasuarina cunninghamiana Swamp She-Oak (QLD, NSW)

Araucaria heterophylla Norfolk Island Pine (Norfolk Island)

Corymbia citriodora Lemon-scented Gum (NSW, VIC)

Corymbia maculata Spotted Gum (NSW, VIC)

Erythrina spp Coral Tree (Asia)\*

 Harpephyllum caffrum
 Kaffir Plum (South Africa)

 Melaleuca armillaris
 Bracelet Honey Myrtle (VIC)

 Phoenix canariensis
 Canary Island Date Palm (Canary Islands)

 Pinus pinaster
 Maritime Pine (Western Mediterranean)

Stone Pine

Schinus terebinthifolia Brazilian Pepper Tree (South America)\*

Pinus pinea



Photograph: An example of Exotic Plantings within the VMP area are these Stone Pines near the 9th tees.



Pinus pinea



Casuarina cunninghamiana

<sup>\*</sup>recognised as environmental weed species

### **Turf Areas**

Areas of turf within the VMP Area and subject land are comprised of irrigated highly manicured grasslands turf areas largely comprising Kikuyu, Couch Grass, Bentgrass and Poa Annua, with very occasional scattered occurrences of groundcover weed species. Other areas comprise non irrigated turf typically around or under trees. Managed turf areas both irrigated and no- irrigated (roughs) within the subject land occupy some 16 hectares of the site.



### **Threatened Ecological Communities**

No original TECs occur on the golf course. However, the original sandy landscapes of the site may have contained Banksia Woodland Community which is now described as a critically endangered TEC community.

Future golf course plantings will continue to use species of Banksia Woodland and other vegetation communities of the local area. Such plantings will be similar to but will not become a form of the TEC community.

### 12 Flora Species

### **General Flora**

A full list of flora species recorded within the VMP Area are provided within Appendix A.

A list of exotic weed species recorded within the VMP Area along with weed control methods is provided in **Section 6.0**Weed Management Plan

### **Threatened Flora Species**

Flora surveys found no threatened plants listed under the BC Act and/or EPBC Act

### 13 Fauna

### **Habitat Values**

Habitat features recorded within the subject land and the VMP Area include:

- · Leaf litter and habitat logs
- · Flowering trees
- · Tree hollows
- Retained deceased trees as habitat trees.



### **Threatened Fauna**

At this stage a Fauna survey has not been undertaken. Carnaby Cockatoos have been sited on rare occasions foraging on trees. Measures are being undertaken to introduce more of the local *Banksia* and local *Casuarina* plants to provide more food sources for these threatened birds.

### Further Reference:

www.dbca.wa.gov.au/management/threatened-speciesand- communities/resources/threatened-and-priorityfauna-resources.

# Vegetation Management Zones

### 3 management zones have been identified for the VMP Area comprising the following:

- · Zone 1 Future Understorey and Ground Flora Landscaping
- Zone 2 Future Tree Plantings
- Zone 3 Retained Trees within Golf Course

The management objectives of each management zone are summarised below.

### 41 Zone 1: Ecological Landscaping

This area comprises areas of the VMP Area which are to be landscaped, re-vegetated and replanted according to typologies of the native vegetation communities, which are likely to have historically occurred in the VMP Area and the broader area surrounding it.

The area of this work will initially comprise >29,000m2 (2.9ha) on VMP land. From which turf types such as Kikuyu and Couch grasses have been removed or eradicated. These areas will be initially seeded and planted with native grass species (e.g. Wallaby Grass) for achieving native grasslands and stabilisation means. An estimated number of 18,982 plants on the RPGC species list will be planted.

- a. as the course renovations are undertaken and areas are created and become available
   and
- b. over 3 years following the works.

Noting that some species may be difficult to procure in the numbers required due to challenges of seed collection and propagation of some less often grown endemic species.

If the 12,000m2 of the Melville Parade Road reserve is included in an integrated management scope then the total area becomes even more significant at 41,000m2 and the possibility to plant another 8000plants.

The objectives for Zone 1 include:

- · Re-establishment of native trees, shrub, and ground layers (particularly native grasses)
- · Utilising locally indigenous native species of local provenance for plantings.
- · Protection from golf traffic via implementation tree guards, roping off areas and signage.

 Enhance habitat for fauna species. (Including the installation of nesting boxes and

The typologies proposed to be replanted are described under the following headings.



50

### Typology 1: Naturalised Rough

A Naturalised Rough will be predominantly the non-irrigated native grass areas occasionally sandy in parts transitioning from the irrigated mown fairways into shrub dominated heath areas. These areas will be dominated by native grass types. Lower height grasses forming the base cover with highlights of the taller and more showy grasses.

Some of the smaller herbaceous and shrub species will also be found in these areas but at a low percentage to minimise ball loss and slow play.

Parts of the grassland areas will have low seeding or planting rates to deliberately keep densities low and open with some sandy ground expected.

Species to be utilised in Typology 1 are the grasses on the RPGC plant list.



Page 189 of 296

Proposed Naturalised Rough Areas



### Typology 2: Open Heathland

Open Heathland will be treeless areas of pure sandy heath type species. The use of low-profile Banksia Woodland species will be planted at densities facilitating the practical use of the VMP Area as a golf course.

The RPGC heath planting list comprises 54x shrub species, 9x grass and monocot species, Species selections and mix for a given area will respond to site conditions of microclimate and soils.

Species to be utilised in Typology 2 are all the use of the non-tree species detailed on the plant list in Appendix C



Example of low-profile heathland areas on Metropolitan Golf Course. RPGC can convert turf areas to this typology with endemic flora.

### Typology 3: Open Banksia Woodland

Areas of open woodland where tree density and canopy are open and allow considerable light to penetrate the ground vegetation layer. In these areas it is proposed all new tree plantings will have a heathland understorey, rather than occurring over turf.

This heathland type will comprise species depending on localised site conditions. Plant selections will be made based on the localised environment of full sun or partial shade, dry or damp soils.

Species to be utilised in Typology 3 are detailed on the plant list in Appendix C.



Open Banksia Woodland

### Typology 4: Closed Woodland with Understorey

Areas of existing closed woodland where a high density of tree canopy will provide more shading of the ground. These areas due to the shade will support shade tolerant understorey species not found in sunny, open areas.

Species to be utilised in Typology 4 are detailed on the plant list in Appendix C.

### 42 Zone 2: Tree Plantings over Turf and within Ecological Landscaping

Zone 2 will consist of replanting of native trees in order to replace trees to be removed elsewhere during the proposed renovation of the golf course. The areas selected for replacement trees will be existing open areas of non-managed turf where there is capacity to locate more trees and for the trees to properly establish, develop and provide new canopy.

There is some overlap between Zone 1 and Zone 2 as tree plantings for the revegetation areas for typologies with trees have been scheduled individually in the tree planting plan (Appendix D), as well as for areas outside of Management Zone 1.

### 43 Zone 3: Retained Trees within Golf Course

Zone 3 comprises all areas of the golf course outside of Management Zone 1 and Management Zone 2. The objectives for this management zone are:

- · Maintain existing canopy cover by replacement plantings for any tree dieback.
- · Monitor canopy cover.

Note: Arbor Carbon has the ability through satellite and drone survey monitor tree canopy



## Tree Removal

This section provides protocols for proposed Tree Removal and other site works associated with the proposed course renovation within the VMP Area, to avoid and minimise impacts to retained vegetation in the VMP Area.

### **Need for Tree Removals**

### **Golf Course Improvements**

At only 33 ha in size RPGC golf course is extremely tight in dimension by modern golf course standards. A new 18-hole course typically occupies 75 – 85 Ha of land. With tight dimensions comes both a) Internal Safety issues (errant balls going into another hole) and b) Boundary Safety issues (errant balls going out of the property) Improving safety to reduce the chances of serious personal injury or property damage is at the forefront of the proposed golf course realignments. The intent is to ensure the rebuilding of costly items of greens and tees are located in the best places possible for improved safety.

The golf course masterplan aims to reduce the risk of safety by moving some green and tee locations and thereby increase safety dimensions or the ability to adjust the alignment of holes.

For example. In the case of increasing safety dimensions, the removal of current hole 12 is advised. This allows the 18th tees to be adjusted westwards and thereby allow for increased safety dimension between a) Hole 18 and Hole 9 and b) hole 9 and hole 2. The loss of hole 12 is made up by making the existing hole 15 into 2 holes.

A necessary realignment of a hole example is hole 6 which is proposed to be moved so it plays away from the course boundary and with the tees moved achieve a safer situation between hole 6 and hole 7 and also the 6th tees and 16th tees.

In order for new safety dimensions to be achieved and some alignment adjustments some tree removals are required.

In 2024, zero trees were removed as part of Stage 1, 13 trees were approved by the City of South Perth as part of Stage 2 in 2025 and in 2026, the largest stage of the project with the most considerable realignment to achieve the Club's safety objectives, the Club will seek to remove 76 trees (as shown in the table on the right of the page).

Replenishing the site over 2025 - 2027 is very important to the Club, where the commitment is to replace these removals with 242 new trees as outlined in the plant schedule on page 17 of this Vegetation Masterplan (see plant schedule).

In addition to this, the Club has identified the road reserve of Melville Parade as an enormous opportunity to be improved and restored with local flora species. Based on the planting of current non-vegetated areas, some 8000 plants could be established. This could provide significant fauna habitat.

Proposed Tree Removals 2026

Common Name	Botanical Name	QTY	Location
Peppermint	Agonis flexuosa	3	at 3rd tees on boundary for maintenance road
Flame Bottle Tree	Brachychiton acerifolius	1	forward 3rd tees on right side for maintenance road
Black Poplar	Populus spp	6	betweeen hole 17 and new 11th hole
Ash	Fraxinus spp	3	betweeen hole 17 and new 11th hole
River Red Gum	Eucalyptus camaldulensis	1	between hole 17 and 16 at left bunker
QLD Brush Box	Lophostemon confertus	1	between hole 17 and 16 at left bunker
Swamp Mahogany	Eucalyptus robuster	1	between hole 17 and 16 at left bunker
Tasmanian Blue Gum (dead)	Eucalyptus globulous	1	Rear of proposed new 10th green
Jacaranda	Jacaranda mimosifolia	1	Rear of proposed new 10th green
Peppermint	Agonis flexuosa	1	between hole 3 and new 10
Wattle	Acacia spp	1	between hole 3 and new 10
River Red Gum	Euc camaldulensis	1	between hole 3 and new 10
Lemon Scented Gum	Corymbia citriodora	1	between new hole 10 and 11
QLD Brush Box	Lophostemon confertus	1	rhs new hole 10 near bore
Spotted Gum	Eucalyptus maculata	1	rhs new hole 10 near bore
Peppermint	Agonis flexuosa	5	left of proposed 11th tees. Trees in decline
Spotted Gum	Corymbia maculata	2	right of proposed new hole 14
River Red Gum	Eucalyptus camaldulensis	1	right of proposed new hole 14
Bottle Bursh	Callistemon	1	right of proposed new hole 14
Pincusion Hakea	Hakea laurina	2	Hole 6 Green Area
Peppermint	Agonis flexuosa	3	Hole 6 Green Area
Spotted Gum	Corymbia maculata	4	Hole 6 Green Area
Bottle Brush	Callistemon spp	1	Hole 6 Green Area
Broad Leaved Papaerbark	Melaleuca quinqinervia	7	Hole 6 carry
River She-oak		1	Hole 6 carry
Peppermint	Agonis flexuosa	2	Hole 15 Green
River She-oak	Casuarina cunninghamiana	1	Hole 15 Green
Coolibah	Eucalyptus coolabah	2	Hole 15 Green
Stone Pine	Pinus pinea	1	Hole 15 Green
River She Oak	Casuarina cunninghamiana	1	Hole 18 tees
Peppermint	Agonis flexuosa	5	Hole 18 tees
Red Flowering Gum	Corymbia ficifolia	1	Hole 18 tees
Yellow Box	Eucalyptus melliodora	4	Hole 18 left of fiarway at beginning
Peppermint	Agonis flexuosa	2	right of Hole 9 Green
Yellow Bloodwood	Corymbia eximia	1	right of Hole 9 Green
Lemon Scented Gum	Corymbia citriodora	5	Hole 12 beginning of faiway
Peppermint	Agonis flexuosa	3	Hole 12/17 near Maintenance Shed
	total proposed tree removals	76	

(Above) Proposed Tree Removals according to Stage 3 of the Course Masterplan contributing to improve safety dimensions of the site.





Corymbia citriodora inappropriately planted within the playing zone of hole 4 prevents the alignment of hole 4 further away from the South Terrace boundary. Its removal would allow golf shots to be played more away from the boundary, and this is important for minimising safety risks of errant balls leaving the course onto South Terrace and residential properties along the road.

Large Pinus pinea in area of future realigned 15th greensite. Arbor Carbon's review regarding the structure and health of this tree makes comment to its poor structure and die back of limbs.

### Tree Decline and Hazard & Risk

A significant tree planting period occurred in the 1940's and 1950s on the course. The course now contains overmature trees and trees beginning senescence. The increased frequency of tree failures and signs of poor health are also posing increased hazard and risk to golfers and maintenance staff. These reasons all lead to the need for a well-planned and implemented tree management program that replenishes the golf course with new trees as poor health, or senescent trees are removed.

### **Arborist Monitoring and Review**

With a large number of overmature trees and trees showing decline and the issues of managing hazard and risk for staff, members and guests it is recombined that the club have trees reviewed on an annual basis by a suitably experienced Consulting Arborist .so that hazardous trees can be identified, the risk assessed, and the risk managed.







Royal Perth 1957 showing the extent of tree plantings of which many now are 80 plus years old and over mature

Tree failures amongst over mature species including significant tress such as this Pinus pinaster left of hole 4 are. increasing. This is potentially a serious risk for golfers, maintenance staff and general public. Annual monitoring of tree health and hazard & risk is to be undertaken by experienced consulting arborists and RPGC within its means is to act in a timely manner on tree management actions to minimise such risk.

56

### 5.1 Clearing Hygiene Protocols

During clearing it is important to avoid the spread of soil borne pathogens with the use of appropriate hygiene procedures and guidelines.

This will involve all machinery, clothing (such as boots and gloves), and tools, which will have contact with soil to be disinfected with a spray prior to entering and leaving the VMP Area.

### Recommended disinfectant products include:

- Non-corrosive disinfectants including Coolacide®, Phytoclean®, or Biogram® which can be for cleaning footwear, tools, tires, machinery and other items in contact with soil.
- 70% Methylated spirits solution in a spray bottle which is suitable for personal use (clothing); and
- Sodium Hypochlorite 1%, which is effective, but can damage clothing and degrades rapidly in light.

### 52 Environmental Inductions

Inductions will be undertaken for all personnel who will work within the VMP Area prior to the commencement of any construction works. The induction will specify in detail which areas of vegetation are approved to be removed and the importance of not damaging retained vegetation. The induction will specify that unauthorized construction.

personnel are not permitted to enter retained vegetation areas, and no machinery or stockpiling of materials is permitted outside of designated areas.

# 5.3 Protection of Vegetation during Construction Phase

Where vegetation clearing is proposed to occur adjacent to areas of vegetation to be retained, appropriate measures are needed to protect retained vegetation. Prior to clearing being undertaken, the boundaries of clearing are to be delineated. Clearing limits must be marked with appropriate signage. To avoid unnecessary damage to retained vegetation or inadvertent habitat removal, disturbance is to be restricted to the delineated area. No stockpiling of equipment, soils, or machinery is to take place beyond delineated boundaries within areas of the VMP Area.

In addition, to ensure the retained plants are not impacted by the proposed development, these trees must be identified prior to any plant removals commencing. Appropriate fencing should be installed around these trees to ensure that they are not impacted during clearing activities. Fencing should be of a metal construction fencing that physically protects trees from inadvertent damage.

### 5.4 Pre-clearing Surveys

Prior to the commencement of any vegetation clearing a pre-clearing survey will be undertaken by a suitably qualified ecologist. During the survey fauna that have the potential to be disturbed during clearing will be identified.

Habitat features that have a high potential to support native fauna species will be identified prior to any clearing activities. These include nests, and in particular trees bearing hollows that have potential to contain species such as bats, gliders, possums, reptiles and birds. Trees containing hollows or nests that have a high potential to contain fauna will be identified (if present), recorded, flagged with fluorescent marking tape, and marked with a large (>1 m) "H" using spray paint on two sides of the tree.

The location of suitable nearby habitat for the release of fauna that may be encountered during the pre-clearing process will be identified and marked on a map prior to clearance works. Any fauna utilising the area will be recorded, and where possible, these will be encouraged to leave the area. The ground around each tree will be inspected for scats, and the trees for scratch marks.

### 5.5 Clearing Supervision

On the day of any clearing of any habitat items that may be identified in pre-clearing surveys, licensed ecologists will capture and/or remove fauna that have the potential to be disturbed because of clearing activities. These animals will be relocated by ecologists into pre-determined habitats identified for fauna release. All fauna handling will be carried out by licensed ecologist.

All people working on the vegetation clearing will be briefed about the possible fauna present at the time of construction, and what procedures should be undertaken in the event. of an animal being injured or disturbed. A qualified animal rescue person, or fauna ecologist will always be on call during clearing.

Results and outcomes of pre-clearing and clearing fauna surveys shall be documented by the ecologist and submitted to the proponent for development/RPGC for provision to the relevant consent authority. This includes:

- · Species and numbers of individuals recorded.
- Incidence of sick or injured animals and the actions taken to care for the fauna.

If a new threatened species is identified that has not previously been identified as having potential to occur, the occurrence will be surveyed and fully documented. Results will be made available to the WA Department of Planning, Industry and Environment (DPIE) and to the Commonwealth Department of the Agriculture, Water and the Environment (DAWE) (if it is a species that is a matter of national environmental significance).

### 5.6 Weed Management During Clearing

Weed species, if left uncontrolled, may threaten the objectives of each zone. In addition, disturbance during development works can create opportunities for weed invasion, and therefore appropriate weed control activities will be undertaken during clearing in order to minimise weed establishment.

Prior to clearing, all plant equipment entering the site will be inspected and recommended for wash down (in designated wash down areas) as required to ensure weed material from off-site locations do not establish or spread into retained vegetation within the VMP Area. Any weed materials will need to be carefully removed off site in a manner appropriate to the species to prevent the spread of propagules to uncleared areas of native vegetation, both on and off site.

### 5.7 Nest Box Installation

Nest boxes are to be erected within the retained native trees within the VMP Area prior to renovation works to minimise the impact on native fauna from the removal of existing trees with small hollows. Nest boxes will be installed at a 1:1 ratio for every hollow-bearing tree removed. The nest boxes are to consist of a mix of boxes suitable for bats, birds and arboreal mammals.

The nest boxes are to be constructed from hardwood or similar termite resistant materials The nest boxes are to be monitored every six months and replaced or repaired as necessary.



example of a commercially sourced nesting box prior to installation

# Weed Management Plan

### 6.1 Objective

The objectives of integrated weed management in the VMP Area are to control the existing weeds that occur to facilitate the establishment of native vegetation and to prevent the establishment of any additional weed species, through ongoing maintenance.

It is noted that some species described as weeds in this VMP area have been used in landscaping for the golf course (e.g. *Schinus terebinthifolia*, Brazilian Pepper) These species should be managed as directed by the Golf Course Superintendent, except for any species which have legislated management requirements under WA Biosecurity Acts

### **62** Relevant Legislation

Under the Biosecurity Act all weeds are required to be controlled by all persons under a "General Biosecurity Duty". The General Biosecurity Duty means that all public and private landowners or managers and all other people who deal with weed species (biosecurity matters) must use the most appropriate approach to prevent, eliminate, or minimise the negative impact (biosecurity risk) of those weeds (DPI 2017). The power for enforcement of penalties relating to compliance with the legislation is given to Local Control Authorities (i.e.Local Governments).

State-wide management of weeds under the Biosecurity Act is directed by Western Australian Department of Primary Industries and Regional Development Weed responses are assigned to four categories:

- · Prevention of new weeds establishing.
- Eradication of small and localised infestations where feasible.
- · Containment of larger infestation to stop wider spread; and
- Protection of key assets, such as threatened plants and agricultural land, to prevent their damage or degradation by weed invasion

# 6.3 Priority Weeds identified within the VMP Area

The following table sourced from the City of South Perth Green Plan (2002) identifies local priority weed species for control. RPGC will ensure these species should there be any occurrence on site will be controlled. It is noted that Schinus spp is listed as a weed and further investigation is required to see if Schinus terebinthifolius (Brazilian Peppertree) falls into this category.

	Species
Acacia podalyrifolia	Lupinus spp
Arctotheca calendula	Melia azedarach
Arundo donax	Oenothera spp
Asphodelus fistulosis	Orobanche minor
Avena spp.	Oxalis spp.
Brassica tournefortii	Paspalum spp.
Cortaderia selloana	Pelargonium capitatum
Ehrharta spp.	Pennisetum clandestinum
Emex australis	Polycarpon tetraphyllum
Erodium botrys	Raphanus raphanistrum
Euphorbia spp.	Ricinus communis
Freesia sp.	Romulea rosea
Gazania linearis	Schinus spp
Geranium molle	Stenotaphrum secundatum
Gladiolus spp.	Trachyandra divaricata
Homeria spp	Typha orientalis
Leptospermum laevigatum	Watsonia bulbillifera

Weed Species - source COSP Green Plan 2022

Additionally, both Kikuyu. Couch Grass and Winter Grass have the potential to be invasive of proposed ecological vegetation areas, and these species are to be controlled by avoiding overthrowing irrigation into ecological areas and appropriate herbicide applications.

SP = State Priority Weed, RP = Regional Priority Weed, OWRC = Other Weeds of Regional Concern, WoNS = Weed of National Significance.

### 6.4 Best Management Practice

RPGC staff undertaking weed control works will have to be mindful with regard to the following, to minimise impacts upon existing vegetation and habitats:

- Employment of minimal disturbance techniques to avoid soil and surrounding vegetation disturbance, and replacement of disturbed mulch/leaf-litter.
- Removal of fruiting/seeding parts of weeds carefully, to minimise spread of plant propagules.
- Use of chemicals and sprays only during suitable weather conditions (i.e. not during wet or windy conditions), and only during appropriate seasons.
- All equipment should be thoroughly cleaned prior to entering the site to minimise contamination.
- · Presence of native fauna or nesting/breeding sites.

### 65 Weed Control Methods

### Manual Weed Removal

Manual removal, or hand weeding, is an effective form of weed control when all viable parts of the plant are removed from the soil (roots, fruiting material and rhizomes) and site. All weeds removed by hand will be handled according to best practice bush regeneration techniques to prevent subsequent seed set from the removed weeds, and the unviable plant material will be retained on site to provide mulch and natural leaf litter to protect the soil surface.

### Woody Weed Removal

Large woody weed species removal techniques include:

- The selective spraying of woody weed regrowth, with selective and non-selective herbicides.
- Cutting/scraping and painting deep rooted woody weeds and climbers with hand tools, chainsaws and brush cutters and painting cut stumps with herbicides containing Glyphosate or Picloram; and
- Target drilling and injecting certain large tree weeds with herbicides such as Glyphosate and a Garlon/diesel mix.



### **Use of Herbicides**

All herbicides should be used according to recommendations on the herbicide label. Appropriate Personal Protective Equipment (PPE) should be worn, and consideration given to time of day, likelihood of rainfall, wind direction and likely impact on native species as per guidelines on the label. Use of glyphosate will be appropriate for most species. Glyphosate is the preferred herbicide for use in environmentally sensitive areas as it is rapidly broken down by microbes in the soil, so residue is short lived and will not affect remnant and planted native individuals in the long-term following application.

In areas near water courses, an appropriate form of herbicide should be used to minimise impact on aquatic life and amphibians. Herbicide use should be avoided prior to or directly after rain.

It is important to note that there can be legal restrictions and permit requirements for use of specific herbicides for specific plants, and chemical labels and permit requirements always need to be researched prior to herbicide application. The relevant permit numbers are PER9907 and PER11916. These permits need to be obtained from the Federal Government body, the Australian Pesticides and Veterinary Management Authority.

Manual removal will be an appropriate form of control for some species, and all chemical treatment should be carried out according to best practice guidelines. Planting should not occur within 10 days of herbicide application.

### **Ongoing Weed Maintenance**

The most cost and time effective method of controlling weed regrowth will be by spraying a non-selective Glyphosate herbicide. This is only to be used for large infestations. If targeting individual weeds, then wick wiping/direct press techniques are advisable.

It is important for ongoing weed maintenance that as many weed species as possible are controlled. This will minimise maturity and set seeds of weeds. Some weed species are prolific seeders, and many exotic plants can have seed that remains viable in the soil for extended periods of time. To effectively diminish the soil seed bank occurrences of exotic species it is important that individuals are not allowed to set seed.



60

# Revegetation Plan

### 7.1 Introduction

### Objectives

This chapter provides details for the proposed revegetation within the VMP Area.

The objectives of this revegetation plan are to provide details of the measures that will be implemented to create the revegetation areas and methods for ensuring plant survival and replacement to the extent the proposed typologies described in Chapter 4 are created and persist into the future.

### 72 Replacement Trees (Of Tree Plantings over Turf and within

### **Ecological Landscaping Areas**)

Proposed tree removals and replacements are shown on the Masterplan Drawing. The proposal is for 82 tree removals and replenish these with 242 replacement tree plantings.

The species selected for replacements are to be a mix of local endemic tree canopy species as per the Royal Perth Golf Club Plant Schedule.







### The proposed new 242 x no. replacement trees are:

### Large Trees x 60 no.

30x no. Corymbia calophylla	Marri	35 metres
30x no. Eucalyptus marginata	Jarrah	30 metres

### Medium Trees x 84 no

30x no. Allocasuarina fraseriana	Common She-oak	12 metres
54x no. Eucalyptus todtiana	Prickly Bark	10 metres

### Small Trees x 95 no.

20x no. Acacia saligna	WA Golden Wattle	6 m
20x no. Banksia attenuata	Candle Banksia	8 metres
10x no. Banksia grandis	Bull Banksia	8 metres
15x no. Banksia menziesii	Firewood Banksia	8 metres
10x no. Melaleuca preissiana	"Modong"	8 metres
10x no. Melaleuca rhaphiophylla	Swamp Paperbark	8 metres
10x no. Xylomeleum occidentale	Woody Pea	8 metres

These trees are to be specifically grown for RPGC in a range of sizes including tubestock, 200mm, 300mm container sizes. They are to be planted ideally in Autmn period with a watering basin to be created around each tree to ensure effective soaking watering of the root zone and successful tree establishment. The trees are to be watered regularly in the first 6 months of establishment to ensure healthy root system development and plant establishment. Trees are to be staked and guarded to help prevent damage from machinery or golfers.

### 7.3. Revegetation Preparation (Ecological Areas)

Areas subject to revegetation will have the top 100mm layer of turf sod, organic material, and weed seed stripped to provide a substrate for plantings of relatively clean sand, low in weed seed.

Despite this it is likely there will be some wind borne weed seed, remnant weed seed in the ground, and some remnant vegetative material which could re-sprout such as Kikuyu and Couch grass rhizomes.

Any remnant weed seed or vegetative material will be encouraged to germinate/ grow prior to revegetation works commencing, and one or two herbicide treatments (as required) will be undertaken to control newly germinated weeds in the month prior to commencing planting.

### **Planting Densities**

Differential cover of shrubs provides a greater diversity of fauna habitat, particularly for some small, woodland birds which forage in grassy areas and shelter in shrub thickets. Trees and shrubs where feasible should be planted unevenly in patches to mimic natural distribution.

Corymbia calophylla

### **Plant Procurement**

Local native plant propagules should be collected. Seeds and vegetative propagules should be of local provenance.

It is understood that some of the recommended species are rare and difficult to propagate and/or slow to establish and develop in the field.

The RPGC will engage with several suitably experienced seed collectors and plant propagators with expertise in the local flora and the more difficult to grow plant species.

It is understood that it will take several years to build populations of these more difficult to propagate species.

Most of the plants will be supplied as Forestry Tubes, Hiko Cells, 50mm grow tubes. Some native grass species are also to be direct seeded, subject to seed availability.

### 7.4 Maintenance

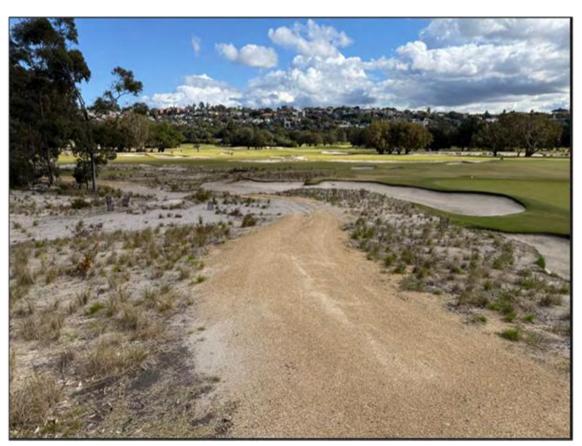
After planting works have been completed, revegetation areas should be maintained by appropriately qualified and experienced personnel, selectively spot spraying and hand weeding around native plants, watering plants and replacing dead plants as needed.

Provision should be made to irrigate areas, as required, in the first three months after installation, (on at least four to five occasions, depending on rainfall conditions, more watering if required, particularly over summer months).

Re-growing environmental weeds such as kikuyu, vines, woody trees and shrubs, broadleaf annuals and naturalised grasses should be closely monitored and controlled using ecologically sensitive bushland regeneration hand weeding and spot- spraying methods, to ensure adequate weed control and native plant establishment.

Plants that have died due to drought or pest and disease damage should be replaced as required. Plants that are observed to have died should be replaced with a planting of a species from Appendix C of the same form within one month.





62

### 7.5 Landscape Succession Planning

Adapting to Climate Change means developing strategies around Landscape Succession for a more resilient landscape that can handle more extreme weather events and extended periods of hot weather.

Landscape Succession Planning will result in a positive shift to a more diverse vegetation composition and structure in response to changes in the environment.

### 1) Actively Manage Transition

Change from the use of plant species that don't perform or will not perform in future expected weather events, periods of extreme heat and low rainfall to plant species that are more tolerant and resilient.

### 2) Establish a Mixed Age of Plants

Many of the trees at Royal Perth were planted in similar eras with stands of trees of similar ages. Such trees will enter over maturity and senescence at a similar time and so there is much benefit for establishing a golf course landscape not only of a more diverse species mix but of a more diverse age. Also using both long term and short term lived species.

This will allow the club to develop plant renewal and replenishment schedules whereby annual plantings will develop a greater diversity of plant ages across the site.

### 3) Sustainable Water Demand

The intent of the Royal Perth Plant List is to use plant species with low water

demand in establishment and ongoing development. It is intended that vegetation areas are to be non-irrigated thereby reducing and conserving water usage.

Planting will also be done in Autumn-Winter periods to reduce the amount of water required in establishment.

Successful landscape succession will seek to phase out overtime plant species with high water demands and that can have an adverse effect on the water table by transpiring substantial amounts of water (e.g. Ficus species)

### 4) Continual Assessment

Assess the performance of current species on site against the threats of changing weather patterns, disease or insect attack (e.g. Polyphagous shot hole borer) on a regular basis with input from the consulting arborist. As nonperforming species are identified.

### 5) Improved Understanding

It will be important to communicate with members, guests and the broader local community that Landscape Succession Planning will involve a shift in plant species used, the replenishment of existing species and a greater diversity of resilient species used on the golf course and that this will involve some change over time in the look and feel of the golf course.

Successful planning will also involve the club engaging and liaising with expertise including Botanic Gardens, Kings and Bold Park management, local ecologists, and arborists so as to continue to be at the forefront of successful vegetation management.

(Ref RBGC Vic website)

# Retention of Existing Trees and Canopy Cover

### 81. Tree Protection Measures for Retained Trees

Protection of existing trees and canopy cover within the VMP Area will be undertaken by utilising:

- · Tree Protection Fencing of Tree Protection Zones (TPZ)
- · Tree Protection Signage
- · Trunk and branch protection when work must occur within a TPZ.

### 82. Maintenance of Existing Canopy Cover

To maintain canopy cover of trees within the golf course in the long term any tree that dies due to senescence, or is required to be removed for any purpose, will be replaced with a planting of a tree species of a similar canopy size and spread.

The success of tree plantings and the maintenance of canopy cover can be monitored by companies such as Arbor Carbon

Noting that proposed Banksia Woodland species will achieve a denser canopy cover at a lower height (m) than the taller introduced Exotic Tree species such as the Pines.

All trees are tagged and numbered according to Arbor Carbon Tree Survey.

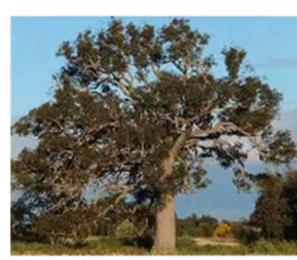
See Appendix for Arbor Carbons Tree Survey List and Numbering



Tree protection zones (RPGC 2025)



Banksia attenuata



Eucalyptus marginata

64

# Monitoring and Reporting

### 9.1 Adaptive Management

The implementation of this VMP is intended to be adaptive and will be informed by monitoring of areas.

If management measures are identified during monitoring as being ineffective and/or resulting in environmental harm, recommendations will be made after monitoring events and the VMP will be amended if required and appropriate contingency measures will be implemented.

### 92. Responsibilities

It is recommended that the Golf Course Superintendent coordinate, supervise, and manage all works and correspondence with respect to the management of the VMP Area.

### 9.3. Monitoring

### **Canopy Coverage Monitoring**

Monitoring of canopy cover to ensure the canopy is not reduced across the golf course, and is increasing yearly following revegetation, will be undertaken by comparison of high quality recent aerial photography with a baseline high quality aerial photograph following the completion of all tree removal for the project. Any substantial loss noted of canopy cover will be ground trothed to ascertain cause and documented in the annual monitoring report.

Loss of canopy cover will need to be replaced through planting additional trees.

### 9.4. Review of this VMP

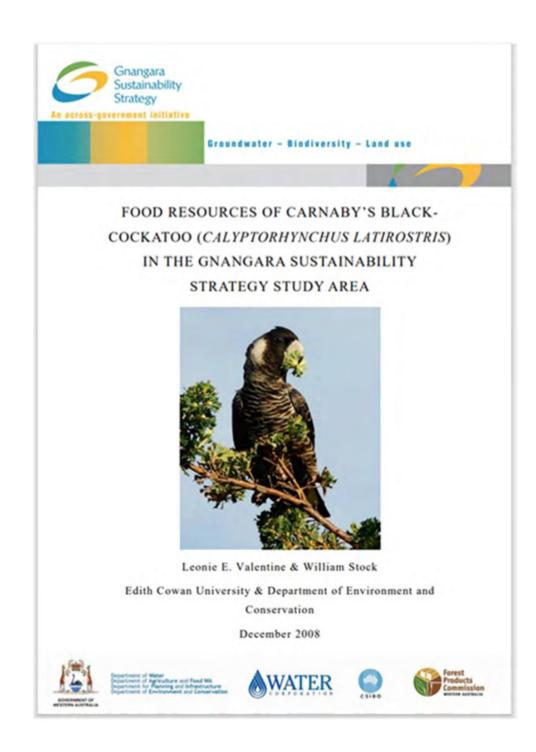
This VMP is to be reviewed every five years by an ecologist and the golf course landscape architect, including a review of the effectiveness of measures relating to protection of retained vegetation and canopy cover and the success of replanting of heath vegetation and tree plantings. The VMP will be updated following review with additional mitigation measures added as required.

Harley Kruse - Kruse Golf Pty Ltd

Royal Perth Golf Club

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# **Appendices**

### Appendix A:

### City of South Perth Significant Tree Register

### **Royal Perth Golf Club**

### Count Tree Id No. St No. adj. Park/Reserve Status Botanical Common

- 1. 37210 0/0  $\square$  Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine
- 2. 3 7199 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine
- 3. 37178 0/0 □ Royal Perth Golf Club Reserve Tree No Phoenix canariensis Canary Island Date Palm
- 4. 37177 0/0 □ Royal Perth Golf Club Reserve Tree No Phoenix canariensis Canary Island Date Palm
- 5. 37176 0/0 □ Royal Perth Golf Club Reserve Tree No Phoenix canariensis Canary Island Date Palm
- 6. 37237 0/0 □ Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 7. 37227 0/0 □ Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 8. 37211 0/0 Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine
- 9. 37233 0/0 □ Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 10. 37286 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine

- 11. 37229 0/0 Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 12. 37230 0/0 Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 13. 37232 0/0 
  Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 14. 37187 0/0 Royal Perth Golf Club Reserve Tree No Eucalyptus rudis Flooded Gum, Blue Gum
- 15. 37228 0/0 □ Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 16. 37290 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus 29. 37198 0/0 □ Royal Perth Golf Club Reserve Tree No pinaster Maritime Pine
- pinaster Maritime Pine
- 18. 37261 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus 31. 37275 0/0 □ Royal Perth Golf Club Reserve Tree No pinaster Maritime Pine
- 19. 37260 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus 32. 37279 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine
- pinaster Maritime Pine
- 21. 37284 0/0 🗆 Royal Perth Golf Club Reserve Tree No Pinus 34. 37244 0/0 🗆 Royal Perth Golf Club Reserve Tree No pinaster Maritime Pine
- 22. 37281 0/0 Royal Perth Golf Club Reserve Tree No Pinus 35. 37238 0/0 Royal Perth Golf Club Reserve Tree No pinaster Maritime Pine
- 23. 37213 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus 36. 37223 0/0 □ Royal Perth Golf Club Reserve Tree No pinaster Maritime Pine

Page 205 of 296

- 24. 37291 0/0 Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine
- 25. 37212 0/0 Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine
- 26. 37289 0/0 Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine
- 27. 37288 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine
- 28. 37287 0/0 Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine
- Eucalyptus rudis Flooded Gum, Blue Gum
- 17. 37262 0/0 🗆 Royal Perth Golf Club Reserve Tree No Pinus 30. 37259 0/0 🗆 Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine
  - Eucalyptus rudis Flooded Gum, Blue Gum
  - pinaster Maritime Pine
- 20. 37285 0/0 🗆 Royal Perth Golf Club Reserve Tree No Pinus 33. 37263 0/0 🗖 Royal Perth Golf Club Street Tree No Pinus pinaster Maritime Pine
  - Eucalyptus Tuart gomphocephala
  - Eucalyptus Tuart gomphocephala
  - Araucaria heterophylla Norfolk Island Pine

- 37. 37222 0/0 □ Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 38. 37217 0/0 Royal Perth Golf Club Reserve Tree No Eucalyptus Tuart gomphocephala
- 39. 37249 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus rudis Flooded Gum, Blue Gum
- 40.37190 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus Tuart gomphocephala
- 41. 37236 0/0 □ Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 42. 37282 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine
- 43. 37242 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus botryoides Southern Mahogany
- 44. 44 37219 0/0 □ Royal Perth Golf Club Reserve Tree No Corymbia maculata Spotted Gum
- 45. 37188 0/0 □ Royal Perth Golf Club Reserve Tree No Corymbia maculata Spotted Gum
- 46. 37218 0/0 □ Royal Perth Golf Club Reserve Tree No Corymbia citriodora Lemon Scented Gum
- 47. 37137 0/0 □ Royal Perth Golf Club Reserve Tree No Corymbia citriodora Lemon Scented Gum
- 48. 48 37206 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus Tuart gomphocephala
- 49. 37255 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus marginata Jarrah

- 50. 37189 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus marginata Jarrah
- 51. 37241 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus rudis Flooded Gum, Blue Gum
- 52. 37235 0/0 □ Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 53. 37234 0/0 □ Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 54. 37226 0/0 
  Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 55. 37283 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus marginata Jarrah
- 56. 37250 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus Tuart gomphocephala
- 57. 37256 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus marginata Jarrah
- 58. 37224 0/0 
  Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 59. 37240 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus marginata Jarrah
- 60. 37239 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus marginata Jarrah
- 61. 37209 0/0  $\square$  Royal Perth Golf Club Reserve Tree No Eucalyptus marginata Jarrah
- 62. 37248 0/0  $\square$  Royal Perth Golf Club Reserve Tree No Eucalyptus botryoides Southern Mahogany

- 63. 37225 0/0 Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine
- 64. 37258 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus rudis Flooded Gum, Blue Gum
- 65. 37257 0/0  $\square$  Royal Perth Golf Club Reserve Tree No Eucalyptus marginata Jarrah
- 66. 37197 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
- 67. 37246 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
- 68. 37247 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
- 69. 37251 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
- 70. 37252 0/0  $\square$  Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
- 71. 37204 0/0  $\square$  Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
- 72. 37205 0/0  $\square$  Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
- 73. 37207 0/0  $\square$  Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
- 74. 37208 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
- 75. 37214 0/0  $\square$  Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine

76.	37245 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	89.	37215 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	102.	37179 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
77.	37196 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	90.	37272 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine	103.	37183 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
78.	37186 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	91.	37181 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	104.	37253 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
79.	37200 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	92.	37180 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	105.	37268 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
80.	37201 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	93.	37221 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	106.	37267 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
81.	37202 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	94.	37184 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	107.	37266 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
82.	37203 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	95.	37277 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	108.	37265 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
83.	37185 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	96.	37278 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	109.	37193 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
84.	37192 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	97.	37269 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	110.	37254 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
85.	37194 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	98.	37270 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	111.	37276 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine
86.	37195 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	99.	37271 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine	112.	37274 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine.
87.	37264 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine	100.	37273 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine		
88.	37280 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine	101.	37182 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus radiata Monterey pine		

### Appendix B:

### Tree Survey 2022 - information Source ArborCarbon

.[	Acacia saligna	West Australian Golden Wa	Origin	QTY 3	0.2%
- 1	Acacla saligna Acacla sp. misc	West Australian Golden Wa	itte	8	0.5%
-1	Agonis flexuosa	WA Peppermint	WA Coastal Dunes	419	28.19
- 1	Agonis flexuosa nana	WA Peppermint	WA Coastat Dunes	1	0.1%
-1	Allocasuarina fraseriana	Sheoak	Endemic	110	7.4%
- 1				STATE OF THE PERSONS	A CONTRACTOR OF THE PARTY OF TH
	Allocasuarina fraseriana & C. cunningha		Hybrid	1	0.1%
	Araucaria heterophylla	Norfolk Island Pine	Norfolk Island	21	1.4%
-1	Arbutus unedo	Strawberry Tree	Mediterranean	4	0.3%
	Banksia marginata	Silver Banksia	SA, VIC, NSW	3	0.2%
٦,	Banksia menziesii	Firewood Banksia	Endemic	2	0.1%
	Brachychiton acerifolius	Flame Tree	NSW ,QLD rainforest	3	0.2%
	Brachychiton populneus	Kurrajong	VIC,NSW,QLD	1	0.1%
	Callistemon sp.	Bottlebrush		1	0.1%
	Castanospermum australe			1	0.1%
5	Casuarina cunninghamia.	River She Oak	NSW, QLD riverside	121	8.1%
8	Casuarina equisetifolia	Coastal Sheoak	NT, QLD, WA, Asia	5	0.3%
7	Casuarina sp.	Sheoak	?	1	0.1%
	Citharexylum spinosum	Florida Fiddlewood	South Florida	4	0.3%
9	Corymbia calophylla	Marri	Endemic	18	1.2%
0	Corymbia citriodora	Lemon Scented Gum	QLD ,NSW,WA weed	68	4.6%
ı	Corymbia eximia	Yellow Bloodwood	NSW	2	0.1%
2	Corymbia ficifolia	WA Flowering Gum	WA	9	0.6%
3	Corymbia maculata	Spotted Gum	NSW,VIC, WA weed	117	7.9%
4	Cupressus sempervirens	Mediterranean Cypress	Eastern Mediterranean	3	0.2%
5	Cupressus sp.	Cypress	??	5	0.3%
- 1	Duranta erecta	Skyflower	South America	2	0.1%
7	Erythrina indica	Indian Coral Tree	India	3	0.2%
- 1	Eucalyptus botryoides	Woollybutt	NSW, VIC ,WA Alien	12	0.8%
1	Eucalyptus camaldulensis	River Red Gum	QLD,NSW,VIC,	93	6.2%
- 1	Eucalyptus camaldulensis x rudis			1	0.1%
	Eucalyptus cladocalyx	Sugar Gum	SA	6	0.4%
- 1	Eucalyptus conferruminata	Bushy Yate	WA South Coast	7	0.5%
-	Eucalyptus erythrocorys	Red Capped Gum	Dongara, Kalbarri	1	0.1%
	Eucalyptus globulus	Tasmanian Blue Gum	TAS	7	0.5%
	Eucalyptus globulus subsp. bicostata			1	0.1%
	Eucalyptus gomphocephala	Tuart	WA	18	1.2%
	Eucalyptus grandis	Flooded Gum	NSW.OLD	2	0.1%
- 1	Eucalyptus lehmannii	Bushy Yate	WA	1	0.1%
	Eucalyptus leucoxylon	Yellow Gum	SA, VIC	9	0.6%
	Eucalyptus macrandra	River Yate	SW WA	10	0.7%
	Eucalyptus marginata	Jarrah	WA	15	1.0%
	Eucalyptus melliodora	Yellow Box	NSW,QLD,VIC	11	0.7%
	Eucalyptus microtheca	Coolabah	Kimberley , N QLD	3	0.2%

Botanical Name	Common Name	Origin	QTY	96
4 Eucalyptus nicholii	Willow Peppermint	N NSW	3	0.2%
5 Eucalyptus platypus	Moort	Albany	1	0.1%
6 Eucalyptus robusta	Swamp mahogany	NSW,QLD	7	0.5%
7 Eucalyptus rudis	Flooded Gum	WA waterways	11	0.7%
8 Eucalyptus rudis x gomphocephala	Flooded Gum x Tuart	WA	1	0.1%
9 Eucalyptus sideroxylon	Mugga Ironbark	QLD,NSW	11	0.79
0 Eucalyptus sp.	misc	none	6	0.49
1 Eucalyptus torquata	Coral Gum	Kalgoorlie	2	0.19
2 Eucalyptus utilis	Coastal Moort	Coastal WA	1	0.1%
3 Eucalyptus wandoo	Wandoo	WA	1	0.19
4 Ficus elastica	Rubber Plant	Asia	1	0.19
5 Ficus macrophylla	Moreton Bay Fig	QLD, NSW	1	0.1%
6 Ficus microcarpa	Banyan	Tropical Asia, N Aus	5	0.39
7 Fraxinus excelsior	European Ash	Europe	3	0.2%
8 Fraxinus sp.	Ash	Europe	4	0.39
9 Hakea laurina	Pincushion Hakea	South Coast WA	10	0.7%
0 Harpephyllum caffrum	African Plum	South Africa	7	0.5%
1 Hibiscus sp.	Hibiscus		1	0.19
2 Hibiscus tiliaceus	Hibiscus	Asia, N QLD	1	0.19
3 Jacaranda mimosifolia	Jacaranda	Brazil, S America	9	0.69
4 Lagunaria pattersonii	Norfolk Island Hibiscus	Norfolk Is, QLD	7	0.5%
5 Liquidambar styraciflua	Liquidambar	USA	1	0.19
6 Lophostemon confertus	QLD Brush Box	QLD , N NSW	33	2.29
7 Magnolia grandiflora	Bull Bay	SE USA	2	0.19
8 Melaleuca armillaris	Bracelet Honey Myrtle	NSW, VIC	2	0.19
9 Melaleuca lanceolata	Moonah	WA, SA, VIC coastal	3	0.29
0 Melaleuca leucadendra	White Paper Bark	North Aus	9	0.69
1 Melaleuca nesophila	Showy Honey Myrtle	Albany	1	0.19
2 Melaleuca quinquenervia	Broad Leaved Swamp Paperba		30	2.09
3 Melaleuca rhaphiophylla	Swamp Paperbark	SW WA	11	0.79
4 Melaleuca viminalis	Weeping Bottlebrush	NSW,VIC, WA creeks	35	2.39
5 Melia azedarach	White Cedar	North Aus, Asia	2	0.19
6 Metrosideros excelsa variegata	NZ Christmas Tree	NZ	3	0.29
7 Nerium oleander	Oleander	Europe /Med	1	0.1%
8 Nuytsia floribunda	WA Christmas Tree	Swan Coastal Plain	1	0.1%
9 Phoenix canariensis	Canary Island Date Palm	Canary Islands	3	0.29
0 Pinus halepensis	Aleppo Pine	Mediterranean	2	0.19
1 Pinus pinaster	Maritime Pine	Mediterranean	38	2.69
2 Pinus pinea	Stone Pine	Mediterranean	43	2.99
3 Pinus radiata	Monterey Pine	California, Mex	7	0.59
4 Pinus spp	Pine	?	1	0.19
5 Populus nigra	Black Poplar	Europe , Central Asia	11	0.7%
6 Populus sp.	Poplar		1	0.1%
7 Schinus terebinthifolius	Brazilian Pepper Tree	Brazil, S America	12	0.89
8 Syzygium smithii	Lily Pilli	NSW, VIC	3	0.29
9 Tipuana tipu	Rosewood	S American	7	0.5%
0 Triadica sebifera	Chinese Tallow	Asian	1	0.19
1 Unidentifiable	?	?	1	0.19
			1490	1009

### APPENDIX C

### Roual Perth GC – Proposed future plantings plant species list

Royal Perth Golf Club					Pla	nt Schedule
Botanical Name	Common Name		de la constitue de la constitu		THE THE THE THE THE THE THE THE THE THE	er i Servara Agrica, Tiller van Servara
Trees				Shrubs		
Acacia saligna	"Coojong"	1.5 - 6m	41	Jacksonia furcellata	Grey Stinkwood	
Allocasuarina fraseriana	Common Sheoak	5 - 15m	42	Jacksonia sericea	"Waldjumi"	
Banksia grandis	Bull Banksia	2 - 10m	43	Jacksonia sternbergiana	Green Stinkwood	
Banksia menziesii	Firewood Banksia	2 - 10m	44	Kennedia prostrata	Running Postman	
Corymbia calophylla	Marri	<40m	45	Leptospermum spinescens	Spiny Tea Tree	
Eucalyptus marginata	Jarrah	<40m	46	Melaleu ca scabra	Rough Honey Myrtle	
Eucalyptus todtiana	Prickly Bark	8-15m	46	Melaleu ca seriata		
Melaleuca preissiana	"Modong"	9m	48	Melaleuca thymoides		<1.0m
Melaleuca rhaphiophylla	Swamp Paperbark	1-10m	49	Melaleuca trichophylla		
Kylomeleum occidentale	Woody Pear		50	Opercularia vaginata	Dog Weed	
		Average manager manager	51	Persoonia saccatta	Snottygobble	
Botanical Name	Common Name		52	Philotheca spicata	Salt and Pepper	0.3 - 0.6m
Shrubs			53	Pultenaea reticulata		<2.0m
Acacia pulchella	Prickly Moses	<1.5	54	Regelia inops		0.75-2.0m
Acacia sessilis						
Allocasuarina humilis	Dwarf Sheoak	0.2 - 2.0m		Grasses and Monocots		
Aotus gracillima		0.6 - 2.0m	55	Austrodanthonia caespitosa	Ringed Wallaby Grass	<0.6m
Aotus procumbens		0.3 - 0.6m	56	Austrostipa semibarbata	Bearded Spear Grass	0.3-1.1m
Banksia armata	Prickly Dryandra	1.5 - 3.0m	57	Anigozanthos humilis	Catspaw	
Banksia attenuata	Candle Banksia	0.4-2.0m	58	Anigozanthos manglesii	Mangles Kangaroo Paw	24000 1100000
Banksia dellanayi	Couch honeypot	0.3m	59	Dielsia stenostachy a		
Beaufortia elegans	Elegant Beauforfia		60	Orthrosanthus laxus	Morning Iris	0.10 -0.45m
Bossiaea eriocarpa	Common Brown Pea	0.6 - 1.0m	61	Patersonia occidentalis	Western Patersonia	<0.5m
Brachycome iberidifolia	Swan River Daisy		62	Neurachne alopecuroidea	Foxtail Mulga Grass	<0.5m
Burchardia congesta	Milkmaids		63	Xanthorrhoea preissii	Grass Tree	
Calothamnus sanguineus	Silky Leaved Blood Flower	<2.0m				
Calytrix angulata	Yellow Starflower	0.2 - 1m				
Conostylis aculeata	Prickly Conostylis	<0.5m				
Conostylis candicans	Grey Cottonheads	<0.5m				
Dodonaea hackettiana	Perth Hopbush	A10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
Dryandra lindleyana	Couch Honeypot					
Gastrolobium capitatum	Bacon and Eggs	<1.0m				
Gastrolobium nervosum		<0.5m				
Gompholobium confertum		0.15-1.2m				
Gompholobium scabrum		0.4 - 2.0m				
Gompholobium tomentosum	Yellow Pea	<1.0m				
Haemodorum laxum	Bloodroot					
Haemodorum spicatum	"Mardja"					
Hakea ruscifolia Candle	Hakea					
Hardenbergia comptoniana	Native Wisteria					
Hemiandra pungens	Snake Bush low					
typocalymma robustum	Swan River Myrtle	1.0 -1.5m				



# Shrublands and woodlands of the eastern side of the Swan Coastal Plain (floristic community type 20c as originally described in Gibson et al. 1994)

### Summary description

The community occurs mainly on the transitional soils of the Ridge Hill Shelf, on the Swan Coastal Plain adjacent to the Darling Scarp, but also extends marginally onto the alluvial clays deposited on the eastern fringe of the Swan Coastal Plain. It has been recorded between Stratton and Maddington. It generally comprises a shrubland or woodland of Banksia attenuata (slender banksia) and Banksia menziesii (firewood banksia), sometimes with Allocasuarina fraseriana (western sheoak), over a shrub layer that can include the species Adenanthos cygnorum (woolybush), Hibbertia huegelii, Scaevola repens var. repens (fan flower), Allocasuarina humilis (dwarf sheoak), Bossiaea eriocarpa (common brown pea), Hibbertia hypericoides (yellow buttercups) and Stirlingia latifolia (blueboy). A suite of herbs including Conostylis aurea (golden conostylis), Trachymene pilosa



(native parsnip), Lornandra hermaphrodita, Burchardia congesta (milkmaids) and Patersonia occidentalis (purple flag), and the sedges Mesornelaena pseudostygia (semaphore sedge) and Lyginia barbata usually occur in the community.

### Distribution

The community has been recorded between Stratton and Maddington.

Department of Biodiversity, Conservation and Attractions (DBCA) Region: Swan DBCA Districts: Perth Hills, Swan Coastal

Local Government Authorities: City of Gosnells, City of Kalamunda, City of Swani

### Habitat requirements

The community occurs mainly on the transitional soils of the Ridge Hill Shelf, on the Swan Coastal Plain adjacent to the Darling Scarp, but also extends marginally onto the alluvial clays deposited on the eastern fringe of the Swan Coastal Plain. The community's flora reflects the transitional landform and soil zone between the Scarp and the Swan Coastal Plain. Many of the plant species present in the community are more common on the Scarp. The assemblage also contains species commonly associated with marri - wandoo woodlands on heavy soils.



### Indigenous interests

Traditional Owner group: Whadjuk Noongar

A register of Aboriginal cultural heritage sites kept by the Department of Planning, Lands and Heritage lists numerous sites of Aboriginal significance in the vicinity of this community's occurrences.

The area is covered by the Whadjuk People Indigenous Land Use Agreement as part of the South West Native Title Settlement, which formally recognises Noongar people as the Traditional Owners of the south-west region. The Whadjuk region is supported by the Whadjuk Aboriginal Corporation and umbrella group, the South West Aboriginal Land and Sea Council.

### Conservation status

State: Listed as critically endangered under the Biodiversity Conservation Act 2016 and under the WA Minister Environmentally Sensitive Areas list in policy.

National: Listed as endangered under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 as 'Shrublands and Woodlands of the eastern Swan Coastal Plain'.

### Threatening processes

The major threats to the community are vegetation clearing, weed invasion, too frequent fire, dieback disease caused by *Phytophthora* species, grazing by introduced herbivores, and hydrological change (declining groundwater levels).

### Recovery plan

An interim recovery plan has been produced for this community, outlining the recovery actions that are required to reduce threats and maintain or improve its overall condition. Recommended actions include monitoring the flora, managing fire regimes, monitoring and managing dieback disease, controlling weeds, maintaining fences, and seeking to improve tenure security.

### Key references

Gibson, N., Keighery, B., Keighery, G., Burbidge, A., & Lyons, M. (1994). A floristic survey of the Southern Swan Coastal Plain. Unpublished report for the Australian Heritage Commission prepared by the Department of Conservation and Land Management and the Conservation Council of Western Australia (Inc.).

Department of Environment and Conservation. (2006). Shrublands and woodlands on the eastern side of the Swan Coastal Plain (community type 20c) Interim Recovery Plan 2006–2011 (Interim Recovery Plan No. 230).

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For more information see the department's website www.dbca.wa.gov.au





KruseGolf &
Clayton, DeVries & Pont
Royal Perth Golf Club
Masterplan Report
August 2023

yal Perth Golf Club			Requested Tree Removals	Proposed Tree Removals Holes 3, 5,6, 9, 10,11, 15, 17,18T 12T (Phase 3 V
pendix TWO				
Classic Tree Services Assessment Id No.	Common Name	Botanical Name	Requested Removals (QTY)	Location
25.26.27	Peppermint	Agonis flexuosa	3	LHS 3rd Tee
23	Flame Bottle Tree	Brachychiton acerifolius	1	LHS 3rd Tee
28.29.30.31.32.33	Black Poplar	Populus spp	6	betweeen hole 17 and new 11th hole
34,35,36	Ash	Fraxinus spp	3	betweeen hole 17 and new 11th hole
		· · · · · · · · · · · · · · · · · · ·		- Control of the Cont
112	River Red Gum	Eucalyptus camaldulensis	1	between hole 17 and 16 at left bunker
111	QLD Brush Box	Lophostemon confertus	1	between hole 17 and 16 at left bunker
114	Swamp Mahogany	Eucalyptus robuster	1	between hole 17 and 16 at left bunker
	amany rangary	Eucorypros robusier		Parameters some the second parameter
2	Tasmanian Blue Gum (dead)	Eucalyptus globulous	1	Rear of proposed new 10th green
1	Jacaranda	Jacaranda mimosifolia	i	Rear of proposed new 10th green
	Januar ar nua	Jacarania IIII Ivanosa	•	uen er hickopen isen soni Bistii
22	Peppermint	Agonis flexuosa	1	between hole 3 and new 10
21	Wattle		1	between hole 3 and new 10
20	River Red Gum	Acacia spp	1	
20	niver neu Ourii	Euc camaldulensis	•	between hole 3 and new 10
18	Lemon Scented Gum	Committee electrical and		between new hole 10 and 11
10	Lemon Scenied Gum	Corymbia citriodora		between new note 10 and 11
17	OLD B I. B	Laboration and the	1	Assembly 48 combon
	QLD Brush Box	Lophostemon confertus	1	rhs new hole 10 near bore
19	Spotted Gum	Eucalyptus maculata	1	rhs new hole 10 near bore
5,6,7,8,9	D		5	
5,6,7,8,9	Peppermint	Agonis flexuosa	8	left of proposed 11th tees.
91	Spotted Gum	Corymbia maculata	1	right of proposed new hole 14
100				
102	Spotted Gum	Corymbia maculata	1	right of proposed new hole 14
104	River Red Gum	Eucalyptus camaldulensis	1	right of proposed new hole 14
104 103	River Red Gum Bottle Bursh	Eucalyptus camaldulensis Callistemon	1	right of proposed new hole 14 right of proposed new hole 14
104 103 92	River Red Gum Bottle Bursh Pincusion Halkea	Eucalyptus camaldulensis Callistemon Hakea laurina	1 1	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area
104 103 <b>92</b> 101	River Red Gum  Bottle Bursh  Pincusion Halkea  Pincusion Halkea	Eucalyptus camaldulensis Callistemon Hakea laurina Hakea laurina	1 1 1	right of proposed new hole 14 right of proposed new hole 14  Mole 6 Green Area  Hole 6 Green Area
104 103 92 101 83,84,85	River Red Gum Bottle Bursh Pincusion Hakea Pincusion Hakea Peppermint	Eucalyptus camaldulensis Callistemon Hakea laurina Hakea laurina Agonis flexuosa	1 1 1 1 3	right of proposed new hole 14 right of proposed new hole 14  Mole 6 Green Area  Hole 6 Green Area  Hole 6 Green Area
104 103 92 101 83,84,85 87,88,89,90	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum	Eucalyptus camaldulensis Callistemon  Hakea taurina Hakea taurina Agonis flexuosa Corymbia maculata	1 1 1 1 3 4	right of proposed new hole 1-4 right of proposed new hole 1-4 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area
104 103 92 101 83,84,85	River Red Gum Bottle Bursh Pincusion Hakea Pincusion Hakea Peppermint	Eucalyptus camaldulensis Callistemon Hakea laurina Hakea laurina Agonis flexuosa	1 1 1 1 3	right of proposed new hole 14 right of proposed new hole 14  Mole 6 Green Area  Hole 6 Green Area  Hole 6 Green Area
104 103 92 101 83.84.85 87.88.89.90 93	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush	Eucalyptus camaldulensis Callistemon  Hakea laurina Hakea laurina Agonis flexuosa Corymbia maculata Callistemon spp	1 1 1 3 4	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area
104 103 92 101 83.84.85 87.88.89.90 93	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark	Eucalyptus camaldulensis Callistemon  Hakea laurina Hakea laurina Agonis flexuosa Corymbia maculata Callistemon spp  Melaleuca quinqinervia	1 1 1 3 4 1	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area
104 103 92 101 83.84.85 87.88.89.90 93	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush	Eucalyptus camaldulensis Callistemon  Hakea laurina Hakea laurina Agonis flexuosa Corymbia maculata Callistemon spp	1 1 1 3 4	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area
104 103 92 101 83.84.85 87.88.89.90 93 72.73.74.75.76.81.82 77 (1 Clump)	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush Broad Leaved Papaerbark River She-ouk	Eucalyptus camaldulensis Callistemon  Hakea laurina Hakea laurina Agonis flexuosa Corymbia maculata Callistemon spp  Melaleuca quinqinervia Casuarina cunninghamiana	1 1 1 1 3 4 1	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area
104 103 92 101 83.84.85 87.88.89.90 93 72.73.74.75.76.81.82 77 (1 Clump)	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush Broad Leaved Papaerbark River She-oak	Eucalyptus camaldulensis Callistemon  Hakea laurina Hakea laurina Agonis flexuosa Corymbia maculata Callistemon spp  Melaleuca quinqinervia Casuarina cunninghamiana Agonis flexuosa	1 1 1 1 3 4 1 7	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area
104 103 92 101 83.84.85 87.88.89.90 93 72.73.74.75.76.81.82 77 (1 Clump) 68.69 67	River Red Gum  Bottle Bursh  Pincusion Hakea  Pincusion Hakea  Peppermint  Spotted Gum  Bottle Brush  Broad Leaved Papaerbark  River She-oak  Peppermint  River She-oak	Eucalyptus camaldulensis  Callistemon  Hakea laurina  Hakea laurina  Agonis flexuosa  Corymbia maculata  Callistemon spp  Melaleuca quinqinenva  Casuarina curninghamiana  Agonis flexuosa  Cosuarina curninghamiana	1 1 1 1 3 4 1 7 1	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area
104 103 92 101 83.84.85 87.88.89.90 93 72.73.74.75.76.81.82 77 (1 Clump) 68.69 67	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark River She-oak Peppermint River She-oak Coolibah	Eucalyptus camaldulensis  Callistemon  Hakea laurina  Hakea laurina  Agonis flexuosa  Corymbia maculata  Callistemon spp  Melaleuca quinqinensa  Casuarina cunninghamiana  Agonis flexuosa  Casuarina cunninghamiana  Eucalyptus coolabah	1 1 1 1 1 1 1 1 7 1 1 2 1 2 1 2	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Carry Hole 6 Carry Hole 15 Green Hole 15 Green
104 103 92 101 83.84.85 87.88.89.90 93 72.73.74.75.76.81.82 77 (1 Clump) 68.69 67	River Red Gum  Bottle Bursh  Pincusion Hakea  Pincusion Hakea  Peppermint  Spotted Gum  Bottle Brush  Broad Leaved Papaerbark  River She-oak  Peppermint  River She-oak	Eucalyptus camaldulensis  Callistemon  Hakea laurina  Hakea laurina  Agonis flexuosa  Corymbia maculata  Callistemon spp  Melaleuca quinqinenva  Casuarina curninghamiana  Agonis flexuosa  Cosuarina curninghamiana	1 1 1 1 3 4 1 7 1	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area
104 103 92 101 83.84.85 87.88.89.90 93 72.73.74.75.76.81.82 77 (1 Clump) 68.69 67 65.66	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Propermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark River She-oak Peppermint River She-oak Coolibah Stone Pine	Eucalyptus camaldulensis  Callistemon  Hakea laurina  Hakea laurina  Agonis flexuosa  Corymbia maculata  Callistemon spp  Melaleuca quinqinenta  Casuarina cunninghamiana  Agonis flexuosa  Casuarina cunninghamiana  Eucalyptus coolabah  Pinus pinea	1 1 1 1 1 1 1 1 1 1 1 2 1 2 1 2 1	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Carry Hole 6 Carry Hole 15 Green Hole 15 Green Hole 15 Green
104 103 92 101 83.84.85 87.88.89.90 93 72.73.74.75.76.81.82 77 (1 Clump) 68.69 67 65.66 64 41 - 47 (1 Clump)	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Propermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark River She-oak Coolibah Stone Pine River She Oak	Eucalyptus camaldulensis  Callistemon  Hakea laurina  Hakea laurina  Agonis flexuosa  Corymbia maculata  Callistemon spp  Melaleuca quinqinenta  Casuarina cunninghamiana  Agonis flexuosa  Casuarina cunninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina cunninghamiana	1 1 1 1 1 1 1 1 1 1 1 2 1 2 1 1 2 1	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Carry Hole 6 Carry Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green
104 103  92 101 83,84,85 87,88,89,90 93  72,73,74,75,76,81,82 77 (1 Clump) 68,69 67 65,66 64  41 - 47 (1 Clump) 48,50	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Propermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark River She-oak Peppermint River She-oak Coolibah Stone Pine  River She Oak Peppermint	Eucalyptus camaldulensis  Callistemon  Hakea laurina  Hakea laurina Agonis flexuosa  Corymbia maculata  Callistemon spp  Melaleuca quinqinenta  Casuarina curninghamiana  Agonis flexuosa  Casuarina curninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina curninghamiana  Agonis flexuosa  Casuarina curninghamiana	1 1 1 1 1 1 3 4 1 1 7 1 2 1 2 1 2 1 2 1	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 5 Carry Hole 6 Carry Hole 5 Carry Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 18 Brees Hole 18 Brees
104 103  92 101 83.84.85 87.88.89.90 93  72.73.74.75,76.81.82 77 (1 Clump) 68.69 67 65.66 64  41 - 47 (1 Clump) 48.50 51.52.53	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark River She-oak Peppermint River She-oak Coolbah Stone Pine River She Oak Peppermint Peppermint	Eucalyptus camaldulensis  Callistemon  Hakea laurina  Hakea laurina  Agonis flexuosa  Corymbia maculata  Callistemon spp  Melalisuca quinqinervia  Casuarina curninghamiana  Agonis flexuosa  Casuarina curninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina curninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina curninghamiana  Agonis flexuosa  Agonis flexuosa	1 1 1 1 1 1 1 1 1 2 1 1 2 1 2 1 2 1	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Carry Hole 6 Carry Hole 6 Carry Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 18 Sees Hole 18 Sees
104 103  92 101 83,84,85 87,88,89,90 93  72,73,74,75,76,81,82 77 (1 Clump) 68,69 67 65,66 64  41 - 47 (1 Clump) 48,50	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Propermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark River She-oak Peppermint River She-oak Coolibah Stone Pine  River She Oak Peppermint	Eucalyptus camaldulensis  Callistemon  Hakea laurina  Hakea laurina Agonis flexuosa  Corymbia maculata  Callistemon spp  Melaleuca quinqinenta  Casuarina curninghamiana  Agonis flexuosa  Casuarina curninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina curninghamiana  Agonis flexuosa  Casuarina curninghamiana	1 1 1 1 1 1 3 4 1 1 7 1 2 1 2 1 2 1 2 1	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 5 Carry Hole 6 Carry Hole 5 Carry Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 18 Bees
104 103  92 101 83.84.85 87.88.89.90 93  72.73.74.75.76.81.82 77 (1 Clump) 68.69 67 65.66 64  41 - 47 (1 Clump) 48.50 51.52.53	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark River She-oak Peppermint River She-oak Coolbah Stone Pine  River She Oak Peppermint Peppermint River She Oak Peppermint River She Oak Peppermint River She Oak Peppermint Red Flowering Gum	Eucalyptus camaldulensis  Callistemon  Hakea laurina  Hakea laurina  Agonis flexuosa  Corymbia maculata  Callistemon spp  Melalisuca quinqinenvia  Casuarina cunninghamiana  Agonis flexuosa  Casuarina cunninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina cunninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina cunninghamiana  Agonis flexuosa  Agonis flexuosa  Agonis flexuosa  Corymbia ficifolia	1 1 1 1 1 1 3 4 1 1 7 1 1 2 1 1 2 1 2 1 1 2 1 1 1 2 1 1 1 1	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Carry Hole 6 Carry Hole 6 Carry Hole 5 Carry Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 18 Stees Hole 18 Stees Hole 18 Stees Hole 18 Stees
104 103  92 101 83.84.85 87.88.89.90 93  72.73.74.75,76.81.82 77 (1 Clump) 68.69 67 65.66 64  41 - 47 (1 Clump) 48.50 51.52.53	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark River She-oak Peppermint River She-oak Coolbah Stone Pine River She Oak Peppermint Peppermint	Eucalyptus camaldulensis  Callistemon  Hakea laurina  Hakea laurina  Agonis flexuosa  Corymbia maculata  Callistemon spp  Melalisuca quinqinervia  Casuarina curninghamiana  Agonis flexuosa  Casuarina curninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina curninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina curninghamiana  Agonis flexuosa  Agonis flexuosa	1 1 1 1 1 1 1 1 1 2 1 1 2 1 2 1 2 1	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Carry Hole 6 Carry Hole 6 Carry Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 18 Sees Hole 18 Sees
104 103  92 101 83.84.85 87.88.89.90 93  72.73.74.75.76.81.82 77 (1 Clump) 68.69 67 65.66 64  41 - 47 (1 Clump) 48.50 51.52.53 49  \$4.55.56.57	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark River She-oak Peppermint River She-oak Coolibah Stone Pine  River She Oak Peppermint River She Oak Peppermint River She Oak Peppermint River She Oak Peppermint River She Oak Peppermint Red Flowering Gum	Eucalyptus camaldulensis  Callistemon  Rakea taurina  Hakea taurina  Agonis flexuosa  Corymbia maculata  Casiastemon spp  Melaleuca quinqinervia  Casiastina curninghamiana  Agonis flexuosa  Casiarina curninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina cunninghamiana  Agonis flexuosa  Casuarina curninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina curninghamiana  Agonis flexuosa  Agonis flexuosa  Corymbia ficifolia  Eucalyptus melliodora	1 1 1 1 1 1 3 4 1 1 2 1 1 2 1 2 1 4	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Carry Hole 6 Carry Hole 6 Carry Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 18 Green Hole 18 Green Hole 18 Green Hole 18 Green Hole 18 Green Hole 18 Green Hole 18 Green
104 103  92 101 83.84.85 87.88.89.90 93  72.73.74.75.76.81.82 77 (1 Clump) 68.69 67 65.66 64 41 - 47 (1 Clump) 48.50 51.52.53 49 54.55.56.57	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark River She-oak  Peppermint River She-oak  Coolibah Stone Pine  River She Oak Peppermint River She Oak Peppermint River She Oak Peppermint Red Flowering Gum	Eucalyptus camaldulensis  Callistemon  Rakea taurina  Hakea taurina  Agonis flexuosa  Corymbia maculata  Casiastemon spp  Metalleuca quinqineriva  Casiastemon spp  Metalleuca quinqineriva  Casiastemon spp  Metalleuca quinqineriva  Casiastemon spp  Metalleuca quinqineriva  Casiastemon sup  Metalleuca quinqineriva  Casiastemon sup  Agonis flexuosa  Agonis flexuosa  Corymbia ficifolia  Eucalyptus metiliodora  Agonis flexuosa	1 1 1 1 1 1 1 3 4 1 1 2 1 1 2 1 4 4	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Carry Hole 6 Carry Hole 6 Carry Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 18 tees Hole 18 tees Hole 18 tees Hole 18 tees Hole 18 tees
104 103  92 101 83.84.85 87.88.89.90 93  72.73.74.75.76.81.82 77 (1 Clump) 68.69 67 65.66 64  41 - 47 (1 Clump) 48.50 51.52.53 49  \$4.55.56.57	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark River She-oak Peppermint River She-oak Coolibah Stone Pine  River She Oak Peppermint River She Oak Peppermint River She Oak Peppermint River She Oak Peppermint River She Oak Peppermint Red Flowering Gum	Eucalyptus camaldulensis  Callistemon  Rakea taurina  Hakea taurina  Agonis flexuosa  Corymbia maculata  Casiastemon spp  Melaleuca quinqinervia  Casiastina curninghamiana  Agonis flexuosa  Casiarina curninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina cunninghamiana  Agonis flexuosa  Casuarina curninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina curninghamiana  Agonis flexuosa  Agonis flexuosa  Corymbia ficifolia  Eucalyptus melliodora	1 1 1 1 1 1 3 4 1 1 2 1 1 2 1 2 1 4	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Carry Hole 6 Carry Hole 6 Carry Hole 5 Carry Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 18 Brees Hole 18 tees Hole 18 tees Hole 18 tees Hole 18 tees Hole 18 tees
104 103 92 101 83.84.85 87.88.89.90 93 72.73.74.75.76.81.82 77 (1 Clump) 68.69 67 65.66 64 41 - 47 (1 Clump) 48.50 51.52.53 49 54.55.56.57	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark River She-oak Coolbah Stone Pine River She Oak Peppermint River She Oak Peppermint River She Oak Peppermint Pictor Pine River She Oak Peppermint Peppermint Red Flowering Gum  Yellow Box	Eucalyptus camaldulensis  Callistemon  Rakea taurina  Rakea taurina  Agonis flexuosa  Corymbia maculata  Castistemon spp  Metaleuca quinqinerva  Casuarina cunninghamiana  Agonis flexuosa  Cosuarina cunninghamiana  Eucalyptus coolabah  Pinus pinea  Casuarina cunninghamiana  Agonis flexuosa  Corymbia ficifolia  Eucalyptus metiliodora  Agonis flexuosa  Corymbia ficifolia	1 1 1 1 1 1 3 4 1 1 1 2 1 1 2 1 4 2 1 1 2 1 1 2 1 2 1	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Carry Hole 6 Carry Hole 6 Carry Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 18 tees Hole 18 tees Hole 18 tees Hole 18 tees Hole 18 tees Hole 18 tees Hole 18 tees Hole 18 tees Hole 18 tees Hole 18 tees Hole 18 tees
104 103  92 101 83.84.85 87.88.89.90 93  72.73.74.75.76.81.82 77 (1 Clump) 68.69 67 65.66 64 41 - 47 (1 Clump) 48.50 51.52.53 49 54.55.56.57	River Red Gum Bottle Bursh  Pincusion Hakea Pincusion Hakea Pincusion Hakea Peppermint Spotted Gum Bottle Brush  Broad Leaved Papaerbark River She-oak  Peppermint River She-oak  Coolibah Stone Pine  River She Oak Peppermint River She Oak Peppermint River She Oak Peppermint Red Flowering Gum	Eucalyptus camaldulensis  Callistemon  Rakea taurina  Hakea taurina  Agonis flexuosa  Corymbia maculata  Casiastemon spp  Metalleuca quinqineriva  Casiastemon spp  Metalleuca quinqineriva  Casiastemon spp  Metalleuca quinqineriva  Casiastemon spp  Metalleuca quinqineriva  Casiastemon sup  Metalleuca quinqineriva  Casiastemon sup  Agonis flexuosa  Agonis flexuosa  Corymbia ficifolia  Eucalyptus metiliodora  Agonis flexuosa	1 1 1 1 1 1 1 3 4 1 1 2 1 1 2 1 4 4	right of proposed new hole 14 right of proposed new hole 14 Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Green Area Hole 6 Carry Hole 6 Carry Hole 6 Carry Hole 5 Carry Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 15 Green Hole 18 Brees Hole 18 Brees Hole 18 Brees Hole 18 Brees Hole 18 Brees Hole 18 Brees



### Tree Summary Report (1)

Photos

Tree ID #40566 11 South Terrace	
Tree Details	
Tree Id:	1
Botanical Name:	Jacaranda mimosifolia
Species Origin:	Exotic
Age Class:	Semi-Mature
Structural Condition:	Good
Vitality:	Fair
Comments:	Fair vitality, exotic species
Recommended works:	
Tree Height [m]:	9
DSH [cm]:	27
Diameter at Ground Level (DGL) [cm]:	30
Structural Root Zone (SRZ) [m]:	2
Notional Root Zone (NRZ) [m]:	3.24
Retention Value:	
Last Modified:	27/08/2025
Notes:	

Tree Location	
Longitude:	115.855692
Latitude:	-31.987817
Address:	11 South Terrace
City:	Como

# Street View Map View

1000002624.jpg 27/08/2025

### Tree Summary Report (1)

Tree Details		Tree Loc
Tree Id:	2	Longitude
Botanical Name:	Eucalyptus globulus	Latitude:
Species Origin:	AUS Native	Address:
Age Class:	Dead	City:
Structural Condition:	Poor	Distant
Vitality:	Dead	Photos
Comments:	Remove tree	
Recommended works:	Remove dead tree.	j.
Tree Height [m]:	12	
DSH [cm]:	92	cini
Diameter at Ground Level (DGL) [cm]:	99	
Structural Root Zone (SRZ) [m]:	3.3	
Notional Root Zone (NRZ) [m]:	11.04	
Retention Value:		7/11
Last Modified:	01/09/2025	
Notes:		

Tree Loc	ation
Longitude	: 115.855800
Latitude:	-31.987791
Address:	
City:	South Perth
Photos	Street View Map View



### Tree Summary Report (1)

Tree ID #40570 5 South Terrace	
Tree Details	
Tree Id:	5
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	8
DSH [cm]:	76.95
Diameter at Ground Level (DGL) [cm]:	103
Structural Root Zone (SRZ) [m]:	3.35
Notional Root Zone (NRZ) [m]:	9.23
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location	
Longitude:	115.855010
Latitude:	-31.987422
Address:	5 South Terrace
City:	Como



### Tree Summary Report (1)

Tree ID #40571 5 South Terrace	
Tree Details	
Tree Id:	6
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	5
DSH [cm]:	63.14
Diameter at Ground Level (DGL) [cm]:	110
Structural Root Zone (SRZ) [m]:	3.44
Notional Root Zone (NRZ) [m]:	7.58
Retention Value:	
Last Modified:	28/08/2025
Notes:	

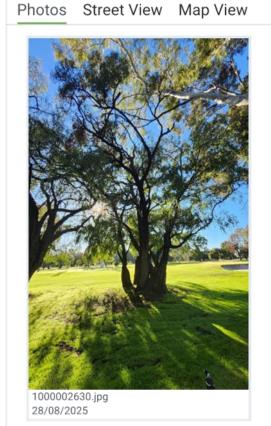
Tree Location	
Longitude:	115.855040
Latitude:	-31.987396
Address:	5 South Terrace
City:	Como

# Photos Street View Map View 1000002629.jpg 28/08/2025

Page 216 of 296

Tree ID #40572 5 South Terrace	
Tree Details	
Tree Id:	7
Botanical Name:	Eucalyptus marginata
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Fair
Comments:	
Recommended works:	
Tree Height [m]:	12
DSH [cm]:	67.48
Diameter at Ground Level (DGL) [cm]:	104
Structural Root Zone (SRZ) [m]:	3.36
Notional Root Zone (NRZ) [m]:	8.1
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location	
Longitude:	115.855062
Latitude:	-31.987408
Address:	5 South Terrace
City:	Como



## Tree Summary Report (1)

Tree ID #40573 5 South Terrace	
Tree Details	
Tree Id:	8
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Fair
Comments:	
Recommended works:	
Tree Height [m]:	10
DSH [cm]:	124.02
Diameter at Ground Level (DGL) [cm]:	137
Structural Root Zone (SRZ) [m]:	3.78
Notional Root Zone (NRZ) [m]:	14.88
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location	
Longitude:	115.854999
Latitude:	-31.987359
Address:	5 South Terrace
City:	Como

# Photos Street View Map View 10000002631.jpg 28/08/2025

ee Details		Tree Loc	ation
ee Id:	9	Longitude	: 1
tanical Name:	Agonis flexuosa	Latitude:	-3
ecies Origin:	SW WA Native	Address:	5
je Class:	Mature	City:	С
ructural Condition:	Good	Photos	Street View
ality:	Good	Photos	Street view
mments:			Side 1
commended works:			A SOFT
ee Height [m]:	5		
SH [cm]:	74.4		
			<b>人名英格兰</b>
ameter at Ground vel (DGL) [cm]:	96	100	
	3.25		
vel (DGL) [cm]: ructural Root Zone			<b>***</b>
vel (DGL) [cm]: ructural Root Zone RZ) [m]: otional Root Zone	3.25		
vel (DGL) [cm]: uctural Root Zone RZ) [m]: tional Root Zone RZ) [m]:	3.25		

Photos	Street \	/iew I	Map Vie	eW.
10000026 28/08/20				

Tree Details		Tree Location
Tree Id:	17	Longitude: 115.855381
Botanical Name:	Lophostemon confertus	Latitude: -31.986982 Address:
Species Origin:	AUS Native	City: South Perth
Age Class:	Mature	ony.
Structural Condition:	Good	Photos Street View Map View
/itality:	Good	
Comments:		
Recommended works:		
Free Height [m]:	12	
OSH [cm]:	63.13	
Diameter at Ground Level (DGL) [cm]:	63	
Structural Root Zone SRZ) [m]:	2.73	
Notional Root Zone NRZ) [m]:	7.58	
Retention Value:		
+ NA - diff - d.	28/08/2025	
ast Modified:		

Tree Id: 18  Botanical Name: Corymbia citriodora  Species Origin: AUS Native  Age Class: Mature  Structural Condition: Good  Vitality: Good  Comments:  Recommended works:  Tree Height [m]: 20  DSH [cm]: 53  Diameter at Ground Level (DGL) [cm]:  Structural Root Zone  2.76	Longitude: 115.855369  Latitude: -31.987026  Address: City: South Perth  Photos Street View Map View
Species Origin: AUS Native Age Class: Mature Structural Condition: Good Vitality: Good Comments: Recommended works: Tree Height [m]: 20 DSH [cm]: 53 Diameter at Ground Level (DGL) [cm]:	Address: City: South Perth
Age Class: Mature  Structural Condition: Good  Vitality: Good  Comments:  Recommended works:  Tree Height [m]: 20  DSH [cm]: 53  Diameter at Ground Level (DGL) [cm]: 65	City: South Perth
Structural Condition: Good  Vitality: Good  Comments:  Recommended works:  Tree Height [m]: 20  DSH [cm]: 53  Diameter at Ground Level (DGL) [cm]: 65	
Vitality: Good  Comments:  Recommended works:  Tree Height [m]: 20  DSH [cm]: 53  Diameter at Ground Level (DGL) [cm]: 65	Photos Street View Map View
Comments:  Recommended works:  Tree Height [m]: 20  DSH [cm]: 53  Diameter at Ground Level (DGL) [cm]: 65	Photos Street View Map View
Recommended works:  Tree Height [m]: 20  DSH [cm]: 53  Diameter at Ground Level (DGL) [cm]: 65	
Tree Height [m]: 20  DSH [cm]: 53  Diameter at Ground Level (DGL) [cm]: 65	
DSH [cm]: 53  Diameter at Ground Level (DGL) [cm]: 65	
Diameter at Ground Level (DGL) [cm]:  Structural Poot Zono	
Level (DGL) [cm]: 65	
Structural Root Zone	
(SRZ) [m]:	
Notional Root Zone (NRZ) [m]: 6.36	TO SALAN SALAN
Retention Value:	N. A. C. C. C. C. C. C. C. C. C. C. C. C. C.
Last Modified: 28/08/2025	
Notes:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

## Tree Summary Report (1)

1000002643.jpg 28/08/2025

Tree Details		Tree Loc	ation	
Tree Id:	19	Longitude	: 11	15.855380
Botanical Name:	Corymbia maculata	Latitude:	-3	1.987072
Species Origin:	AUS Native	Address:		
Age Class:	Mature	City:	Sc	outh Perth
Structural Condition:	Good	Dhataa	Otro at Miano	Man Man
Vitality:	Good	Photos	Street View	Map View
Comments:				Acres
Recommended works:			Alilbon	John M.
Tree Height [m]:	20		PART N	Con 15
DSH [cm]:	53			D-14
Diameter at Ground Level (DGL) [cm]:	64		No.	
Structural Root Zone (SRZ) [m]:	2.74		A 200	
Notional Root Zone (NRZ) [m]:	6.36	No.		
Retention Value:				
_ast Modified:	28/08/2025			
Notes:				

## Tree Summary Report (1)

Tree Details		Tree Location	1
Tree Id:	20	Longitude:	115.855693
Botanical Name:	Eucalyptus camaldulensis	Latitude: Address:	-31.987161
Species Origin:	AUS Native	City:	South Perth
Age Class:	Mature	Oity.	ooutii i ei tii
Structural Condition:	Good	Photos Stre	et View Map View
Vitality:	Good		
Comments:			
Recommended works	*		20.00
Tree Height [m]:	17	AN HANNE	
DSH [cm]:	70		San Maria
Diameter at Ground Level (DGL) [cm]:	83	"WATER	
Structural Root Zone (SRZ) [m]:	3.06		
Notional Root Zone	8.4		
(NRZ) [m]:			PERSONAL PROPERTY AND ADMINISTRATION OF THE PROPERTY AND ADMINISTRATION OF THE PERSON
(NRZ) [m]: Retention Value:		HAR PERMIN	
	28/08/2025		

## Tree Summary Report (1)

Tree Details		Tree Location	
Tree Id:	21	Longitude:	115.855671
Botanical Name:	Acacia spp.	Latitude:	-31.987092
Species Origin:	AUS Native	Address:	
Age Class:	Mature	City:	South Perth
Structural Condition:	Good	Dhatas Otreat	Man Man Man
Vitality:	Fair	Photos Street	View Map Viev
Comments:		A COLUMN TO A COLU	
Recommended works	:		26
Tree Height [m]:	4		A STATE OF THE STA
DSH [cm]:	56.36		
Diameter at Ground Level (DGL) [cm]:	60	<b>3000 33</b>	A STATE OF
Structural Root Zone (SRZ) [m]:	2.67		
Notional Root Zone (NRZ) [m]:	6.76	Man Man	
Retention Value:			Na Committee of the American
	01/09/2025		at and the
Last Modified:			

Tree Details		Tree Location
Tree Id:	22	Longitude:
Botanical Name:	Agonis flexuosa	Latitude:
Species Origin:	SW WA Native	Address:
Age Class:	Mature	City:
Structural Condition:	Good	Dhatas Ot
Vitality:	Fair	Photos St
Comments:		
Recommended works:		
Tree Height [m]:	4	
DSH [cm]:	98	
Diameter at Ground Level (DGL) [cm]:	128	
Structural Root Zone (SRZ) [m]:	3.67	
Notional Root Zone (NRZ) [m]:	11.76	
Retention Value:		
Last Modified:	28/08/2025	
Notes:		

Tree Location	
Longitude:	115.855651
Latitude:	-31.986950
Address:	
City:	South Perth



Notes:

## Tree Summary Report (1)

Tree ID #40588	_
90 Labouchere Road	
Tree Details	
Tree Id:	23
Botanical Name:	Brachychiton acerifolia
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	6
DSH [cm]:	28
Diameter at Ground Level (DGL) [cm]:	33
Structural Root Zone (SRZ) [m]:	2.08
Notional Root Zone (NRZ) [m]:	3.36
Retention Value:	
Last Modified:	28/08/2025

Tree Location	
Longitude:	115.855152
Latitude:	-31.984558
Address:	90 Labouchere Road
City:	South Perth

## Photos Street View Map View



## Tree Summary Report (1)

Tree ID #40590	_
88 Labouchere Road	
Tree Details	
Tree Id:	25
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Poor
Vitality:	Very Poor
Comments:	Remove failed tree
Recommended works:	Remove tree
Tree Height [m]:	7
DSH [cm]:	107
Diameter at Ground Level (DGL) [cm]:	108
Structural Root Zone (SRZ) [m]:	3.42
Notional Root Zone (NRZ) [m]:	12.84
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location	
Longitude:	115.855441
Latitude:	-31.984395
Address:	88 Labouchere Road
City:	South Perth

# Photos Street View Map View 1000002649.jpg 28/08/2025

Tree ID #40591	_
88 Labouchere Road	
Tree Details	
Tree Id:	26
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Fair
Vitality:	Poor
Comments:	
Recommended works:	Consider removal
Tree Height [m]:	5
DSH [cm]:	102.65
Diameter at Ground Level (DGL) [cm]:	99
Structural Root Zone (SRZ) [m]:	3.3
Notional Root Zone (NRZ) [m]:	12.32
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location	
Longitude:	115.855444
Latitude:	-31.984413
Address:	88 Labouchere Road
City:	South Perth



Notes:

## Tree Summary Report (1)

Tree ID #40592	
88 Labouchere Road	
Tree Details	
Tree Id:	27
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Poor
Comments:	Poor vitality
Recommended works:	
Tree Height [m]:	10
DSH [cm]:	129
Diameter at Ground Level (DGL) [cm]:	134
Structural Root Zone (SRZ) [m]:	3.74
Notional Root Zone (NRZ) [m]:	15
Retention Value:	
Last Modified:	28/08/2025

Tree Location	
Longitude:	115.855449
Latitude:	-31.984451
Address:	88 Labouchere Road
City:	South Perth

# Photos Street View Map View 1000002651.jpg 28/08/2025

Tree Details		Tree Loca	tion	
Tree Id:	28	Longitude:	1	15.854344
Botanical Name:	Populus nigra	Latitude:	-3	1.985458
Species Origin:	Exotic	Address:		
Age Class:	Mature	City:	Sc	outh Perth
Structural Condition:	Fair	Photos	Street View	Man Via
/itality:	Fair	Photos	Street view	Map Vie
Comments:	Exotic species consider removal		8 M &	14
Recommended works:				
Гree Height [m]:	15		N. AM	
OSH [cm]:	77	4	A W	THE.
iameter at Ground evel (DGL) [cm]:	95			W
tructural Root Zone SRZ) [m]:	3.24			
lotional Root Zone NRZ) [m]:	9.24	4		
Retention Value:				
Retention value.				
Last Modified:	01/09/2025			



## Tree Summary Report (1)

Tree Details		Tree Loc	ation	
Tree Id:	29	Longitude	: 1	115.854346
Botanical Name:	Populus nigra	Latitude:	-	31.985450
Species Origin:	Exotic	Address:		
Age Class:	Mature	City:	5	South Perth
Structural Condition:	Fair	Dhataa	Otro at Minus	Man V/:
Vitality:	Fair	Photos	Street View	Map Viev
Comments:	Exotic species consider removal		112	
Recommended works:			v. 110	
		.44.86		
Tree Height [m]:	18			
Tree Height [m]: DSH [cm]:	18 67			<u> </u>
DSH [cm]: Diameter at Ground	67			
DSH [cm]: Diameter at Ground Level (DGL) [cm]: Structural Root Zone	67 76			
DSH [cm]: Diameter at Ground Level (DGL) [cm]: Structural Root Zone (SRZ) [m]: Notional Root Zone	67 76 2.95			
DSH [cm]: Diameter at Ground Level (DGL) [cm]: Structural Root Zone (SRZ) [m]: Notional Root Zone (NRZ) [m]:	67 76 2.95			

## Tree Summary Report (1)

Tree Details		Tree Loc	cation	
Tree Id:	30	Longitude	e: 1°	15.854318
Botanical Name:	Populus nigra	Latitude:	-3	1.985424
Species Origin:	Exotic	Address:		
Age Class:	Mature	City:	S	outh Perth
Structural Condition:	Fair	Photos	Ctroot Vious	Man Via
Vitality:	Fair	Photos	Street View	Map Vie
Comments:	Exotic species consider removal	1		
Recommended works:			18	
Tree Height [m]:	13			3,53
Tree Height [m]: DSH [cm]:	13 67			W.
				*
DSH [cm]: Diameter at Ground	67			
DSH [cm]: Diameter at Ground Level (DGL) [cm]: Structural Root Zone	67			
DSH [cm]: Diameter at Ground Level (DGL) [cm]: Structural Root Zone (SRZ) [m]: Notional Root Zone	67 62 2.71			
DSH [cm]: Diameter at Ground Level (DGL) [cm]: Structural Root Zone (SRZ) [m]: Notional Root Zone (NRZ) [m]:	67 62 2.71			

## Tree Summary Report (1)

		Tree Loc	ation	
Tree Id:	31	Longitude	: 11	5.85430
Botanical Name:	Populus nigra	Latitude:	-3	1.98536
Species Origin:	Exotic	Address:		
Age Class:	Mature	City:	Sc	outh Per
Structural Condition:	Fair	Dhataa	Otan at Minus	Man
Vitality:	Fair	Photos	Street View	Map \
Comments:	Exotic species consider removal		K.	199
Recommended works:			A CONTRACTOR	
Tree Height [m]:	10			14
DSH [cm]:	63			14
Diameter at Ground Level (DGL) [cm]:	70	T.	W	M
Structural Root Zone (SRZ) [m]:	2.85	net		W
	7.56		A STATE OF THE PARTY OF THE PAR	
Notional Root Zone (NRZ) [m]:	7.00		-	
(NRZ) [m]:				
	28/08/2025			Tables 1

## Tree Summary Report (1)

Tree Details		Tree Locatio
Tree Id:	32	Longitude:
Botanical Name:	Populus nigra	Latitude:
Species Origin:		Address:
Age Class:	Mature	City:
Structural Condition:	Fair	Dhatas Ota
Vitality:	Fair	Photos Str
Comments:	Exotic species consider removal	N. F.
Recommended works:		Will A.
Tree Height [m]:	12	
DSH [cm]:	67	(A)
Diameter at Ground Level (DGL) [cm]:	83	
Structural Root Zone (SRZ) [m]:	3.06	
Notional Root Zone (NRZ) [m]:	8.04	¥ 2300
Retention Value:		
Last Modified:	28/08/2025	

Tree Location		
Longitude:	115.854311	
Latitude:	-31.985314	
Address:		
City:	South Perth	

## Photos Street View Map View

## Tree Summary Report (1)

Tree ID #40598	
Tree Details	
Tree Id:	33
Botanical Name:	Populus nigra
Species Origin:	Exotic
Age Class:	Mature
Structural Condition:	Fair
Vitality:	Fair
Comments:	Exotic species consider removal
Recommended works:	
Tree Height [m]:	12
DSH [cm]:	69
Diameter at Ground Level (DGL) [cm]:	80
Structural Root Zone (SRZ) [m]:	3.01
Notional Root Zone (NRZ) [m]:	8.28
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location	
Longitude:	115.854321
Latitude:	-31.985303
Address:	
City:	South Perth

# Photos Street View Map View 1000002657.jpg 28/08/2025

## Tree Summary Report (1)

Tree Id: Botanical Name: Species Origin: Age Class: Structural Condition: Vitality: Comments:	34 Fraxinus griffithii AUS Native Mature Good	Longitude: Latitude: Address: City:	115.854240 -31.984860 South Perth
Species Origin: Age Class: Structural Condition: Vitality: Comments:	AUS Native Mature Good	Address:	
Age Class: Structural Condition: Vitality: Comments:	Mature Good		South Perth
Structural Condition: Vitality: Comments:	Good	City:	South Perth
Vitality: Comments:			
Comments:		Dhatas Ctra	at Man Man Man
	Good	Photos Stree	et View Map Viev
2 2 2		100	ALL PROPERTY.
Recommended works:			
Tree Height [m]:	5		
DSH [cm]:	29.88		
Diameter at Ground Level (DGL) [cm]:	31		
Structural Root Zone (SRZ) [m]:	2.02		The second
Notional Root Zone (NRZ) [m]:	3.59		n Europe
Retention Value:			
Last Modified:	28/08/2025	-	
Notes:			

## Tree Summary Report (1)

Tree Details	
Tree Id:	35
Botanical Name:	Fraxinus griffithii
Species Origin:	AUS Native
ge Class:	Mature
ructural Condition:	Good
itality:	Good
omments:	
ecommended works:	
ee Height [m]:	5
SH [cm]:	26.8
ameter at Ground evel (DGL) [cm]:	32
ructural Root Zone RZ) [m]:	2.05
tional Root Zone RZ) [m]:	3.22
tention Value:	
ast Modified:	28/08/2025
aot moamoa.	

Tree ID #40601				
Tree Details		Tree Loc	ation	
Tree Id:	36	Longitude	: 11	15.854222
Botanical Name:	Fraxinus griffithii	Latitude:	-3	1.984804
Species Origin:	AUS Native	Address:		
Age Class:	Mature	City:	Sc	outh Perth
Structural Condition:	Good	Dhataa	Ctroot View	Man Via
Vitality:	Good	Photos	Street View	Map Vie
Comments:				
Recommended works:				
Tree Height [m]:	5			
DSH [cm]:	22.27			44
Diameter at Ground Level (DGL) [cm]:	35			40
Structural Root Zone (SRZ) [m]:	2.13			
Notional Root Zone (NRZ) [m]:	2.67			
Retention Value:				
Last Modified:	28/08/2025			
Notes:		5 A SA		



Γree Details		Tree Location
Tree Id:	41	Longitude: 115.854173
Botanical Name:	Casuarina cunninghamiana	Latitude: -31.984057 Address:
Species Origin:	AUS Native	City: South Perth
Age Class:	Mature	ony.
Structural Condition:	Good	Photos Street View Map View
/itality:	Good	
Comments:	Weed species known for self seeding	
Recommended works:		
ree Height [m]:	18	
OSH [cm]:	54	and the second
Diameter at Ground Level (DGL) [cm]:	62	
Structural Root Zone SRZ) [m]:	2.71	
Notional Root Zone NRZ) [m]:	6.48	
Retention Value:		A A A
ast Modified:	28/08/2025	The same of the sa
ast woulled.		

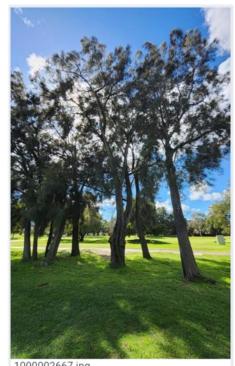
Tree Details		Tree Location	
Tree Id:	42	Longitude:	115.854107
Botanical Name:	Casuarina cunninghamiana	Latitude:	-31.984081
Species Origin:	AUS Native	City:	South Perth
Age Class:	Mature	Oity.	oodii i citii
Structural Condition:	Good	Photos Stree	t View Map Viev
Vitality:	Good	No. of the last of	1. 数 · 数 数 数 数 2 · 2 · 2 · 2 · 2 · 2 · 2 ·
Comments:	Weed species known for self seeding		
Recommended works:	:		Ver Son
Tree Height [m]:	18		
DSH [cm]:	54		
Diameter at Ground Level (DGL) [cm]:	64	1	
Structural Root Zone (SRZ) [m]:	2.74	-	
Notional Root Zone (NRZ) [m]:	6.48	26,1	
Retention Value:		In the control of	
_ast Modified:	28/08/2025		

## Tree Summary Report (1)

Tree Details	
Tree Id:	43
Botanical Name:	Casuarina cunninghamiana
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	weed species known for self seeding
Recommended works:	
Гree Height [m]:	17
DSH [cm]:	91
Diameter at Ground Level (DGL) [cm]:	92
Structural Root Zone (SRZ) [m]:	3.2
Notional Root Zone (NRZ) [m]:	10.92
Retention Value:	
Last Modified:	01/09/2025
Notes:	

Tree Location		
Longitude:	115.854120	
Latitude:	-31.984087	
Address:		
City:	South Perth	

## Photos Street View Map View



Tree Details		Tree Location	
ree Id:	44	Longitude:	115.854114
Botanical Name:	Casuarina cunninghamiana	Latitude:	-31.984029
Species Origin:	AUS Native	City:	South Perth
Age Class:	Mature	Oity.	oodii i cidi
Structural Condition:	Good	Photos Stree	t View Map View
/itality:	Good	-427 -336	
Comments:	Weed species known for self seeding		The state of
Recommended works:			
ree Height [m]:	17		
OSH [cm]:	56		1
Diameter at Ground Level (DGL) [cm]:	66		
Structural Root Zone SRZ) [m]:	2.78	I A	W W
Notional Root Zone NRZ) [m]:	6.72		
Retention Value:			
ast Modified:	28/08/2025		
Notes:			

Tree Details		Tree Location	
Tree Id:	45	Longitude:	115.854116
Botanical Name:	Casuarina cunninghamiana	Latitude: Address:	-31.983992
Species Origin:	AUS Native	City:	South Perth
Age Class:	Mature	Oity.	oodii i citii
Structural Condition:	Good	Photos Street	View Map View
Vitality:	Good	No.	
Comments:	Weed species known for self seeding		
Recommended works:			
Tree Height [m]:	11		
DSH [cm]:	33		
Diameter at Ground Level (DGL) [cm]:	38		
Structural Root Zone (SRZ) [m]:	2.2		
Notional Root Zone (NRZ) [m]:	3.96		
Retention Value:			
Last Modified:	28/08/2025		WE WELL
Notes:			

Tree Details		Tree Location	
Tree Id:	46	Longitude:	115.854078
Botanical Name:	Casuarina cunninghamiana	Latitude:	-31.984019
Species Origin:	AUS Native	City:	South Perth
Age Class:	Mature	Oity.	oodii i citii
Structural Condition:	Good	Photos Stree	et View Map View
Vitality:	Good	Va.	
Comments:	Weed species known for self seeding		
Recommended works:		1 100	
Гree Height [m]:	13		
OSH [cm]:	52.35		
Diameter at Ground Level (DGL) [cm]:	59		Married L
Structural Root Zone (SRZ) [m]:	2.65	and the same	
Notional Root Zone (NRZ) [m]:	6.28	The same of the sa	Na 1
Retention Value:			
ast Modified:	28/08/2025		
Last Moaniea.			

## Tree Summary Report (1)

Photos

Tree ID #40612	
Tree Details	
Tree Id:	47
Botanical Name:	Casuarina cunninghamiana
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	Weed species known for self seeding
Recommended works:	
Tree Height [m]:	13
DSH [cm]:	54.64
Diameter at Ground Level (DGL) [cm]:	79
Structural Root Zone (SRZ) [m]:	3
Notional Root Zone (NRZ) [m]:	6.56
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location		
Longitude:	115.854112	
Latitude:	-31.984022	
Address:		
City:	South Perth	

Street View

Map View

## Hensman s.

## Tree Summary Report (1)

Tree Details		Tree Location	on
Tree Id:	48	Longitude:	115.854033
Botanical Name:	Agonis flexuosa	Latitude:	-31.983936
Species Origin:	SW WA Native	Address:	
Age Class:	Mature	City:	South Perth
Structural Condition:	Good	Dhatas Ot	+\/:\/:\/:\/:\/:\/:\/:-
Vitality:	Fair	Photos St	reet View Map Vi
Comments:			
Recommended works:			ALC: NO
Tree Height [m]:	5		M 186 pt
DSH [cm]:	97.1		ST AT OF
Diameter at Ground	97.1 102		
Diameter at Ground Level (DGL) [cm]: Structural Root Zone			
Diameter at Ground Level (DGL) [cm]: Structural Root Zone (SRZ) [m]: Notional Root Zone	102		
Diameter at Ground Level (DGL) [cm]: Structural Root Zone (SRZ) [m]: Notional Root Zone (NRZ) [m]:	102 3.34		
DSH [cm]: Diameter at Ground Level (DGL) [cm]: Structural Root Zone (SRZ) [m]: Notional Root Zone (NRZ) [m]: Retention Value: Last Modified:	102 3.34		

Tree Details		Tree Loc	ation	
Tree Id:	49	Longitude	: 11	15.8539
Botanical Name:	Corymbia ficifolia	Latitude:	-3	1.9838
Species Origin:	SW WA Native	Address:		
Age Class:	Mature	City:	Sc	outh Pe
Structural Condition:	Good	Dhataa	Otro at Minus	Man
Vitality:	Fair	Photos	Street View	Мар
Comments:				
Recommended works:				
Tree Height [m]:	8	*	As May 12	
DSH [cm]:	64.54			44
Diameter at Ground Level (DGL) [cm]:	68			
Structural Root Zone	0.01		N. W.	A.
(SRZ) [m]:	2.81		The same of the sa	War S
	7.74		1	
(SRZ) [m]: Notional Root Zone				
(SRZ) [m]: Notional Root Zone (NRZ) [m]:				



## Tree Summary Report (1)

1000002672.jpg 28/08/2025

Tree Details		Tree Loca	ation
Tree Id:	50	Longitude:	115.853
Botanical Name:	Agonis flexuosa	Latitude:	-31.9837
Species Origin:	SW WA Native	Address:	
Age Class:	Mature	City:	South P
Structural Condition:	Good	Dhataa	Ctroot View Man
Vitality:	Good	Photos	Street View Map
Comments:			100
Recommended works:			200
Tree Height [m]:	4	-	X-1/2
DSH [cm]:	101.12		
Diameter at Ground Level (DGL) [cm]:	108		
Structural Root Zone SRZ) [m]:	3.42		Add
Notional Root Zone (NRZ) [m]:	12.13		
Retention Value:			
Last Modified:	01/09/2025	Marie de	
Notes:		Sept Tracks	

Address: City: South Perth	Address: City: South Perth	Address: City: South Perth	Longitude:		15.853935
City: South Perth	City: South Perth	City: South Perth	Latitude:	-3	1.983778
200 <b>2</b> 000 000 000 000 000 000 000 000 000 0			Address:		
Photos Street View Map View	Photos Street View Map View	Photos Street View Map View	City:	Sc	outh Perth
			Photos	Street View	Map View

## Tree Summary Report (1)

ree Id: Sotanical Name: Species Origin: Age Class: Structural Condition:	51 Agonis flexuosa SW WA Native Mature Fair	Longitude: Latitude: Address: City:	115.853895 -31.983736
Species Origin:  Age Class: Structural Condition:	SW WA Native Mature	Address:	
ge Class: structural Condition:	Mature		
tructural Condition:		City:	
	Fair		South Perth
itality:		Dhataa Ctros	t Man Man Man
	Very Poor	Photos Stree	t View Map View
Comments:	Poor vitality, consider removal		1
ecommended works:			
ree Height [m]:	3	TO PARTY	
SH [cm]:	27.59		
pliameter at Ground evel (DGL) [cm]:	40		
structural Root Zone SRZ) [m]:	2.25		
lotional Root Zone NRZ) [m]:	3.31	Mark The last	
tetention Value:		and 1	
ast Modified:	01/09/2025		
lotes:			

Page 249 of 296

## Tree Summary Report (1)

Tree Details		Tree Location	
Tree Id:	52	Longitude:	115.853872
Botanical Name:	Agonis flexuosa	Latitude:	-31.983698
Species Origin:	SW WA Native	Address:	
Age Class:	Mature	City:	South Perth
Structural Condition:	Good	Dhatas Otras	+ Man Man Man
Vitality:	Good	Photos Stree	et View Map View
Comments:			
Recommended works:		100 miles	
Tree Height [m]:	10		s
DSH [cm]:	79.56		All le
Diameter at Ground Level (DGL) [cm]:	88		de Tra
Structural Root Zone (SRZ) [m]:	3.14	440	
Notional Root Zone (NRZ) [m]:	9.55		
Retention Value:		Town Street, S	A Company of the last
Last Modified:	01/09/2025		
Last Modified.			

28/08/2025

Page 250 of 296

## Tree Summary Report (1)

1000002675.jpg 28/08/2025

Tree Details		Tree Loc	ation	
Tree Id:	53	Longitude	: 1	15.853850
Botanical Name:	Agonis flexuosa	Latitude:	-3	1.983653
Species Origin:	SW WA Native	Address:		
Age Class:	Mature	City:	S	outh Perth
Structural Condition:	Good	Dhataa	Otro at Miano	Man View
Vitality:	Fair	Photos	Street View	Map View
Comments:				
Recommended works	:		MA .	
Tree Height [m]:	9			rie h
DSH [cm]:	135.33			
Diameter at Ground Level (DGL) [cm]:	166			
tructural Root Zone SRZ) [m]:	4.09			
Notional Root Zone NRZ) [m]:	15			No.
Retention Value:		100 mg 100 mg 100 mg 100 mg 100 mg 100 mg 100 mg 100 mg 100 mg 100 mg 100 mg 100 mg 100 mg 100 mg 100 mg 100 mg		
ast Modified:	01/09/2025			

## Tree Summary Report (1)

Tree Details		Tree Location		
Tree Id:	54	Longitude:	11	15.853538
Botanical Name:	Eucalyptus melliodora	Latitude:	-3	1.983233
Species Origin:	AUS Native	Address:		
Age Class:	Mature	City:	Sc	outh Perth
Structural Condition:	Good	Dhatas	Name of Minne	Man View
Vitality:	Good	Photos S	Street View	Map Viev
Comments:		1680		
Recommended works:			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	No.
Tree Height [m]:	20			
DSH [cm]:	49			
Dorr [orn].	43		7 3 May 1	A CONTRACTOR
Diameter at Ground Level (DGL) [cm]:	53			
Diameter at Ground				
Diameter at Ground Level (DGL) [cm]: Structural Root Zone	53			
Diameter at Ground Level (DGL) [cm]: Structural Root Zone (SRZ) [m]: Notional Root Zone (NRZ) [m]:	53 2.53			
Diameter at Ground Level (DGL) [cm]: Structural Root Zone (SRZ) [m]: Notional Root Zone	53 2.53			

28/08/2025

Page 252 of 296

# Tree Summary Report (1)

Tree ID #40621				
Tree Details		Tree Loc	cation	
Tree Id:	55	Longitude	e: 1	15.853433
Botanical Name:	Eucalyptus melliodora	Latitude:	-:	31.983166
Species Origin:	AUS Native	Address:		
Age Class:	Mature	City:	S	outh Perth
Structural Condition:	Good	Dhatas	Otro at Miano	Man Via
Vitality:	Good	Photos	Street View	Map Vie
Comments:				07/1000
Recommended works:			100 Sh	
Tree Height [m]:	15			*
DSH [cm]:	56		THE PARTY	JANE .
Diameter at Ground Level (DGL) [cm]:	65			
Structural Root Zone (SRZ) [m]:	2.76			
Notional Root Zone (NRZ) [m]:	6.72			
Retention Value:				工工工
Last Modified:	28/08/2025			

Page 253 of 296

# Tree Summary Report (1)

Tree Details		Tree Location	n
Tree Id:	56	Longitude:	115.853342
Botanical Name:	Eucalyptus melliodora	Latitude:	-31.983123
Species Origin:	AUS Native	Address:	
Age Class:	Mature	City:	South Perth
Structural Condition:	Good	Dhatas Ota	and Man Man Man
Vitality:	Good	Photos Str	eet View Map Viev
Comments:			
Recommended works:			
Tree Height [m]:	17		J.S. MALL
DSH [cm]:	70		
Diameter at Ground Level (DGL) [cm]:	73	<b>3</b> 40 4	
Structural Root Zone (SRZ) [m]:	2.9		
Notional Root Zone (NRZ) [m]:	8.4		
Retention Value:		1 X * 4	
_ast Modified:	28/08/2025		

Page 254 of 296

# Tree Summary Report (1)

Age Class: Structural Condition:	57 Eucalyptus melliodora AUS Native Mature	Longitude: Latitude: Address:		5.853344 1.983041
Species Origin: Age Class: Structural Condition:	AUS Native		-31	1 002041
Age Class: Structural Condition:		Address:		1.903041
Structural Condition:	Mature	Address.		
		City:	So	outh Perth
and the	Good	Dhotos	Ctroot Vious	Man View
Vitality:	Good	Photos	Street View	Map View
Comments:		SEA GO		100
Recommended works:		E 119		- 74 /
Tree Height [m]:	17			
DSH [cm]:	62			
Diameter at Ground Level (DGL) [cm]:	73			
Structural Root Zone (SRZ) [m]:	2.9			
Notional Root Zone (NRZ) [m]:	7.44			
Retention Value:				
Last Modified:	28/08/2025		312	
Notes:		and the same		

Page 255 of 296

# Tree Summary Report (1)

1000002680.jpg 28/08/2025

Tree Details		Tree Loc	cation	
Tree Id:	58	Longitude	: 1	15.853276
Botanical Name:	Corymbia citriodora	Latitude:	-3	1.983471
Species Origin:	AUS Native	Address:		
Age Class:	Mature	City:	Sc	outh Perth
Structural Condition:	Good	DI.	0	14 17
Vitality:	Good	Photos	Street View	Map View
Comments:				
Recommended works:		24	W	
Tree Height [m]:	20			M
DSH [cm]:	65			
Diameter at Ground Level (DGL) [cm]:	73		All a ma	Wy I
Structural Root Zone (SRZ) [m]:	2.9			
Notional Root Zone (NRZ) [m]:	7.8			
Retention Value:			- 7	The second second
_ast Modified:	28/08/2025			
				THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAME

Page 256 of 296

# Tree Summary Report (1)

Tree Details		Tre
Tree Id:	59	Lon
Botanical Name:	Corymbia citriodora	Lati
Species Origin:	AUS Native	Add
Age Class:	Mature	City
Structural Condition:	Good	Dha
Vitality:	Good	Pho
Comments:		
Recommended works:		
Tree Height [m]:	18	
DSH [cm]:	61	
Diameter at Ground Level (DGL) [cm]:	74	
Structural Root Zone (SRZ) [m]:	2.92	
Notional Root Zone (NRZ) [m]:	7.32	11/4 ×
Retention Value:		
Last Modified:	28/08/2025	
Notes:		

Tree Location	
Longitude:	115.853225
Latitude:	-31.983388
Address:	
City:	South Perth

# Photos Street View Map View 1000002681.jpg 28/08/2025

Page 257 of 296

# Tree Summary Report (1)

Tree Details		Tree Location	
Tree Id:	60	Longitude:	115.853279
Botanical Name:	Corymbia maculata	Latitude:	-31.983357
Species Origin:	AUS Native	Address:	
Age Class:	Mature	City:	South Perth
Structural Condition:	Good	District Otros	4 ) /
Vitality:	Good	Photos Stree	t View Map Viev
Comments:		Self Table 1	A May 1
Recommended works	:		
Tree Height [m]:	18		
DSH [cm]:	61		
Diameter at Ground Level (DGL) [cm]:	69		
Structural Root Zone (SRZ) [m]:	2.83		
Notional Root Zone (NRZ) [m]:	7.32	Le Contraction	
Retention Value:			
	20/00/2025		
Last Modified:	28/08/2025		

28/08/2025

# Tree Summary Report (1)

**Photos** 

Tree ID #40627	
Tree Details	
Tree Id:	61
Botanical Name:	Corymbia maculata
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	17
DSH [cm]:	54
Diameter at Ground Level (DGL) [cm]:	65
Structural Root Zone (SRZ) [m]:	2.76
Notional Root Zone (NRZ) [m]:	6.48
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location	
Longitude:	115.853212
Latitude:	-31.983327
Address:	
City:	South Perth

Street View

Map View



# Tree Summary Report (1)

Tree Details		Tree Loc
Tree Id:	63	Longitude
Botanical Name:	Corymbia citriodora	Latitude:
Species Origin:	AUS Native	Address:
Age Class:	Semi-Mature	City:
Structural Condition:	Good	Distant
Vitality:	Good	Photos
Comments:		
Recommended works:		
Tree Height [m]:	10	100
DSH [cm]:	20	
Diameter at Ground Level (DGL) [cm]:	24	
Structural Root Zone (SRZ) [m]:	1.82	
Notional Root Zone (NRZ) [m]:	2.4	
Retention Value:		
Last Modified:	28/08/2025	5 29
Notes:		3 7 -

Tree Location	
Longitude:	115.853124
Latitude:	-31.983303
Address:	
City:	South Perth

Street View

Map View



# Tree Summary Report (1)

29/08/2025

Botanical Name: Pinus pinea  Species Origin: Exotic  Age Class: Mature  Structural Condition: Good  Vitality: Good  Comments: Large deadwood throughout canopy  Recommended works:  Tree Height [m]: 22  DSH [cm]: 148  Diameter at Ground Level (DGL) [cm]: 3.56  Structural Root Zone (SRZ) [m]: 15	ngitude: titude: ldress: ty: notos Street	115.852785 -31.984054 South Perth
Species Origin: Exotic Age Class: Mature  Structural Condition: Good  Vitality: Good  Comments: Large deadwood throughout canopy  Recommended works:  Tree Height [m]: 22  DSH [cm]: 148  Diameter at Ground Level (DGL) [cm]: 3.56  Structural Root Zone (SRZ) [m]: 15	dress:	South Perth
Age Class: Mature  Structural Condition: Good  Vitality: Good  Comments: Large deadwood throughout canopy  Recommended works:  Tree Height [m]: 22  DSH [cm]: 148  Diameter at Ground Level (DGL) [cm]: 3.56  Structural Root Zone (SRZ) [m]: 15	y:	
Structural Condition: Good  Vitality: Good  Comments: Large deadwood throughout canopy  Recommended works:  Tree Height [m]: 22  DSH [cm]: 148  Diameter at Ground Level (DGL) [cm]: 119  Structural Root Zone (SRZ) [m]: 3.56  Notional Root Zone (NRZ) [m]: 15	•	
Vitality: Good  Comments: Large deadwood throughout canopy  Recommended works:  Tree Height [m]: 22  DSH [cm]: 148  Diameter at Ground Level (DGL) [cm]: 3.56  Structural Root Zone (SRZ) [m]: 15  Notional Root Zone (NRZ) [m]: 15	notos Street	View Map Viev
Comments: Good  Large deadwood throughout canopy  Recommended works:  Tree Height [m]: 22  DSH [cm]: 148  Diameter at Ground Level (DGL) [cm]: 3.56  Structural Root Zone (SRZ) [m]: 15  Notional Root Zone (NRZ) [m]: 15	lotos Street	view Map view
Recommended works:  Tree Height [m]: 22  DSH [cm]: 148  Diameter at Ground Level (DGL) [cm]: 3.56  Structural Root Zone (SRZ) [m]: 3.56  Notional Root Zone (NRZ) [m]: 15		
Tree Height [m]: 22  DSH [cm]: 148  Diameter at Ground Level (DGL) [cm]: 119  Structural Root Zone (SRZ) [m]: 3.56  Notional Root Zone (NRZ) [m]: 15		
DSH [cm]: 148  Diameter at Ground 119  Level (DGL) [cm]: 3.56  (SRZ) [m]: 3.56  Notional Root Zone (NRZ) [m]: 15		
Diameter at Ground Level (DGL) [cm]:  Structural Root Zone (SRZ) [m]:  Notional Root Zone (NRZ) [m]:  119  3.56		<b>\$446</b>
Level (DGL) [cm]:  Structural Root Zone (SRZ) [m]:  Notional Root Zone (NRZ) [m]:	ALL MANAGEMENT	
(SRZ) [m]: 3.56  Notional Root Zone (NRZ) [m]: 15		
(NRZ) [m]:		
	The state of the s	
Retention Value:		
Last Modified: 01/09/2025		A Property
Notes:		

Page 261 of 296

# Tree Summary Report (1)

29/08/2025

Address: City: South Perth  Photos Street View Map View	Tree Details		Tree Locatio	n
Address: City: South Perth  Photos Street View Map View  Address:  Output  Description:  Address:  Description:  Address:  Description:  Address:  Description:  Address:  Description:  Address:  Description:  Address:  Description:  Address:  Description:  Address:  Description:  Address:  Description:  Address:  Description:  Address:  Description:  Address:  Description:  Address:  Description:  Address:  Description:  Description:  Address:  Address:  Description:  Address:  Address:  Description:  Address:  Address:  Description:  Address:  Address:  Address:  Address:  A	Tree Id:	65	Longitude:	115.852762
Photos Street View Map View	Botanical Name:	Eucalyptus spp.	Latitude:	-31.984103
Photos Street View Map View	Species Origin:	AUS Native	Address:	
	Age Class:	Semi-Mature	City:	South Perth
	Structural Condition:	Good	Dhataa Ctr	ant Man Man Man
	Vitality:	Poor	Photos Str	eet view iviap vie
	Comments:			STATE OF
	Recommended works:		a a ar b	ă.
	Tree Height [m]:	3		
	DSH [cm]:	24		MA JOHN
	Diameter at Ground Level (DGL) [cm]:	26		七百年
	Structural Root Zone (SRZ) [m]:	1.88	<b>美</b>	
	Notional Root Zone (NRZ) [m]:	2.88		
	Retention Value:			
	Last Modified:	29/08/2025		DA TANKS SURVEY
	Notes:			LETTE BURE
1000002687.jpg	INOTES.		1000002687 in	a a

Page 262 of 296

# Tree Summary Report (1)

Tree Details		Tree Location	
Tree Id:	66	Longitude:	115.852649
Botanical Name:	Eucalyptus spp.	Latitude:	-31.984069
Species Origin:	AUS Native	Address:	
Age Class:	Semi-Mature	City:	South Perth
Structural Condition:	Good	Dhatas Otro	at Minus Man Minus
Vitality:	Poor	Photos Stree	et View Map View
Comments:		-8	
Recommended works:			
Tree Height [m]:	4	>	
DSH [cm]:	34	1, 16	
Diameter at Ground Level (DGL) [cm]:	36		
Structural Root Zone (SRZ) [m]:	2.15		E WA
Notional Root Zone (NRZ) [m]:	4.08	No. of Control	
Retention Value:			
Last Modified:	29/08/2025	-te	
			100 miles (

Page 263 of 296

# Tree Summary Report (1)

Tree Details		Tre
Tree Id:	67	Lon
Botanical Name:	Casuarina cunninghamiana	Lati
Species Origin:	AUS Native	City
Age Class:	Mature	City
Structural Condition:	Good	Pho
Vitality:	Good	
Comments:		
Recommended works:		
Tree Height [m]:	17	
DSH [cm]:	48	
Diameter at Ground Level (DGL) [cm]:	68	
Structural Root Zone (SRZ) [m]:	2.81	
Notional Root Zone (NRZ) [m]:	5.76	W. C.
Retention Value:		1
Last Modified:	29/08/2025	
Notes:		

Tree Location	
Longitude:	115.852596
Latitude:	-31.983996
Address:	
City:	South Perth

# Photos Street View Map View



1000002689.jpg 29/08/2025

# Tree Summary Report (1)

Tree Details		Tree Locati
Tree Id:	68	Longitude:
Botanical Name:	Agonis flexuosa	Latitude:
Species Origin:	SW WA Native	Address:
Age Class:	Mature	City:
Structural Condition:	Good	Distant Or
Vitality:	Good	Photos St
Comments:	Recent limb failure	
Recommended works:		
Tree Height [m]:	10	
DSH [cm]:	142.67	
Diameter at Ground Level (DGL) [cm]:	215	
Structural Root Zone (SRZ) [m]:	4.56	Wash.
Notional Root Zone (NRZ) [m]:	15	
Retention Value:		
_ast Modified:	29/08/2025	
Notes:		

Tree Location		
Longitude:	115.852662	
Latitude:	-31.983982	
Address:		
City:	South Perth	

# Photos Street View Map View 1000002690.jpg 29/08/2025

Page 265 of 296

Tree Details		Tree Lo
Tree Id:	69	Longitud
Botanical Name:	Agonis flexuosa	Latitude:
Species Origin:	SW WA Native	Address:
Age Class:	Mature	City:
Structural Condition:	Good	Dhataa
Vitality:	Good	Photos
Comments:		19514
Recommended works:		26
Tree Height [m]:	3	
DSH [cm]:	54.49	
Diameter at Ground Level (DGL) [cm]:	84	
Structural Root Zone (SRZ) [m]:	3.08	600
Notional Root Zone (NRZ) [m]:	6.54	De Ba
Retention Value:		
Last Modified:	29/08/2025	
Notes:		

Tree Location	
Longitude:	115.852495
Latitude:	-31.983982
Address:	
City:	South Perth



# Tree Summary Report (1)

Tree Details		Tree Location	
Tree Id:	72	Longitude:	115.852098
Botanical Name:	Melaleuca quinquenervia	Latitude: Address:	-31.984016
Species Origin:	WA Native	City:	South Perth
Age Class:	Semi-Mature	Oity.	oodii i citii
Structural Condition:	Good	Photos Stree	et View Map View
Vitality:	Good	1848 A	
Comments:		W. C.	
Recommended works:	:		2 76 2 18
Tree Height [m]:	6		
DSH [cm]:	38		
Diameter at Ground Level (DGL) [cm]:	42		
Structural Root Zone (SRZ) [m]:	2.3		uh d
Notional Root Zone (NRZ) [m]:	4.56		
Retention Value:			
Last Modified:	01/09/2025		
Notes:			The state of the s

29/08/2025

Page 267 of 296

# Tree Summary Report (1)

Tree Details		Tree Location	
Tree Id:	73	Longitude:	115.852126
Botanical Name:	Magnolia grandiflora	Latitude:	-31.984065
Species Origin:	Exotic	Address:	
Age Class:	Mature	City:	South Perth
Structural Condition:	Good	Dhatas Ctros	t View Man View
Vitality:	Good	Photos Stree	t View Map Viev
Comments:		707	The state of the state of
Recommended works:		1706	- le
Tree Height [m]:	6	1/6	
DSH [cm]:	24	4	
Diameter at Ground Level (DGL) [cm]:	27	200 45	w The
Structural Root Zone SRZ) [m]:	1.91		
Notional Root Zone (NRZ) [m]:	2.88		
Retention Value:			
_ast Modified:	29/08/2025		
.aoc moamoa.		SANCTON OF THE PROPERTY OF THE	

29/08/2025

Page 268 of 296

# Tree Summary Report (1)

Free Id: 74  Botanical Name: Melaleuc quinquen Species Origin: WA Nativ Age Class: Semi-Mat Structural Condition: Good  Vitality: Good  Comments: Recommended works: Free Height [m]: 6  DSH [cm]: 33  Diameter at Ground Level (DGL) [cm]: 37  Structural Root Zone SRZ) [m]: 2.18	Latinervia Additional City ture			15.852169 31.984088 South Perth Map View
quinquen Species Origin: WA Nativ Age Class: Semi-Mar Structural Condition: Good Vitality: Good Comments: Recommended works: Free Height [m]: 6 DSH [cm]: 33 Diameter at Ground Level (DGL) [cm]: 37 Structural Root Zone 2.18	re Add City	lress:	S	outh Perth
Age Class: Semi-Mark Structural Condition: Good  /itality: Good  Comments: Recommended works:  Free Height [m]: 6  DSH [cm]: 33  Diameter at Ground Level (DGL) [cm]: 37  Structural Root Zone 2.18	re City	r:		
Structural Condition: Good  /itality: Good  Comments:  Recommended works:  Tree Height [m]: 6  DSH [cm]: 33  Diameter at Ground Level (DGL) [cm]: 37  Structural Root Zone 2.18	ture			
/itality: Good Comments: Recommended works: Tree Height [m]: 6 DSH [cm]: 33 Diameter at Ground Level (DGL) [cm]: 37 Structural Root Zone 2.18	Ph	otos Str	reet View	Map Viev
Comments:  Recommended works:  Free Height [m]: 6  DSH [cm]: 33  Diameter at Ground evel (DGL) [cm]: 37  Structural Root Zone 2.18				4
Recommended works:  Free Height [m]: 6  DSH [cm]: 33  Diameter at Ground avevel (DGL) [cm]: 37  Structural Root Zone 2.18				***
Free Height [m]: 6  DSH [cm]: 33  Diameter at Ground arevel (DGL) [cm]: 37  Structural Root Zone 2.18				*
DSH [cm]: 33  Diameter at Ground 37  Evel (DGL) [cm]: 37  Structural Root Zone 318			¥ 5 1	7/2
Diameter at Ground Level (DGL) [cm]:  Structural Root Zone		A. Tallette Control		THE RESERVE OF THE PARTY OF THE
Level (DGL) [cm]: 37 Structural Root Zone 218		The state of		
7 1 9				
SKZ) [III].	4			
Notional Root Zone 3.96 NRZ) [m]:				AT T
Retention Value:			L	
ast Modified: 29/08/20	)25			
Notes:				

29/08/2025

Tree Details		Tree Location	
Tree Id:	75	Longitude:	115.852149
Botanical Name:	Melaleuca quinquenervia	Latitude: Address:	-31.984138
Species Origin:	WA Native		South Perth
Age Class:	Semi-Mature	Oity.	oodii i citii
Structural Condition:	Good	Photos Street View	v Map View
Vitality:	Good	8.0	
Comments:			
Recommended works:		+236	NEW TOTAL
Tree Height [m]:	6		
DSH [cm]:	37	TO A SALE	1 1 1 5 m
Diameter at Ground Level (DGL) [cm]:	41		
Structural Root Zone (SRZ) [m]:	2.28		
Notional Root Zone (NRZ) [m]:	4.44		ASSESSED AND MARKET
Retention Value:			F-10
Last Modified:	29/08/2025		
Notes:			1 300
		1000002697.jpg	

Γree Id:		
100101	76	Longitude: 115.852156
Botanical Name:	Melaleuca quinquenervia	Latitude: -31.984194 Address:
Species Origin:	WA Native	City: South Perth
Age Class:	Semi-Mature	ony.
Structural Condition:	Good	Photos Street View Map View
/itality:	Good	
Comments:		
Recommended works:		
Γree Height [m]:	5	
OSH [cm]:	31	<b>一种的一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一</b>
Diameter at Ground Level (DGL) [cm]:	35	<b>从外间下之间</b>
Structural Root Zone (SRZ) [m]:	2.13	
Notional Root Zone (NRZ) [m]:	3.72	
Retention Value:		
ast Modified:	29/08/2025	
Notes:		

Tree Details		Tree Location	
Tree Id:	77	Longitude: 1	115.852177
Botanical Name:	Casuarina cunninghamiana	Latitude:	31.984285
Species Origin:	AUS Native		South Perth
Age Class:	Mature	oity.	Journ Citi
Structural Condition:	Good	Photos Street View	Map Viev
Vitality:	Good	+in/le -d	200 400
Comments:	Clump of 17, weed species known for self seeding.		
Recommended works:		The same of the sa	
ree Height [m]:	15		
OSH [cm]:			
Diameter at Ground Level (DGL) [cm]:			
			一個
Structural Root Zone (SRZ) [m]:			
SRZ) [m]: Notional Root Zone NRZ) [m]:			
SRZ) [m]: Notional Root Zone	29/08/2025		

# Tree Summary Report (1)

Free Id: 81  Botanical Name: Melaleuca quinquenervia  Species Origin: WA Native  Age Class: Mature  Structural Condition: Good  Vitality: Fair  Comments:  Recommended works:  Free Height [m]: 15  DSH [cm]: 87  Diameter at Ground Level (DGL) [cm]: 97	Longitude: 115.852255  Latitude: -31.984416  Address: City: South Perth  Photos Street View Map View
Age Class: Mature Structural Condition: Good Vitality: Fair Comments: Recommended works: Tree Height [m]: 15 DSH [cm]: 87 Diameter at Ground	Address:  City: South Perth
Age Class: Mature Structural Condition: Good  /itality: Fair  Comments: Recommended works:  Tree Height [m]: 15  DSH [cm]: 87  Diameter at Ground	City: South Perth
Structural Condition: Good  /itality: Fair  Comments:  Recommended works:  Tree Height [m]: 15  DSH [cm]: 87  Diameter at Ground	
Vitality: Fair Comments: Recommended works: Tree Height [m]: 15 DSH [cm]: 87 Diameter at Ground	Photos Street View Map View
Comments:  Recommended works:  Tree Height [m]: 15  DSH [cm]: 87  Diameter at Ground 97	
Recommended works:  Tree Height [m]: 15  DSH [cm]: 87  Diameter at Ground 97	
Tree Height [m]: 15  DSH [cm]: 87  Diameter at Ground 97	
OSH [cm]: 87 Diameter at Ground	
Diameter at Ground	
Q /	
ever (DGL) [CITI].	
Structural Root Zone SRZ) [m]: 3.27	
Notional Root Zone NRZ) [m]:	lives -
Retention Value:	125 - W
ast Modified: 29/08/2025	
Notes:	

Page 273 of 296

# Tree Summary Report (1)

Tree Details		Tree Loc	ation	
Tree Id:	82	Longitude	: 1	15.852240
Botanical Name:	Melaleuca quinquenervia	Latitude:	÷	31.984459
Species Origin:	WA Native	Address:		South Perth
Age Class:	Mature	City:	3	south Perth
Structural Condition:	Good	Photos	Street View	Map Vie
Vitality:	Good	1/4-200	Marian Comment	
Comments:				
Recommended works:		V <sub>1</sub>	1	100
Tree Height [m]:	12			S <sub>A</sub>
DSH [cm]:	99			
Diameter at Ground Level (DGL) [cm]:	94			
Structural Root Zone (SRZ) [m]:	3.22			
Notional Root Zone	11.88		V	
(NRZ) [m]:				
(NRZ) [m]: Retention Value:				
	29/08/2025		1	

City:	South Perth		
Photos	Street View	Map View	

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# Tree Summary Report (1)

Tree Details		Tree Location	
Tree Id:	83	Longitude:	115.852301
Botanical Name:	Agonis flexuosa	Latitude:	-31.983515
Species Origin:	SW WA Native	Address:	
Age Class:	Mature	City:	South Perth
Structural Condition:	Good	Dhatas Ctros	at Man Man Man
Vitality:	Good	Photos Stree	et View Map Vie
Comments:			A Company
Recommended works:		7	W. Comment
Tree Height [m]:	10		
DSH [cm]:	96.59		Mark Burgar
Diameter at Ground Level (DGL) [cm]:	87		
Structural Root Zone (SRZ) [m]:	3.12	ALC:	
Notional Root Zone (NRZ) [m]:	11.59	龙士	
Retention Value:		A SALE	
	29/08/2025		
Last Modified:			

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Page 275 of 296

# Tree Summary Report (1)

		Tree Location	
Tree Id:	84	Longitude: 115.	852275
Botanical Name:	Agonis flexuosa	Latitude: -31.9	983441
Species Origin:	SW WA Native	Address:	
Age Class:	Mature	City: Sout	h Perth
Structural Condition:	Good	Disates Otrest View A	1 \/:
Vitality:	Good	Photos Street View N	Иар View
Comments:			
Recommended works:		Sec.	
Tree Height [m]:			
DSH [cm]:	117.99		M.
Diameter at Ground Level (DGL) [cm]:	163		
Structural Root Zone (SRZ) [m]:	4.06		
Notional Root Zone (NRZ) [m]:	14.16		
Retention Value:			
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Tree Details		Tree Location
Tree Id:	85	Longitude: 115.852190
Botanical Name:	Agonis flexuosa	Latitude: -31.983458
Species Origin:	SW WA Native	Address:
Age Class:	Mature	City: South Perth
Structural Condition:	Good	Dhata Otaa AViana Maa Viana
Vitality:	Good	Photos Street View Map View
Comments:		
Recommended works	:	
Tree Height [m]:	10	
DSH [cm]:	109.59	
Diameter at Ground Level (DGL) [cm]:	107	
Structural Root Zone (SRZ) [m]:	3.4	
Notional Root Zone (NRZ) [m]:	13.15	
Retention Value:		
ant Mandificati	29/08/2025	
Last Modified:		

# Tree Summary Report (1)

ide: 115.852135 e: -31.983374
e: -31.983374
s:
South Perth
o Otroot View Man View
s Street View Map View
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Page 278 of 296

# Tree Summary Report (1)

Tree Details		Tree Location		
Tree Id:	88	Longitude:	115.852196	
Botanical Name:	Corymbia maculata	Latitude:	-31.983333	
Species Origin:	AUS Native	Address:		
Age Class:	Semi-Mature	City:	South Perth	
Structural Condition:	Good	Dhotos Ctros	+ Man Man Man	
Vitality:	Good	Photos Street View Map Vie		
Comments:			<b>建一种作为</b>	
Recommended works:		Carlot I		
Tree Height [m]:	14		14 1 34 F	
DSH [cm]:	43			
Diameter at Ground Level (DGL) [cm]:	49		Weigh	
Structural Root Zone SRZ) [m]:	2.45			
Notional Root Zone NRZ) [m]:	5.16			
Retention Value:		A Page 1	The same of	
Last Modified:	29/08/2025	1410		
			100	

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# Tree Summary Report (1)

Tree Details		Tree Location	
Tree Id:	89	Longitude:	115.852130
Botanical Name:	Corymbia maculata	Latitude:	-31.983297
Species Origin:	AUS Native	Address:	
Age Class:	Semi-Mature	City:	South Perth
Structural Condition:	Good	Dhatas Ctros	+ Man Man Man
Vitality:	Good	Photos Stree	t View Map Viev
Comments:		NAME OF THE PERSON OF THE PERS	
Recommended works	:		tils. a
Tree Height [m]:	10		
DSH [cm]:	29		
Diameter at Ground Level (DGL) [cm]:	35		W- 1
Structural Root Zone (SRZ) [m]:	2.13		
Notional Root Zone (NRZ) [m]:	3.48		
Retention Value:		1-6-	
Last Modified:	29/08/2025		
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# Tree Summary Report (1)

Tree Details		Tree Location	
Tree Id:	90	Longitude:	115.852104
Botanical Name:	Corymbia maculata	Latitude:	-31.983314
Species Origin:	AUS Native	Address:	
Age Class:	Mature	City:	South Perth
Structural Condition:	Good	Dhotos Ctros	+ Man Man
Vitality:	Good	Photos Stree	t View Map View
Comments:		All the same	
Recommended works:		12 AVA	
Tree Height [m]:	15		
DSH [cm]:	66		
Diameter at Ground Level (DGL) [cm]:	76		
Structural Root Zone (SRZ) [m]:	2.95		
Notional Root Zone (NRZ) [m]:	7.92		
Retention Value:			
Last Modified:	29/08/2025		
		2500	

Page 281 of 296

# Tree Summary Report (1)

**Photos** 

Tree ID #40657	
Tree Details	
Tree Id:	91
Botanical Name:	Corymbia maculata
Species Origin:	AUS Native
Age Class:	Semi-Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	8
DSH [cm]:	28
Diameter at Ground Level (DGL) [cm]:	34
Structural Root Zone (SRZ) [m]:	2.1
Notional Root Zone (NRZ) [m]:	3.36
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location	
Longitude:	115.852119
Latitude:	-31.983284
Address:	
City:	South Perth

Street View



Tree Details		Tree Location	
Tree Id:	92	Longitude:	115.852095
Botanical Name:	Hakea spp.	Latitude:	-31.983335
Species Origin:	WA Native	Address:	
Age Class:	Semi-Mature	City:	South Perth
Structural Condition:	Good	Dhatas Otro	A Mars Mars Mars
Vitality:	Good	Photos Stree	et View Map View
Comments:		36.3	PARTY OF THE RESERVE TO THE RESERVE
Recommended works	:		<b>公司</b> 學學學
Tree Height [m]:	3		10000000000000000000000000000000000000
DSH [cm]:	16.76		
Diameter at Ground Level (DGL) [cm]:	19	NAME OF THE PERSON OF THE PERS	
Structural Root Zone (SRZ) [m]:	1.65		
Notional Root Zone (NRZ) [m]:	2.01		建区
Retention Value:			
Last Modified:	29/08/2025		
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# Tree Summary Report (1)

Botanical Name: Species Origin: Age Class: Structural Condition:	93 Callistemon viminalis AUS Native Juvenile Good Good	Longitude: Latitude: Address: City:	-31 So	5.852088 1.983369 outh Perth
Species Origin: Age Class: Structural Condition: Vitality: Comments:	AUS Native Juvenile Good	Address: City:	So	
Age Class: Structural Condition: Vitality: Comments:	Juvenile Good	City:		outh Perth
Structural Condition: Vitality: Comments:	Good			uth Perth
Vitality: Comments:		Photos	0	
Comments:	Good	Photos		
			Street View	Map Viev
December and advisables			10	
Recommended works:				
Tree Height [m]:	2	1 1	THE WAY	
DSH [cm]:	4			A THE
Diameter at Ground Level (DGL) [cm]:	5			
Structural Root Zone (SRZ) [m]:	0.94			
Notional Root Zone (NRZ) [m]:	2	- STEWE	ore and a second	
Retention Value:		A STATE OF THE STA	が大学で	
Last Modified:	29/08/2025			
Notes:				

29/08/2025

Tree Details		Tree Location
Tree Id: 101		Longitude: 115.852058
Botanical Name:	Hakea spp.	Latitude: -31.983294
Species Origin:	WA Native	Address:
Age Class:	Juvenile	City: South Perth
Structural Condition:	Good	Dhatas Otrast View Man View
Vitality:	Good	Photos Street View Map View
Comments:	X2 trees	
Recommended works	:	
Tree Height [m]:	2	AND LANDS
DSH [cm]:		
Diameter at Ground Level (DGL) [cm]:		
Structural Root Zone (SRZ) [m]:		
Notional Root Zone (NRZ) [m]:		
Retention Value:		
_ast Modified:	29/08/2025	
Last Modified.		

# Tree Summary Report (1)

Tree Details		Tree Loc	cation	
Tree Id:	102	Longitude	e: 1	15.852096
Botanical Name:	Corymbia maculata	Latitude:	-(	31.983223
Species Origin:	AUS Native	Address:		
Age Class:	Mature	City:	S	South Perth
Structural Condition:	Good	Dhataa	Otroot Minus	Man View
Vitality:	Good	Photos	Street View	Map Viev
Comments:				
Recommended works	:			
Tree Height [m]:	14			
Tree Height [m]: DSH [cm]:	14 41			
7 = 19 50				
DSH [cm]: Diameter at Ground	41			
DSH [cm]: Diameter at Ground Level (DGL) [cm]: Structural Root Zone	41 50			
DSH [cm]: Diameter at Ground Level (DGL) [cm]: Structural Root Zone (SRZ) [m]: Notional Root Zone	41 50 2.47			
DSH [cm]: Diameter at Ground Level (DGL) [cm]: Structural Root Zone (SRZ) [m]: Notional Root Zone (NRZ) [m]:	41 50 2.47			

29/08/2025

Tree Details		Tree Location
Tree Id:	103	Longitude: 115.851983
Botanical Name:	Callistemon viminalis	Latitude: -31.983206
Species Origin:	AUS Native	Address:
Age Class:	Mature	City: South Perth
Structural Condition:	Good	Dhatas Chrast View Man View
Vitality:	Good	Photos Street View Map View
Comments:		
Recommended works:		
Гree Height [m]:	4	
OSH [cm]:	33.84	W. A. K.
Diameter at Ground Level (DGL) [cm]:	35	<b>一个一个</b>
Structural Root Zone (SRZ) [m]:	2.13	A SHAPE TO
Notional Root Zone (NRZ) [m]:	4.06	
Retention Value:		
_ast Modified:	29/08/2025	
Notes:		
votes.		1000002725.jpg

Tree Details		Tree Loca	ation	
Tree Id:	104	Longitude:	11	5.851961
Botanical Name:	Eucalyptus camaldulensis	Latitude:	-31	1.983148
Species Origin:	AUS Native	City:	So	outh Perth
Age Class:	Mature	O.I.J.		aut i ci tii
Structural Condition:	Good	Photos	Street View	Map View
Vitality:	Good			
Comments:				
Recommended works:		- M		
Tree Height [m]:	15			TAN
DSH [cm]:	85.87	A STATE OF THE STA		
Diameter at Ground Level (DGL) [cm]:	101			
Structural Root Zone (SRZ) [m]:	3.32	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
Notional Root Zone (NRZ) [m]:	10.3			
Retention Value:		The state of the s		
Last Modified:	29/08/2025			
			(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	

#### 9/25/25, 11:03 AM

Tree Details		Tree Loca	ation	
Tree Id:	111	Longitude:	11	5.853797
Botanical Name:	Lophostemon confertus	Latitude:	-3:	1.985495
Species Origin:	AUS Native	City:	Sc	outh Perth
Age Class:	Mature	Oity.	00	our ciui
Structural Condition:	Good	Photos	Street View	Map Vi
Vitality:	Fair	<b>3</b> /1		
Comments:				
Recommended works:				
Tree Height [m]:	8		Wist .	ii. da
DSH [cm]:	53.19			
Diameter at Ground Level (DGL) [cm]:	51		A STATE OF THE STA	
Structural Root Zone (SRZ) [m]:	2.49			
Notional Root Zone (NRZ) [m]:	6.38			
Retention Value:		Land		
Last Modified:	23/09/2025	200		Water Street
Notes:		The second second	NAME OF TAXABLE PARTY.	



#### 9/25/25, 11:03 AM

# Tree Summary Report (1)

23/09/2025

Tree Details		Tree Loc	cation	
Tree Id:	112	Longitude	: 1 <sup>'</sup>	15.85386
Botanical Name:	Eucalyptus camaldulensis	Latitude:	-3	1.98555
Species Origin:	AUS Native	City:	9,	outh Pert
Age Class:	Mature	Oity.	30	outii Feri
Structural Condition:	Good	Photos	Street View	Map \
Vitality:	Good	MOSSIC .		
Comments:				
Recommended works:			4	<b>(1)</b>
Tree Height [m]:	7			
DSH [cm]:	74.2			
Diameter at Ground Level (DGL) [cm]:	88		er Times and	
Structural Root Zone (SRZ) [m]:	3.14			
Notional Root Zone (NRZ) [m]:	8.9			
Retention Value:			No.	
	23/09/2025			
_ast Modified:				

#### 9/25/25, 11:03 AM

# Tree Summary Report (1)

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Tree Details		Tree Loc	ation		
Tree Id:	114	Longitude	: 1	15.853822	
Botanical Name:	Eucalyptus robusta	Latitude:	-3	31.985653	
Species Origin:		Address:			
Age Class:	Mature	City:	S	outh Perth	
Structural Condition:	Good	Dhatas Otrast Visco		Man View	
/itality:	Fair	Photos	Street View	Map View	
Comments:			* * 1000	Blazer >	
Recommended works:		A Section			
Гree Height [m]:	14			14 1	
OSH [cm]:	65.44				
riameter at Ground evel (DGL) [cm]:	69				
Structural Root Zone SRZ) [m]:	2.83				
Notional Root Zone NRZ) [m]:	7.85	2	The state of the s		
Retention Value:					
ast Modified:	23/09/2025		100 See 100		

# 10/3/25, 9:26 AM

# Tree Summary Report (1)

Tree ID #40686	
Tree Details	
Tree Id:	120
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Fair
Vitality:	Fair
Comments:	
Recommended works:	
Tree Height [m]:	4
DSH [cm]:	111
Diameter at Ground Level (DGL) [cm]:	112
Structural Root Zone (SRZ) [m]:	3.47
Notional Root Zone (NRZ) [m]:	13.32
Retention Value:	
Last Modified:	03/10/2025
Notes:	

Tree Location	
Longitude:	115.853676
Latitude:	-31.984033
Address:	
City:	South Perth

# Photos Street View Map View



#### 10/3/25, 9:26 AM

# Tree Summary Report (1)

03/10/2025

Tree Details		Tree Location		
Tree Id:	122	Longitude:	115.853959	
Botanical Name:	Agonis flexuosa	Latitude:	-31.984470	
Species Origin:	SW WA Native	Address:		
Age Class:	Dead	City:	South Perth	
Structural Condition:	Poor	Dhatas Otro	at Man Man M	
Vitality:	Dead	Photos Stre	eet View Map Vi	
Comments:			Z VAKA	
Recommended works:	Remove tree			
Tree Height [m]:	5			
DSH [cm]:	70.9	V-ox 1	A MARIE	
Diameter at Ground Level (DGL) [cm]:	91			
Structural Root Zone (SRZ) [m]:	3.18		P	
Notional Root Zone (NRZ) [m]:	8.51			
Retention Value:			Walls at	
Last Modified:	03/10/2025	- Carlo		
Notes:				

# 10/3/25, 9:26 AM

Tree Details		Tree Loc	ation	
Tree Id:	123	Longitude	: 1	15.853925
Botanical Name:	Agonis flexuosa	Latitude:	-3	31.984518
Species Origin:	SW WA Native	Address:		
Age Class:	Semi-Mature	City:	S	outh Perth
Structural Condition:	Fair	Dhataa	Otro at Miano	Man Via
Vitality:	Good	Photos	Street View	Map Vie
Comments:			The state of the s	
Recommended works:		74-68		
Tree Height [m]:	5			1
DSH [cm]:	58.14			
Diameter at Ground Level (DGL) [cm]:	92		W.	hat
Structural Root Zone (SRZ) [m]:	3.2	100		
Notional Root Zone (NRZ) [m]:	6.98		W. V.	
Retention Value:			N. A.	
Last Modified:	03/10/2025		75	
Notes:				

27th November 2025

Matthew Scott
Chief Executive Officer
City of South Perth
Cnr Sandgate St & South Tce
South Perth WA 6151



Labouchere Road South Perth Western Australia 6151

- T +61 8 6436 4900
- F +61 8 9367 5219
- info@rpgc.com.au

rpgc.com.au

Dear Matthew,

Thank you for your time this morning, together with Donna, Anit and Geoff.

We write to address the concerns raised by City administration regarding the tree removals proposed for the final stage of our Course Improvement Project, with reference to the City of South Perth Urban Greening Strategy 2025-2050 adopted by Council in August 2025 and raised at this meeting.

#### Club Commitment to Urban Greening Initiatives & Enhancement

The Royal Perth Golf Club respectfully acknowledges the City's concerns whilst emphasising our strong alignment with the Urban Greening Strategy's key pillars. In this instance, the Club is demonstrating a considered balance between creating a safer environment for members and the community and substantially increasing biodiversity and green infrastructure across the site.

#### **Project**

Across the entire three-year Course Improvement Project undertaken in accordance with consent provided by the City and lease agreement across 2024 and 2025, the Club is requesting minimal tree removals relative to the scale of replanting program proposed:

- 2024 (Phase 1): Zero trees removed
- 2025 (Phase 2): 13 trees including 4 clumps of Casuarinas removed (consent provided)
- 2026 (Phase 3): 76 trees proposed for removal (consent pending)
- Total project removals: 89 trees over three years

Prior to this project, Club records indicate no further tree removal requests are known to have been made or actioned on the site in recent history.

#### Substantial Revegetation and Enhancement Program

The Club's commitment to the Urban Greening Strategy's "Enhance" pillar is demonstrated through our comprehensive Vegetation Management Plan, a working document that guides our revegetation efforts for the site:

# Current Progress (2024-2025):

- 68 trees planted
- 500 native shrubs planted (sourced from the City of South Perth Nursery)
- 2,100 native grasses and groundcover plantings established

#### Committed Program (by 2028):

- 242 trees
- 8,150 shrubs
- 10,590 native grasses and monocots
- Total: 18,982 plantings

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#### Future Enhancement Opportunity the Club is committed to proceeding with:

 2028/9 revegetation of Melville Parade corridor: Identified 8,000 additional trees and shrub plantings

#### Alignment with Urban Greening Strategy

Our approach directly supports multiple strategy objectives:

- "Manage" Pillar Strategic Tree Replacement: Our planned replacement program
  exemplifies the Strategy's performance measure of "tree replacement strategies and
  programs," delivering a ratio of over 200 plantings for every tree removed reference page
  20.
- "Enhance" Pillar Biodiversity and Water Sensitivity: Species selection prioritises climateresilient, water-wise native plants that enhance habitat value and align with Water and Biodiversity Sensitive Urban Design principles referenced in the Strategy - reference page 19.
- "Connect & Support" Pillar Community Safety: The removals are targeted to mitigate
  identified safety risks for members and the broader community accessing the site, whilst
  protecting and enhancing the broader ecological initiatives actioned by the Club. This is
  noted as "Strategic Priorities" and "we will prioritise" within the City's Urban Greening
  Strategy reference page 21.
- Performance Measures: Our program delivers measurable outcomes aligned to Strategy indicators including increased plantings, enhanced species diversity, and improved vegetation health.

#### Request for Consideration

The Club respectfully requests that the City consider our proposal holistically, recognising that the minimal tree removals proposed (76 trees in 2026) are offset by substantial greening enhancement (26,982+ plantings) that will transform the site into a safer, more biodiverse community asset aligned with the Urban Greening Strategy's vision of "a resilient, healthy and diverse green place for all: people, fauna and flora." The Club has completed phase 1 and 2 aligned to this objective and requests the City's consent to proceed with this project in accordance with this consistency.

We remain committed to working collaboratively with the City towards the completion of this 3-year project for the Club concluding in 2026. The safety improvements and environmental benefits these works will deliver for both our Club and the reserve are considerable and we respectfully request the City's direction on this matter at its earliest convenience to enable appropriate project planning and implementation.

Yours sincerely,

Craig Ridge

General Manager Royal Perth Golf Club

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