

ATTACHMENTS

Ordinary Council Meeting

16 December 2025

Part 2 – 7.2.2, 10.1.1 and 10.4.3.

ATTACHMENTS TO AGENDA ITEMS

Ordinary Council Meeting - 16 December 2025

Contents

7.2.2 COUNCIL AGENDA BRIEFING - 9 DECEMBER 2025

Attachment (a):	Briefing Notes	3
-----------------	----------------	---

10.1.1 CHALLENGER RESERVE CONCEPT DESIGN / MASTERPLAN PROJECT UPDATE

Attachment (a):	Challenger Reserve Masterplan Concept Plan	11
Attachment (b):	Challenger Reserve Masterplan Report	14
Attachment (c):	Challenger Reserve Masterplan Cost Estimates	42
Attachment (d):	Challenger Reserve Implementation Strategy	55
Attachment (e):	Challenger Reserve Masterplan Future Stages	56
Attachment (f):	Challenger Reserve Masterplan Feedback	60

10.4.3 ROYAL PERTH GOLF CLUB - PROPOSED STAGE THREE WORKS

Attachment (a):	Royal Perth Golf Course - Request to Undertake Works	98
Attachment (b):	Royal Perth Golf Course - Phased Works Plan	104
Attachment (c):	Royal Perth Golf Course - Safety Improvements and Design Changes	105
Attachment (d):	Royal Perth Golf Course - Vegetation Management Plan	109
Attachment (e):	Royal Perth Golf Course - Requested Tree Removals	182
Attachment (f):	Royal Perth Golf Course - Tree Report (Green Highlight)	183
Attachment (g):	Royal Perth Golf Course - Tree Report (Yellow Highlight)	219
Attachment (h):	Royal Perth Golf Course - Tree Report (Purple Highlight)	255
Attachment (i):	Royal Perth Golf Course - Tree Report (Blue Highlight)	259
Attachment (j):	Royal Perth Golf Course - Tree Report (Orange Highlight)	262
Attachment (k):	Royal Perth Golf Course - Additional Justification Letter	265

NOTES

Council Agenda Briefing

Meeting Date & Time: 6.00pm, Tuesday 9 December 2025

Meeting Location Council Chamber

Councillor Hayley Prendiville arrived at the meeting at 6.01pm during consideration of Item 1.

1. DECLARATION OF OPENING

The Presiding Member opened the Briefing at 6.00pm and welcomed everyone in attendance.

ITEMS FOR COUNCIL

The Presiding Member informed the meeting that Agenda Items 2, 3, 6, 7, 8.1, 8.2, 9, 11, 13 and 14 will be dealt with at the Ordinary Council Meeting to be held 16 December 2025.

4. ATTENDANCE

Presiding Member

Mayor Greg Milner

Councillors

Como Ward
Como Ward
Manning Ward
Manning Ward
Mill Point Ward
Mill Point Ward
Moresby Ward
Moresby Ward

Councillor Bronwyn Waugh
Councillor Kathy Lees
Councillor André Brender-A-Brandis
Councillor Blake D'Souza
Councillor Tim Houweling
Councillor Jacqueline Raison
Councillor Hayley Prendiville (Arrived at 6.01pm)
Councillor Stephen Russell

Officers

Chief Executive Officer
A/Director Corporate Services
Director Development and Community Services
Director Infrastructure Services
Manager Governance
Governance Officer
Governance Administration Officer

Ms Liz Ledger
Mr Abrie Lacock
Ms Donna Shaw
Ms Anita Amprimo
Ms Toni Fry
Ms Jane Robinson
Ms Kira Digwood

Gallery

There were approximately 110 members of the public present.

4.1 Apologies

Nil.

4.2 Approved Leave of Absence

- Councillor Bronwyn Waugh for the period 25 November 2025 to 7 February 2026, inclusive.
- Councillor Jacqueline Raison for the period 1 December 2025 to 10 December 2025, inclusive.

5. DECLARATIONS OF INTEREST

- Mayor Greg Milner - Impartiality Interest in Item 10.1.1 as 'over the years, I have developed positive working relationships with many local sporting organisations and community clubs that have (or potentially have) an interest this Item.'
- Councillor Stephen Russell – Impartiality Interest in Item 10.1.1 as 'my son is a part-time paid coach for the South Perth Junior Cricket Club (SPJCC). The SPJCC is a stakeholder in the proposed Challenger Reserve Concept Design / Masterplan. As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly.'
- Mayor Greg Milner - Impartiality Interest in Item 10.3.2 as 'over the years, I have developed positive working relationships with individuals and organisations who might potentially be affected by this Item.'
- Councillor Bronwyn Waugh – Impartiality Interest in Item 10.3.2 as 'I know persons who live in this building. They are not closely associated persons and will not affect my ability to consider this item independently.'
- Mayor Greg Milner - Impartiality Interest in Item 10.4.3 as 'I know a number of the members of the Royal Perth Golf Course.'
- Councillor Kathy Lees – Impartiality Interest in Item 10.4.3 as 'I am a co-founder of the South Perth Tree Canopy Advocates and a co-founder and committee member of the WA Tree Canopy Advocates that were formed with the objective of advocating for the protection and expansion of our urban tree canopy. I also have friends who are members of the Royal Perth Golf Club. Notwithstanding these interests I will consider the item on its merits in the best interests of our community in accordance with my obligations under the *Local Government Act 1995*.'
- Councillor Bronwyn Waugh – Impartiality Interest in Item 10.4.3 as 'I know several members of this club. None are closely associated persons and this will not affect my ability to consider this item independently.'
- Councillor Jacqueline Raison – Impartiality Interest in Item 10.4.3 as 'a number of the people making deputations are known to me, I have had meetings with them.'
- Councillor Hayley Prendiville – Impartiality Interest in Item 10.4.3 as 'there are, I believe, only one, but possibly more of the members of the Royal Perth Golf Club who are known to me.'
- Councillor Kathy Lees – Impartiality Interest in Item 10.5.3 as 'I am a co-founder of the South Perth Tree Canopy Advocates and a co-founder and committee member of the WA Tree Canopy City of South Perth Advocates that were formed with the objective of advocating for the protection and expansion of our urban tree canopy. Notwithstanding this interest I will consider the item on its merits in the best interests of our community in accordance with my obligations under the *Local Government Act 1995*.'

- Councillor Jacqueline Raison – Impartiality Interest in Item 12.1 as ‘a number of the people making deputations are known to me, I have had meetings with them.’
- Mayor Greg Milner - Impartiality Interest in Item 12.2 as ‘Cr Houweling’s motion specifically names me and seeks to increase my reporting requirements.’
- Mayor Greg Milner - Impartiality Interest in Item 12.3 as ‘Cr Houweling’s motion specifically names me and seeks to increase my reporting requirements.’
- Mayor Greg Milner - Financial and Impartiality Interest in Item 12.7 as ‘Cr Houweling’s motion seeks to remove my access to the Mayoral vehicle.’
- Mayor Greg Milner - Financial and Proximity Interest in Item 12.8 as ‘Cr Houweling’s motion potentially has financial and/or proximity interest implications for people who have contributed to my Mayoral re-election campaigns in the past.’
- Councillor Jacqueline Raison – Impartiality Interest in Item 12.8 as ‘a number of the people making deputations are known to me, I have had meetings with them.’
- Mayor Greg Milner - Impartiality Interest in Item 12.10 - as ‘Cr Houweling’s motion specifically names me and seeks a “cost review of any secretarial or administrative support” provided to me.’
- Councillor Kathy Lees – Impartiality Interest in Item 12.11 as ‘I am a co-founder of the South Perth Tree Canopy Advocates and a co-founder and committee member of the WA Tree Canopy Advocates that were formed with the objective of advocating for the protection and expansion of our urban tree canopy. Notwithstanding this interest I will consider the item on its merits in the best interests of our community in accordance with my obligations under the *Local Government Act 1995*.’
- Councillor Kathy Lees – Impartiality Interest in Item 12.12 as ‘I am a co-founder of the South Perth Tree Canopy Advocates and a co-founder and committee member of the WA Tree Canopy Advocates that were formed with the objective of advocating for the protection and expansion of our urban tree canopy. Notwithstanding this interest I have this raised this motion and will consider it on its merits in the best interests of our community in accordance with my obligations under the *Local Government Act 1995*.’

Councillor Stephen Russell left the meeting at 7.20pm and returned at 7.22pm during consideration of Item 8.3.

Councillor Blake D’Souza left the meeting at 7.21pm and returned at 7.24pm during consideration of Item 8.3.

8. PRESENTATIONS

8.3 Deputations

- | | |
|---|------------------------|
| 1. Dr Sue Gillieatt of Salter Point who spoke FOR the Officer Recommendation at Item 10.1.1. | Item
10.1.1 |
| 2. Ms Joanne Ord of Como who spoke on the Officer Recommendation at Item 10.1.1. | Item
10.1.1 |
| 3. Ms Linda Deutsch of Manning who spoke FOR the Officer Recommendation at Item 10.1.1. | Item
10.1.1 |



9 December 2025 - Council Agenda Briefing – Notes

PAGE 4 of 8

- | | | |
|-----|---|--------------------|
| 4. | Mr Mal Dempsey of South Perth who spoke FOR the Notice of Motion Recommendation at Item 12.8. | Item 12.8 |
| 5. | Mr Peter Carter of South Perth who spoke FOR the Notice of Motion Recommendation at Item 12.8. | Item 12.8 |
| 6. | Ms Chanel Marriott of South Perth who spoke FOR the Notice of Motion Recommendation at Item 12.8. | Item 12.8 |
| 7. | Mr Nick Tana of South Perth who spoke FOR the Notice of Motion Recommendation at Item 12.8. | Item 12.8 |
| 8. | Ms Daphne Hahn of South Perth who spoke FOR the Notice of Motion Recommendation at Item 12.8. | Item 12.8 |
| 9. | Ms Rachael Matthews of South Perth who spoke FOR the Notice of Motion Recommendation at Item 12.8. | Item 12.8 |
| 10. | Ms Jane Arden of Victoria Park who spoke FOR the Notice of Motion Recommendation at Item 12.11. | Item 12.11 |
| 11. | Mr Christopher Groom of South Perth who spoke FOR the Notice of Motion Recommendation at Item 12.11. | Item 12.11 |
| 12. | Ms Veronica McPhail of South Perth who spoke FOR the Notice of Motion Recommendation at Item 12.11. | Item 12.11 |
| 13. | Mr Craig Ridge of South Perth who spoke FOR the Officer Recommendation at Item 10.4.3. | Item 10.4.3 |
| 14. | Ms Bronwyn David of South Perth who spoke AGAINST the Officer Recommendation at Item 10.4.3. | Item 10.4.3 |
| 15. | Ms Heidi Schmidt of South Perth who spoke AGAINST the Notice of Motion Recommendation at Item 12.1 and presented on Items 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.9, 12.10. | Item 12.1 |

At 8.42pm the meeting was adjourned.

At 8.52pm the meeting reconvened.



10. DRAFT DECEMBER 2025 REPORTS

The Chief Executive Officer, Ms Liz Ledger gave a brief summary of the December 2025 Agenda Items to be considered by Council, as follows.

Mayor Greg Milner and Councillor Stephen Russell declared an Impartiality Interest in Item 10.1.1.

10.1.1 Challenger Reserve Concept Design / Masterplan Project Update

This Item was the subject of three Deputations.

This report provides the outcomes on the revised Challenger Reserve Concept Design/Masterplan, including costings, and the outcomes of the stakeholder engagement as required by the Council Decision at its meeting held 27 May 2025.

10.3.1 South Perth Community Benefits Framework

This report is for Council to note the annual review of the South Perth Activity Centre Plan - Community Benefit Contribution Framework.

Mayor Greg Milner and Councillor Bronwyn Waugh declared an Impartiality Interest in Item 10.3.2.

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

The purpose of this report is to consider an application for development approval for a Change of Use from a Multiple Dwelling to Unhosted Short Term Rental Accommodation on Lot 10, No.2/19 Bowman Street, South Perth.

The item is referred to Council given the impact of the proposal on the general amenity of the area.

For the reasons outlined in the report, it is recommended that the application be approved subject to conditions.

10.4.1 City of South Perth Cats Amendment Local Law 2025

The purpose of this report is for Council to consider making the Cats Amendment Local Law 2025.

The purpose of this Local Law is to amend the existing Cats Local Law 2024 in line with the undertakings provided to the Joint Standing Committee on Delegated Legislation by Council at its meeting held 24 June 2025.

The effect of this local law is to ensure responsible cat ownership within the district aligns with the requirements of the Cat Act 2011.

10.4.2 City of South Perth Fencing Amendment Local Law 2025

The purpose of this report is for Council to consider making the Fencing Amendment Local Law 2025.

The purpose of this local law is to amend the existing Fencing Local Law 2024 in line with the undertakings provided to the Joint Standing Committee on Delegated Legislation by Council at its meeting held 24 June 2025.

The effect of this local law is to establish the minimum requirements for fencing with the district.

Mayor Greg Milner and Councillors Kathy Lees, Jacqueline Raison, Hayley Prendiville and Bronwyn Waugh declared an Impartiality Interest in Item 10.4.3.

10.4.3 Royal Perth Golf Club - Proposed Stage Three Works

This Item was the subject of two Deputations.

This report presents proposed stage three works on Crown Reserve 10250 by the Royal Perth Golf Club for Council to consider approving as required by the lease.

Agenda Item 12.11 was considered at this point in the meeting, due to the significant interest in this Item from the public gallery

Councillor Kathy Lees declared an Impartiality Interest in Item 12.11.

12.11 Notice of Motion - Councillor André Brender-A-Brandis - City of South Perth's Position on the Entertainment and Sporting Precinct (Burswood Park)

This Item was the subject of three Deputations.

10.4.4 South East Metropolitan Regional Road Sub-Group

This report seeks the appointment of Elected Member representatives as the Member and the Deputy Member to the South East Metropolitan Regional Road Sub-Group for the period 16 December 2025 to 16 October 2027.

10.4.5 Listing of Payments November 2025

This report presents to Council a list of accounts paid under delegated authority between 1 November 2025 to 30 November 2025 for information. It also includes purchase card transactions between 1 October 2025 to 31 October 2025 in line with legislative requirements.

10.4.6 Monthly Financial Statements November 2025

The monthly Financial Statements are provided within **Attachments (a)–(i)**, with high level analysis contained in the comments of this report.

10.5.1 Minutes of the Audit, Risk and Improvement Committee Meeting held on 10 November 2025

That the minutes of the Audit, Risk and Improvement Committee meeting held 10 November 2025 be received.

10.5.2 Terms of Reference - Audit, Risk and Improvement Committee

To present the Terms of Reference for the Audit, Risk and Improvement Committee to Council for adoption.

Councillor Kathy Lees declared an Impartiality Interest in Item 10.5.3.

10.5.3 Policy Review

A number of policies are presented for Council for review and adoption.

10.5.4 Annual Report 2024/25

To present the Annual Report for the year ended 30 June 2025 which includes the Annual Financial Statement and Independent Auditor's Report.



12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Councillor Jacqueline Raison declared an Impartiality Interest in Item 12.1.

12.1 Notice of Motion - Councillor Tim Houweling - Risk Activities Outstanding for an Extended Time

This Item was the subject of one Deputation.

Mayor Greg Milner declared an Impartiality Interest in Item 12.2.

12.2 Notice of Motion - Councillor Tim Houweling - Governance and Risk Priorities Workshop

Mayor Greg Milner declared an Impartiality Interest in Item 12.3.

12.3 Notice of Motion - Councillor Tim Houweling - Mayoral Reporting

12.4 Notice of Motion - Councillor Tim Houweling - Outstanding Items in ARIC Reports

12.5 Notice of Motion - Councillor Tim Houweling - Risk Register

12.6 Notice of Motion - Councillor Tim Houweling - A Review of Library Opening Hours and Governance Oversight – South Perth and Manning Libraries

Mayor Greg Milner declared a Financial and Impartiality Interest in Item 12.7 and accordingly left the meeting at 10.03pm. Councillor André Brender-A-Brandis assumed the Chair.

Councillor Blake D'Souza left the meeting at 10.26pm and returned at 10.29pm during consideration of Item 12.7.

12.7 Notice of Motion - Councillor Tim Houweling - Mayor Car

Mayor Greg Milner declared a Financial and Proximity Interest in Item 12.8 and accordingly remained outside of the meeting for Item 12.8.

Councillor Jacqueline Raison declared an Impartiality Interest in Item 12.8.

12.8 Notice of Motion - Councillor Tim Houweling - Hooning and Nitrous Oxide Use on the South Perth Foreshore

This Item was the subject of six Deputations.

Mayor Greg Milner returned to the meeting at 10.32pm prior to consideration of Item 12.9 and resumed the Chair

12.9 Notice of Motion - Councillor Tim Houweling - Community and Sporting Club Leases and Governance Oversight

Mayor Greg Milner declared an Impartiality Interest in Item 12.10.

12.10 Notice of Motion - Councillor Tim Houweling - Open Fridge, Dinners and Mayor's Secretarial Support

Councillor Kathy Lees declared an Impartiality Interest in Item 12.12.

**12.12 Notice of Motion - Councillor Kathy Lees - Retention of Existing Trees as Part of the
Redevelopment of Como Secondary College**

15. MEETING CLOSED TO THE PUBLIC

Nil.

16. CLOSURE

At 10.36pm the Presiding Member closed the Council Agenda Briefing and thanked everyone for their attendance.









FINAL REPORT

CHALLENGER RESERVE MASTER PLAN
CONCEPT REVISION AND UPDATE

for



November 2025



CHALLENGER RESERVE MASTERPLAN

TABLE OF CONTENTS

Glossary and abbreviations	3
EXECUTIVE SUMMARY	4
1 INTRODUCTION.....	6
2 METHODOLOGY	6
3 STAKEHOLDER 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 DESIGN BRIEF.....	10
5 RESERVE 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 FACILITY 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 IMPLEMENTATION AND STAGING	20
8 FUNDING AND PROCUREMENT	23
9 FACILITY MANAGEMENT	23
10 ORDER OF PROBABLE COST	25
11 RECOMMENDATIONS	27
12 ATTACHMENTS	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

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%.



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:

1. Endorse the Challenger Reserve Master Plan and Facility Concept Plan and associated Report dated October 2025 prepared by CCS Strategic
2. 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
5. 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:

1. Undertake a review of all existing documentation, client briefs, relevant reports, and other relevant information
2. 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.
 - b. 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).
5. 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.

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
- *The 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

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 Flick 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 230m² 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 workshoped 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

- 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

- 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 League 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 carpark areas 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.



6 FACILITY CONCEPT PLAN

6.1 Summary of variations from the 2020 report and design concepts

There have been some minor variations to club 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
 - 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.

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.

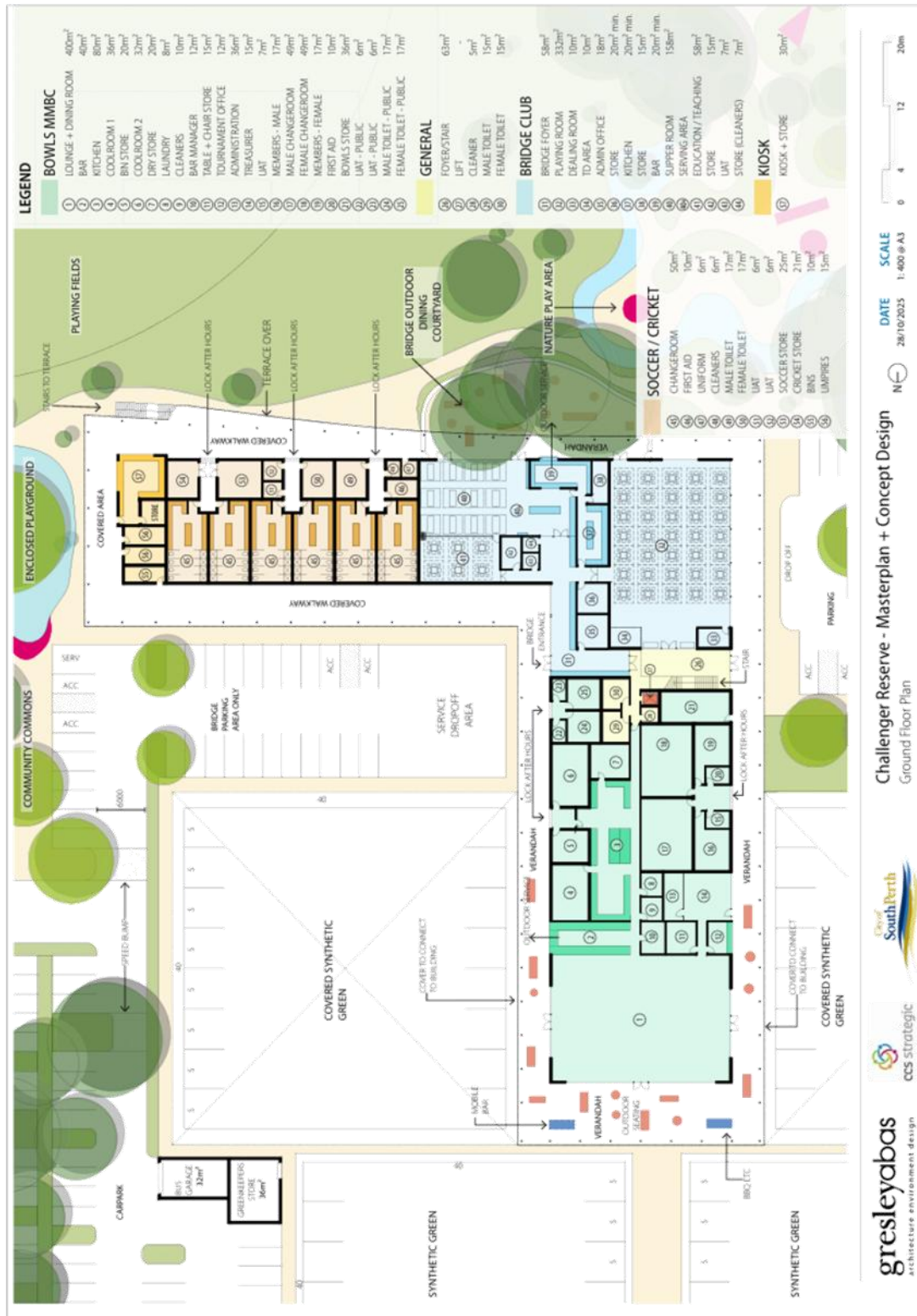
The upper level of the two-storey southern wing of the clubhouse is dedicated to function and shared facilities and the Bowls WA offices on the south-west corner. Accessed via the central foyer space including stairs and a lift and serviced by a large breakout and circulation space, the various function 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.

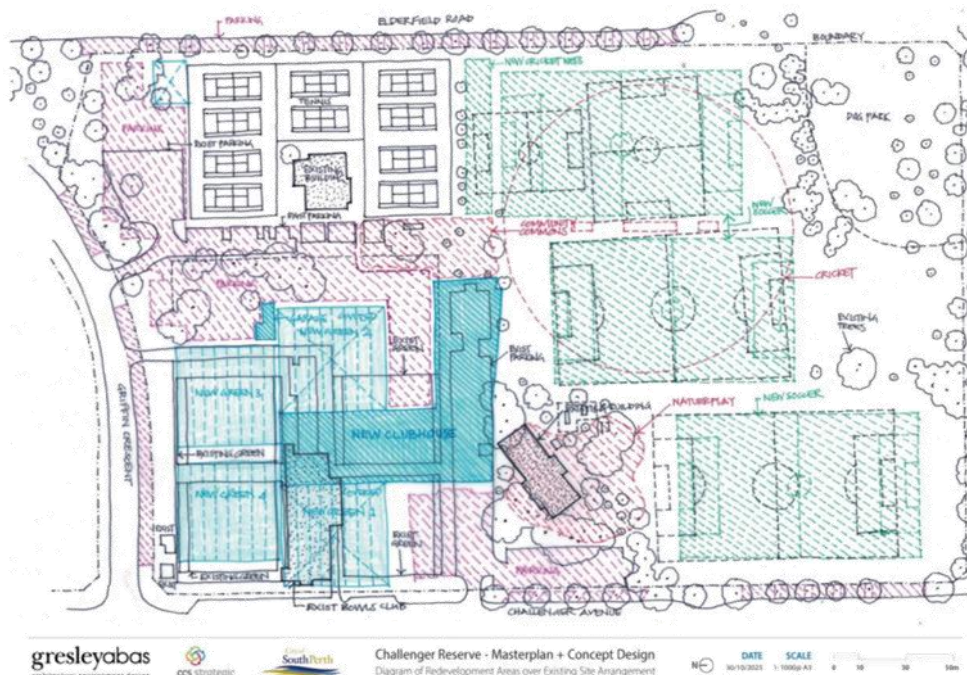




7 IMPLEMENTATION AND STAGING

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.

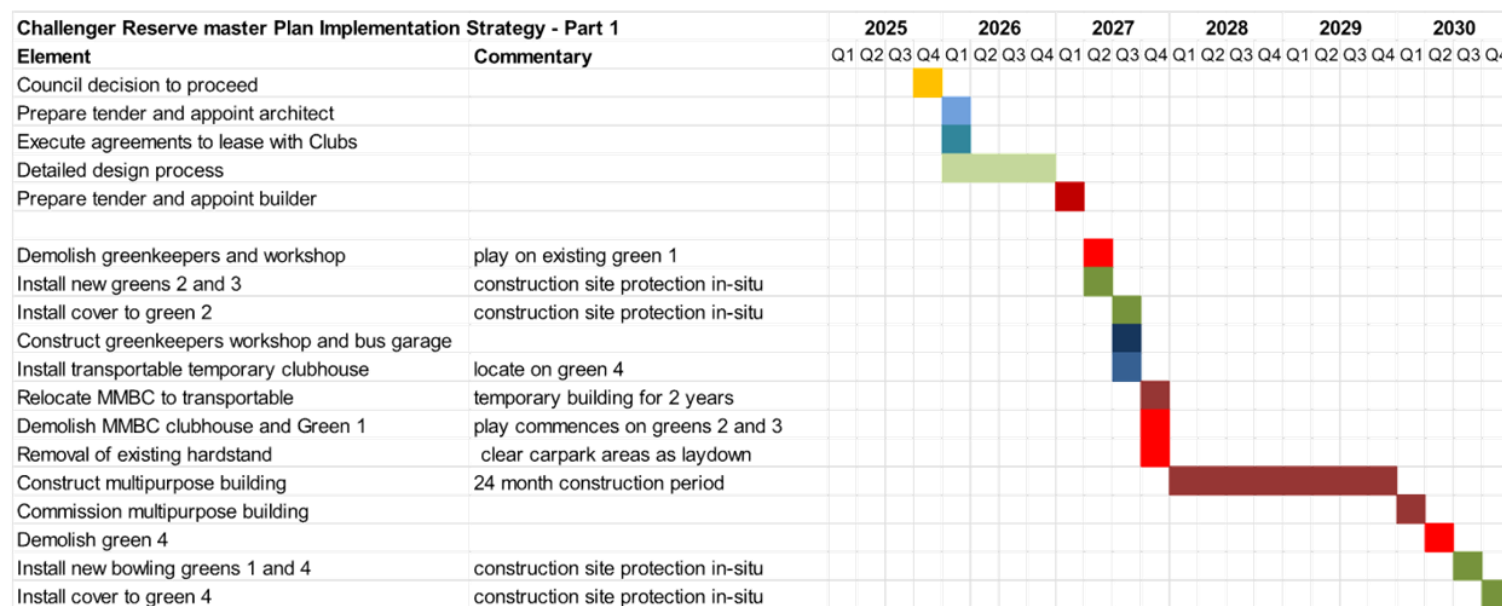
The following schedule (parts 1 and 2) provides an indication of the likely sequence and timing of implementation of the reserve master plan and the facility concept plan. This implementation plan has been used to inform the order of probable cost forecast.

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.



Challenger Reserve master Plan Implementation Strategy - Part 2		2025				2026				2027				2028				2029				2030			
Element	Commentary	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Install gates to tennis court fence	1.5m wide wheelchair accessible gates																								
Install new tennis hit-up wall																									
Paving and landscaping around tennis courts																									
Install cricket practice nets	3 east-west nets - shade and netting																								
Refurbish 4 tennis hardcourts																									
Refurbish 4 tennis synthetic courts																									
Refurbish tennis changerooms																									
Install new playground near tennis																									
Purchase portable player benches	install secure locator sleeves																								
Purchase portable grandstand seating	install secure locator sleeves																								
Club purchase safety net for field 2	install secure locator sleeves																								
Purchase portable electronic scoreboard	to service field 2																								
Install Perimeter paths																									
Elderfield	2.4m wide footpaths																								
Griffin	2.4m wide footpaths																								
Challenger	2.4m wide footpaths																								
Mountable kerbs to access verge parking																									
Elderfield	parking bays delineated on kerb																								
Griffin	parking bays delineated on kerb																								
Challenger	parking bays delineated on kerb																								
Carparks																									
Challenger 1 and 1A																									
Griffin 2																									
Griffin 2A																									
Griffin 3 - tennis																									
New parking areas - marking, kerbing, lighting																									
Demolish pavilion																									
Install nature playground																									
Install dog park																									
Install reserve site furniture																									
Install feature signage																									
Install external signage																									

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
 - *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.

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.

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 Cost	With project delivery
1.2	New Internal Carparking	\$ 949,715	\$ 1,349,213
2.2	New Multi-Purpose Sports Facility	\$ 13,186,925	\$ 18,889,005
3.1	New Synthetic Greens - Uncovered x 4	\$ 2,141,040	\$ 3,041,668
3.2	Covered greens - design, cabling and foundations	\$ 553,920	\$ 1,349,931
3.4	Greenkeepers Store, Workshop and Bus Garage	\$ 59,200	\$ 84,102
	Total excluding GST	\$ 16,890,800	\$ 24,713,919

SUMMARY - Discretionary Works			
Item	Element	Element Cost	With 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	Element Cost	With project delivery
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

1. Endorse the Challenger Reserve Master Plan and Facility Concept Plan and associated Report dated October 2025 prepared by CCS Strategic
2. 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
5. 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



The logo for NBQSS, consisting of the letters "NBQSS" in white, bold, sans-serif font, centered within a solid blue rectangular background.

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	Element Cost	Contingencies		Headworks	Public 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		\$ 24,729	\$ 544,038	\$ 3,041,668
3.2	New Cover Over Synthetic Greens x 2	\$ 2,769,600	\$ 276,960	\$ 152,328		\$ 31,989	\$ 703,755	\$ 3,934,632
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	\$ 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						\$ 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	\$ 21,155,465	\$ 2,005,547	\$ 1,103,051	\$ 155,000	\$ 231,641	\$ 5,096,094	\$ 29,746,796

**Challenger Reserve
Upgrade of Facilities**

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

SUMMARY - Anticipated Essential Works								
	Element	Element Cost	Contingencies		Headworks	Public Art	Professional Fees	TOTAL
			Design	Contract				
1.1	Verge Parking Upgrade & Improvements	deferred						\$ -
1.2	New Internal Carparking	\$ 949,715	\$ 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	\$ 152,309	\$ 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						
6.0	Drinking Fountains	deferred						
7.0	Tennis Courts and Clubhouse Refurbishment	deferred						
8.0	Grandstand Seating & Player Benches	deferred						
9.0	Soccer Fields Enhancements	deferred						
15.1	Adventure/Nature Playgrounds - Provisional Sum	deferred						
15.2	Central Activity Zone Playground - Provisional Sum	deferred						
15.3	Dog Park - Provisional Sum	deferred						
	Total excluding GST	\$ 16,890,800	\$ 1,689,080	\$ 928,994	\$ 155,000	\$ 195,089	\$ 4,854,957	\$ 24,713,919

**Challenger Reserve
Upgrade of Facilities**

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

SUMMARY - Staged or Discretionary Works								
	Element	Element Cost	Contingencies		Headworks	Public Art	Professional Fees	TOTAL
			Design	Contract				
1.1	Verge Parking Upgrade & Improvements	\$ 227,570	\$ 22,757	\$ 12,516	\$ -	\$ 2,628	\$ 57,826	\$ 323,297
1.2	New Internal Carparking	essential			\$ -			
2.2	New Multi-Purpose Sports Facility	essential			\$ -			
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			\$ -			\$ 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	\$ 316,467	\$ 174,057	\$ -	\$ 36,552	\$ 241,137	\$ 5,032,877

**Challenger Reserve
Upgrade of Facilities**

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

Item	Description of Works	Unit	Quantity	Rate	Cost
1.0	<u>CARPARK AND PATHS</u>				
1.1	<u>Verge Parking Upgrade & Improvements</u>				
1.1.01	New perimeter footpaths along Elderfield Road	m	275	\$ 171.00	\$ 47,025
1.1.02	New perimeter footpaths along Griffin Crescent	m	195	\$ 171.00	\$ 33,345
1.1.03	New perimeter footpaths along Challenger Avenue	m	200	\$ 171.00	\$ 34,200
1.1.04	New mountable kerb and bay delineation along Elderfield Road (78 Bays)	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 (73 Bays)	m	200	\$ 55.00	\$ 11,000
1.1.07	Feature signage (6 locations)	Item		\$	\$ 30,000
1.1.08	Allowance for external site signage (Parking, Directional signage etc)	Item		\$	\$ 50,000
Sub-total - Verge Parking Upgrade & Improvements					\$ 227,570
1.2	<u>New Internal Carparking</u>				
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	\$ 346,275
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	\$ 189,240
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 Carparking					\$ 949,715

**Challenger Reserve
Upgrade of Facilities**

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

Item	Description of Works	Unit	Quantity	Rate	Cost
2.0	<u>BUILDING WORKS</u>				
2.1	<u>Demolition</u>				
2.1.01	Demolition of existing greenkeepers shed and workshop	Item			\$ 25,000
2.1.02	Demolition of existing Bowls Facilities and Redundant Carpark	Item			\$ 123,440
2.1.03	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)	Note			
2.1.04	1x male toilet unit, 1x female toilet unit, 1 x kitchen unit, 1 x bar 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
Total Demolition					\$ 631,000
2.2	<u>New Multi-Purpose Sports Facility</u>				
	<u>Ground Floor</u>				
2.2.1	<u>Manning Memorial Bowling Club</u>				
2.2.1.01	Administration	m2	36	\$ 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	15	\$ 2,700.00	\$ 40,500
2.2.1.05	Bowls Changerooms x 2	m2	98	\$ 3,000.00	\$ 294,000
2.2.1.06	First Aid Room	m2	10	\$ 2,700.00	\$ 27,000
2.2.1.07	Members Male & Female Toilets	m2	34	\$ 4,500.00	\$ 153,000
2.2.1.08	Members UAT Toilet	m2	7	\$ 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			\$ 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	\$ 2,000.00	\$ 72,000
2.2.1.25	Chair/Table Store	m2	15	\$ 2,000.00	\$ 30,000
2.2.1.26	Bin Store	m2	15	\$ 2,000.00	\$ 30,000
2.2.1.27	Foyer/Supper Lobby/ Passage	m2	170	\$ 2,500.00	\$ 425,000
2.2.1.28	Plantroom - Roof mounted - Platforms, screening and static line 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

**Challenger Reserve
Upgrade of Facilities**

**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	<u>South Perth Bridge Club</u>				
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	<u>South Perth United Football Club</u>				
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	<u>South Perth Junior Cricket Club</u>				
2.2.4.01	Equipment store - External Access	m2	21	\$ 2,000.00	\$ 42,000
2.2.5	<u>SPUFC & SPJCC Shared Facilities</u>				
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		\$	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	Kiosk Store	m2	10	\$ 200.00	\$ 2,000
2.2.5.10	Chilled water drinking fountain	No	1	\$ 2,750.00	\$ 2,750
2.2.6	First Floor <u>Bowls WA</u>				
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
2.2.6.03	Open Office	m2	66	\$ 2,700.00	\$ 178,200
2.2.6.04	Admin Office	m2	24	\$ 2,700.00	\$ 64,800
2.2.6.05	Treasurers Office	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	Office Stationery/Equipment Store/Memorabilia Store	m2	15	\$ 2,000.00	\$ 30,000
2.2.6.11	Lobby	m2	35	\$ 2,500.00	\$ 87,500
2.2.7	<u>Shared Facilities</u>				
2.2.7.01	Board Room	m2	30	\$ 2,700.00	\$ 81,000
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	m2	40	\$ 3,500.00	\$ 140,000
2.2.7.05	Kitchen - Allowance for kitchen equipment	Item		\$	75,000
2.2.7.06	Bar	m2	40	\$ 3,500.00	\$ 140,000
2.2.7.07	Bar - Allowance for bar equipment	Item		\$	25,000

**Challenger Reserve
Upgrade of Facilities**

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

Item	Description of Works	Unit	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			\$ 15,000
	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
	UCA	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			\$ 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
	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 room/office and courtyards - approx. 3%	Item			\$ 327,675
Sub-Total - Multi Purpose Sports Facility FECA			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	3,528	\$ 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

**Challenger Reserve
Upgrade of Facilities**

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

Item	Description of Works	Unit	Quantity	Rate	Cost
3.3	<i>External Works and Services</i>				
3.3.01	Site preparation - Under new bowling rinks	m2	7,056	\$ 5	\$ 35,280
3.3.02	Stormwater disposal - Covered Rinks	Item			\$ 100,000
3.3.03	External water services	Item			\$ 20,000
3.3.04	External fire services	Item			\$ 10,000
3.3.05	External electrical services	Item			\$ 25,000
3.3.06	Screen wall between Carpark 2A and Green 2	m	40	\$ 550	\$ 22,000
3.4	<i>Greenkeepers Store, Workshop and Bus Garage</i>				
3.4.01	New shed and workshop area - Colorbond metal with electricity and water points	m2	36	\$ 650	\$ 23,400
3.4.02	Bus Garage - Colorbond metal with electricity and water points	Item			\$ 20,800
3.4.03	External water services	Item			\$ 5,000
3.4.04	External sewer	Item			\$ 5,000
3.4.05	External electrical services	Item			\$ 5,000
<i>Sub-Total - Synthetic Bowls Arena</i>					\$ 4,969,840
4.0	<u>New Cricket Practice Nets</u>				
4.01	Synthetic cricket practice wicket including approaches, back and side netting, and extended top netting	No	3	\$ 35,500	\$ 106,500
4.02	Back stop net along Elderfield Road to prevent cricket balls hitting parked cars	m	20	\$ 135	\$ 2,700
<i>Sub-Total - New Cricket Practice Nets</i>					\$ 109,200
5.0	<u>Rest Spots</u>				
5.01	Seat	No	4	\$ 3,000	\$ 12,000
5.02	Waste bins	No	4	\$ 750	\$ 3,000
5.03	Allowance for Interpretative Signage	No	4	\$ 5,000	\$ 20,000
<i>Sub-total - Rest Spots</i>					\$ 35,000
6.0	<u>Drinking Fountains</u>				
6.01	Drinking fountain for use by reserve users and people with dogs	No	4	\$ 8,000	\$ 32,000
<i>Sub-total - Drinking Fountains</i>					\$ 32,000

**Challenger Reserve
Upgrade of Facilities**

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

Item	Description of Works	Unit	Quantity	Rate	Cost
7.0	<u>Tennis Courts and Clubhouse Refurbishment</u>				
7.1	<u>Hit-Up Wall</u>				
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	<u>Existing Tennis Court Improvements</u>				
7.2.01	Upgrade existing tennis court lighting to LED - Completed	Item			<i>Excluded</i>
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 courts and northern acrylic courts	No	2	\$ 850	\$ 1,700
7.2.04	Resurface existing 4 hardcourts - Plexipave or similar	Item			\$ 116,500
7.2.05	Resurface existing 4 southern synthetic courts - Tournament surface	Item			\$ 186,400
7.3	<u>Paving and Landscaping</u>				
7.3.01	Pedestrian path 2.4 metres wide to provide access from	m	110	\$ 228	\$ 25,080
7.4	<u>Manning Tennis Clubhouse Upgrade</u>				
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-Total - Tennis Courts					\$ 459,440
8.0	<u>Grandstand Seating & Player Benches</u>				
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 Seating & Player Benches					\$ 46,000
9.0	<u>Soccer Fields Enhancements</u>				
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	1	\$ 25,000	\$ 25,000
Sub-Total - Soccer Fields					\$ 39,775

**Challenger Reserve
Upgrade of Facilities**

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

Item	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
Sub-total - Contingencies					\$ 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 Public Art and Headworks	Item	12%	\$	2,779,687
13.02	Allowance for Project Costs and Project Management for City of South Perth - % of Construction Costs and Contingencies	Item	10%	\$	2,316,406
13.03	Allowance for Aboriginal Heritage Assessment	Item		\$	-
Sub-total - Professional 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

**Challenger Reserve
Upgrade of Facilities**

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

Item	Description of Works	Unit	Quantity	Rate	Cost
15.0	<u>PROVISIONAL SUM ALLOWANCES</u>				
15.1	<u>Adventure/Nature Playgrounds - Provisional Sum</u>				
15.1.01	Demolish existing clubhouse and associated facilities including one bowling rink and existing carpark	Item		\$	43,200
15.1.02	Allowance for Adventure/Nature playground - all inclusive of	Item		\$	606,800
Sub-Total - Adventure/Nature Playgrounds					\$ 650,000
15.2	<u>Central Activity Zone Playground - Provisional Sum</u>				
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 Barbeque Area					\$ 350,000
15.3	<u>Dog Park - Provisional Sum</u>				
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-total - Provisional Sums					\$ 1,100,000
TOTAL ESTIMATED COMMITMENT (Perth)					\$ 34,325,855
	Goods & Services Tax (10%)	Item	10%	\$	3,432,585
TOTAL ESTIMATED COMMITMENT(Perth) (Including GST)					\$ 37,758,440

Challenger Reserve master Plan Implementation Strategy		2025				2026				2027				2028				2029				2030			
Element	Commentary	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Council decision to proceed																									
Prepare tender and appoint architect																									
Execute agreements to lease with Clubs																									
Detailed design process																									
Prepare tender and appoint builder																									
Demolish greenkeepers and workshop	play on existing green 1																								
Install new greens 2 and 3	construction site protection in-situ																								
Install cover to green 2	construction site protection in-situ																								
Construct greenkeepers workshop and bus garage																									
Install transportable temporary clubhouse	locate on green 4																								
Relocate MMBC to transportable	temporary building for 2 years																								
Demolish MMBC clubhouse and Green 1	play commences on greens 2 and 3																								
Removal of existing hardstand	clear carpark areas as laydown																								
Construct multipurpose building	24 month construction period																								
Commission multipurpose building																									
Demolish green 4																									
Install new bowling greens 1 and 4	construction site protection in-situ																								
Install cover to green 4	construction site protection in-situ																								
Install gates to tennis court fence	1.5m wide wheelchair accessible gates																								
Install new tennis hit-up wall																									
Paving and landscaping around tennis courts																									
Install cricket practice nets	3 east-west nets - shade and netting																								
Refurbish 4 tennis hardcourts																									
Refurbish 4 tennis synthetic courts																									
Refurbish tennis changerooms																									
Install new playground near tennis																									
Purchase portable player benches	install secure locator sleeves																								
Purchase portable grandstand seating	install secure locator sleeves																								
Club purchase safety net for field 2	install secure locator sleeves																								
Purchase portable electronic scoreboard	to service field 2																								
Install Perimeter paths																									
Elderfield	2.4m wide footpaths																								
Griffin	2.4m wide footpaths																								
Challenger	2.4m wide footpaths																								
Mountable kerbs to access verge parking																									
Elderfield	parking bays delineated on kerb																								
Griffin	parking bays delineated on kerb																								
Challenger	parking bays delineated on kerb																								
Carparks																									
Challenger 1 and 1A																									
Griffin 2																									
Griffin 2A																									
Griffin 3 - tennis																									
New parking areas - marking, kerbing, lighting																									
Demolish pavilion and install nature playground																									
Install dog park																									
Install reserve site furniture																									
Install feature signage																									
Install external signage																									

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 <i>Current lease expired 01/06/2025 – holding over</i>	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 <i>Current lease expires 01/08/2041</i>	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.	<p>To reflect ongoing nature of use, with the ability to impose terms in the lease for building/ facility maintenance and collection of outgoings.</p> <p>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.</p> <p>The Club could also have the ability to hire the space to other users, such current arrangement to hire to a dance group.</p>
South Perth Bridge Club <i>Current lease expires 01/08/2027</i>	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 <i>No current agreements</i>	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 <i>Current seasonal hire arrangements</i>	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 <i>Current seasonal hire arrangements</i>	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 trees 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...
<p>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.</p> <p>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.</p>		
<p>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.</p>		<p>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.</p> <p>I hope that no trees will be removed and that will be more planted to mitigate the encroachment of concrete into the green spaces.</p>

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...
		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 pulling 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...
<p>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.</p> <p>2. Similarly, on-street parking bays proposed along Elderfield Rd encroach far too close to the roundabout potentially creating a traffic hazard and adding to the already awkward and risky task for residents of reversing from driveways opposite the parking bays.</p> <p>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.</p>	<p>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.</p>	

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...
<p>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 exiting the parking and wishing to head east can safely do so by using the existing nearby roundabout at Griffin Crescent/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.</p> <p>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.</p>	<p>Maximise on-site parking while maintaining trees</p>	<p>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.</p>

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...
		<p>All gender toilets is not something I'm comfortable with for myself or my children. Will security cameras be present at the entrance of these areas?</p> <p>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 to the bathroom.</p>

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 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...
		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...
<p>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.</p>		

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 exelooos 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 calesthenics 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?
<p>Will the playfields remain as a dog exercise area when not being utilized for sports ? Because the proposed fenced in area looks very small.</p>	<p>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!!</p> <p>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!</p> <p>Additional consultation days would be nice, as we can not attend the one day that was provided and at short notice.</p> <p>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.</p>
<p>There are no comments or notes in the plans about bicycle parking, walking paths, areas for strollers and prams, areas for those wheeling large 'beach trolleys', or anything beyond "car must be able to park right here". This will also impact on people wanting to ride, walk, stroll, or move about in the space in anything other than a car. Spaces are for people to live in, not for cars to drive to and from. Change the plans to enable people to get to this location whichever way they want, don't just push everyone to drive there.</p>	<p>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, e-bikes, 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!</p>
	<p>It is very important that all existing trees on the reserve be maintained for habitat for birds.</p>

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?
<p>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)!!</p> <p>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 .</p>	<p>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.</p>
<p>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.</p>	<p>Swimming Pool</p>
	<p>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.</p>

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. Transperth 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?	

My other comments about other elements are...	Do you have any other general comments about the Challenger Reserve Masterplan / Concept Design?
	<p>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.</p> <p>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.</p>
	<p>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.</p>

My other comments about other elements are...	Do you have any other general comments about the Challenger Reserve Masterplan / Concept Design?
<p>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.</p>	<p>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.</p> <p>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.</p>

<p>My other comments about other elements are...</p>	<p>Do you have any other general comments about the Challenger Reserve Masterplan / Concept Design?</p>
	<p>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.</p> <p>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.</p> <p>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.</p> <p>Challenger reserve is well used by walkers and dog owners but it is severely lacking in shade provisions for the warmer months.</p>

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?
	<p>Will the stairs location to upper level obscure view from ground level to playing fields for SPUFC?</p> <p>costs a concern for 2 storey - reserve funds likely not enough. grant from State? does the City plan to sell Bridge club land?</p>

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 - [REDACTED]

[REDACTED]

From: Home <[REDACTED]>

Sent: Wednesday, 22 October 2025 10:20 PM

To: [REDACTED]

[REDACTED]

Cc: Sue and Greg <[REDACTED]>; [REDACTED]

Subject: Challenger Reserve Upgrade

Hello [REDACTED]

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 al 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: [REDACTED]

Sent: Saturday, 25 October 2025 6:22 PM

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

Subject: Attn: [REDACTED] - Re Challenger Park Master Plan

Hello [REDACTED]

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

[REDACTED]

[REDACTED]

17th October 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
E info@rpgc.com.au
rpgc.com.au

Dear Matthew,

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.

ROYAL PERTH GOLF CLUB INC · ABN 74 515 567 620

ESTABLISHED 1895

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.

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 **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.

Royal Perth Golf Club			Tree Schedule	
	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	Jarra	<40m	20
7	Eucalyptus totfiana	Prickly Bark	8-15m	14
8	Melaleuca preissiana	"Modong" Stout Paperbark	9m	0
9	Melaleuca raphiophylla	Swamp Paperbark	1-10m	0
Tree			total number of trees	242



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 (2nd, 9th, 12th, 18th 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 17th 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.

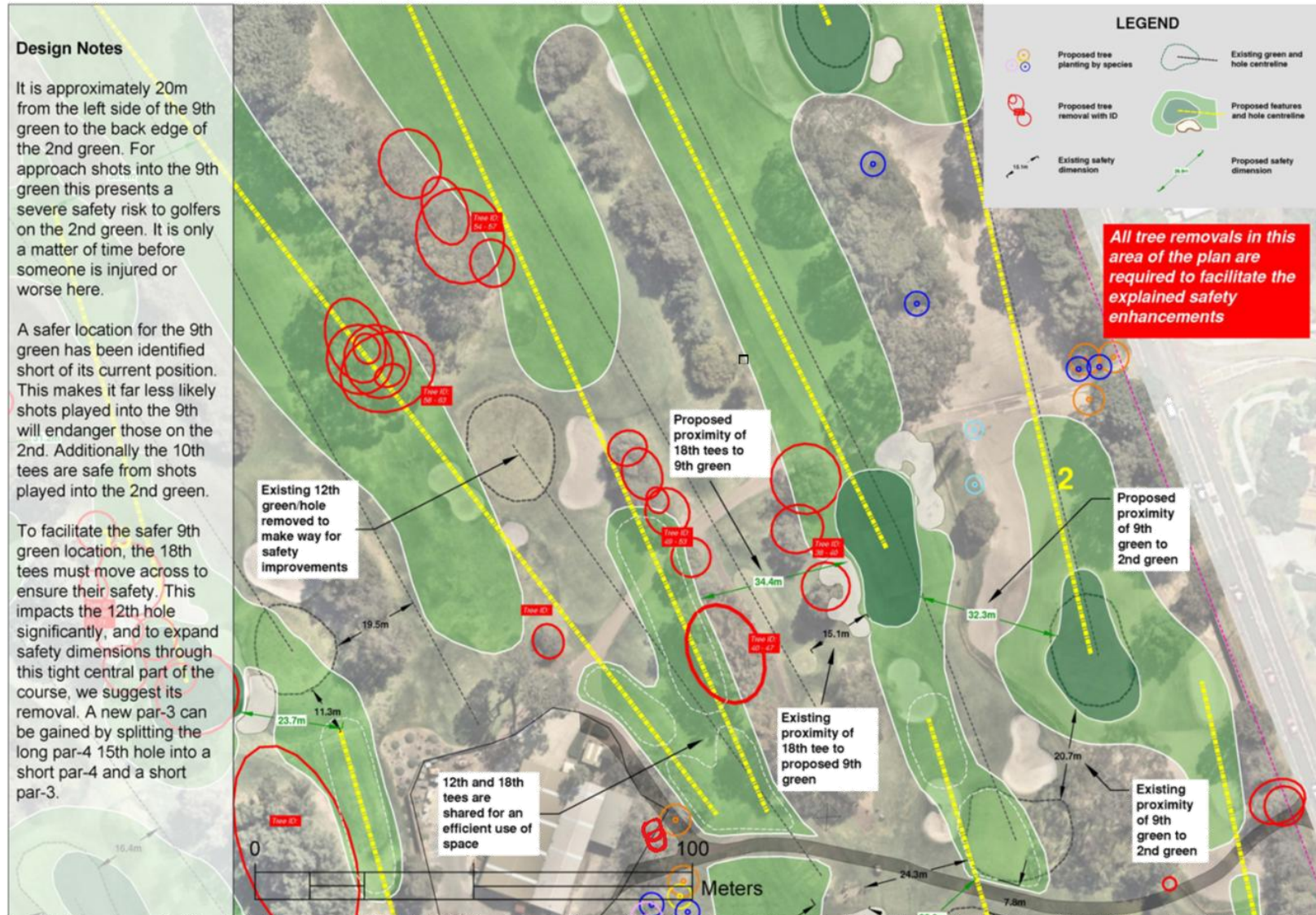
Yours Sincerely,

Craig Ridge
General Manager
Royal Perth Golf Club



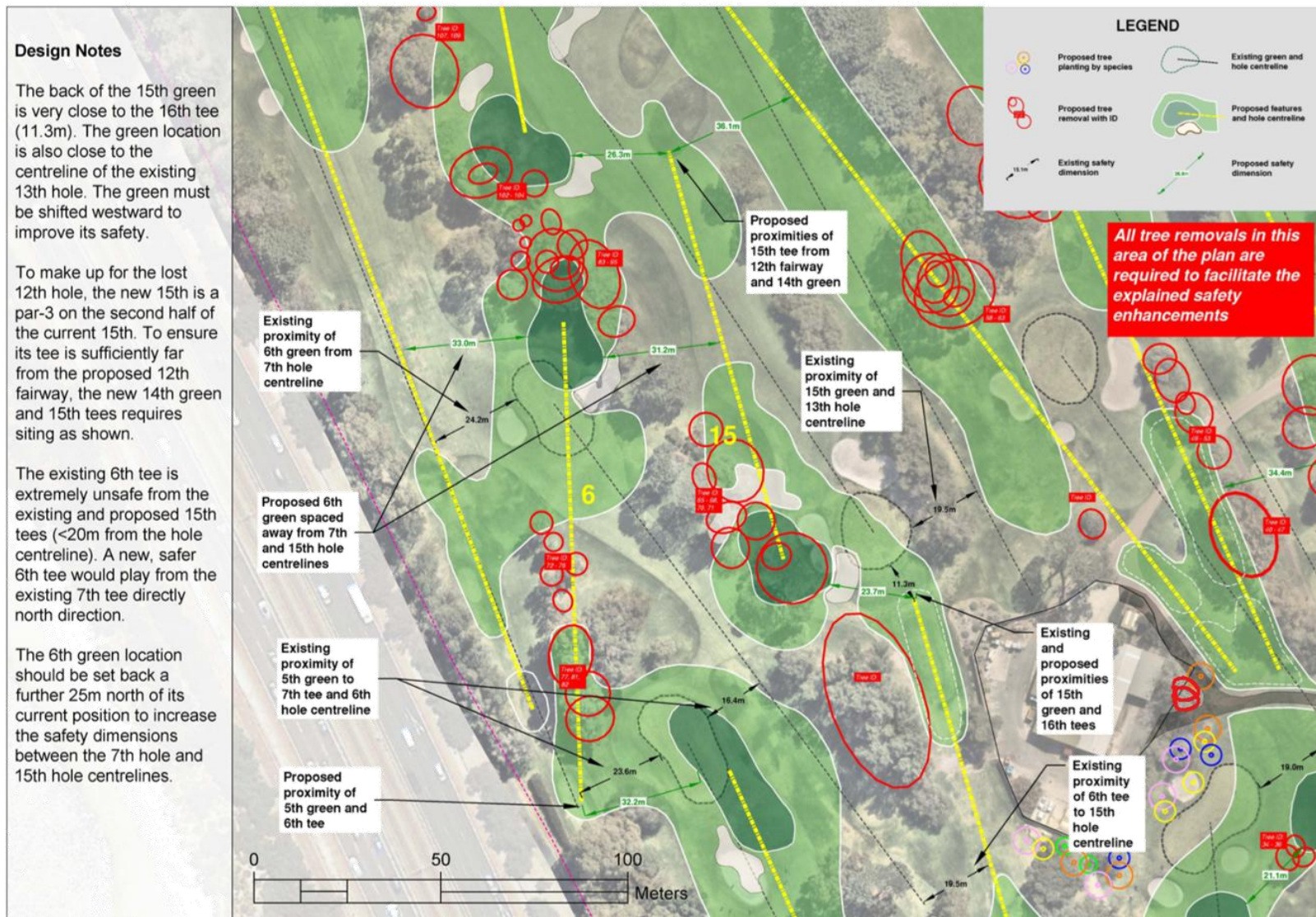
Royal Perth Golf Club

Safety Improvements and Design Changes (Sheet A)



Royal Perth Golf Club

Safety Improvements and Design Changes (Sheet B)



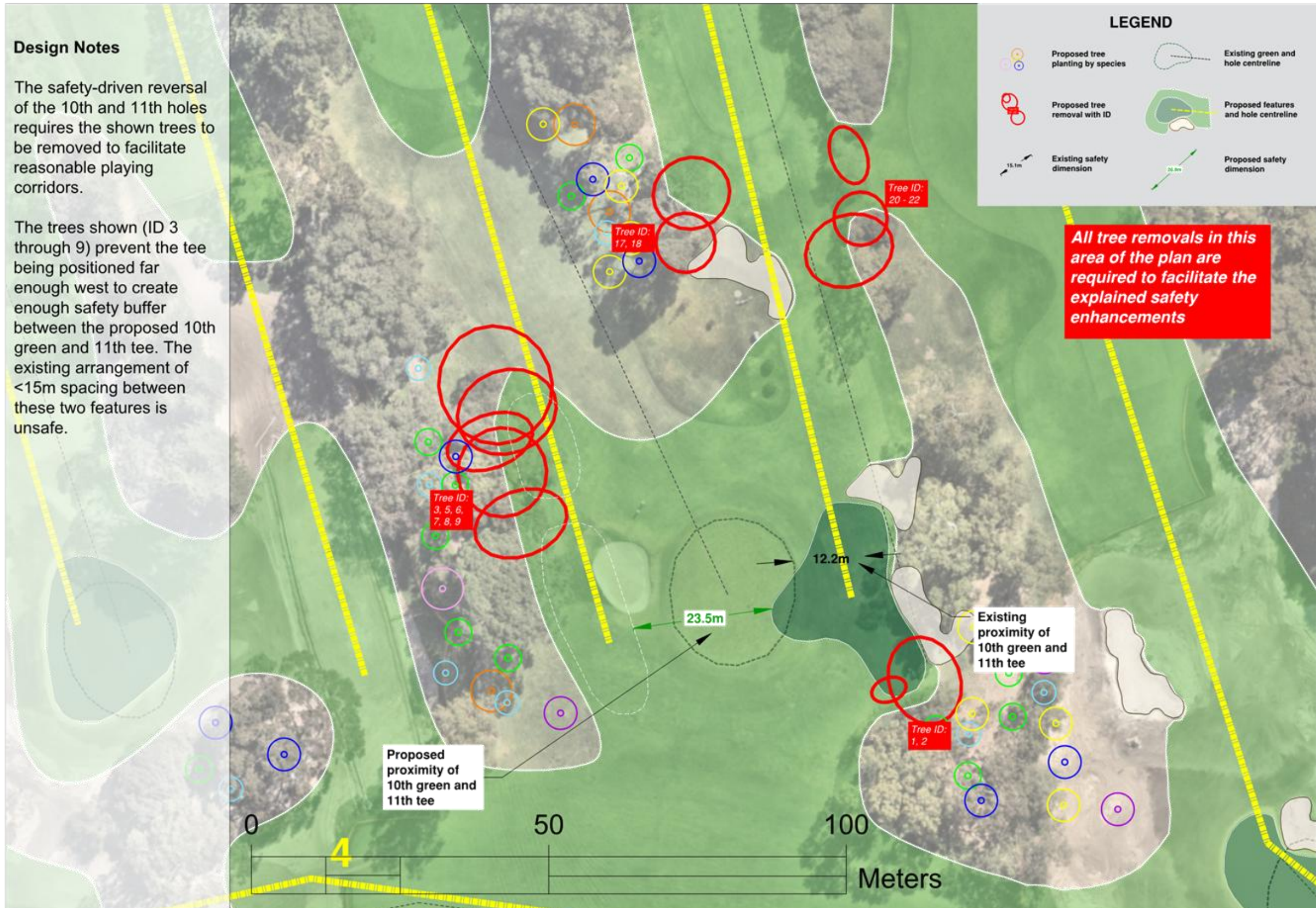
Royal Perth Golf Club

Safety Improvements and Design Changes (Sheet C)



Royal Perth Golf Club

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.



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



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 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

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.

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



Royal Perth Golf Club, Western Australia (Photo 2022)

RPGC - Vegetation Design Principles & Guidelines

1. **Importance of Vegetation** – Resilient and low input vegetation areas of the golf course are 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 5 holes.
7. **Golf Strategy** - Taller vegetation, and in particular treed form, should not play a strategic 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 screened 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



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.

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 re-alignment 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

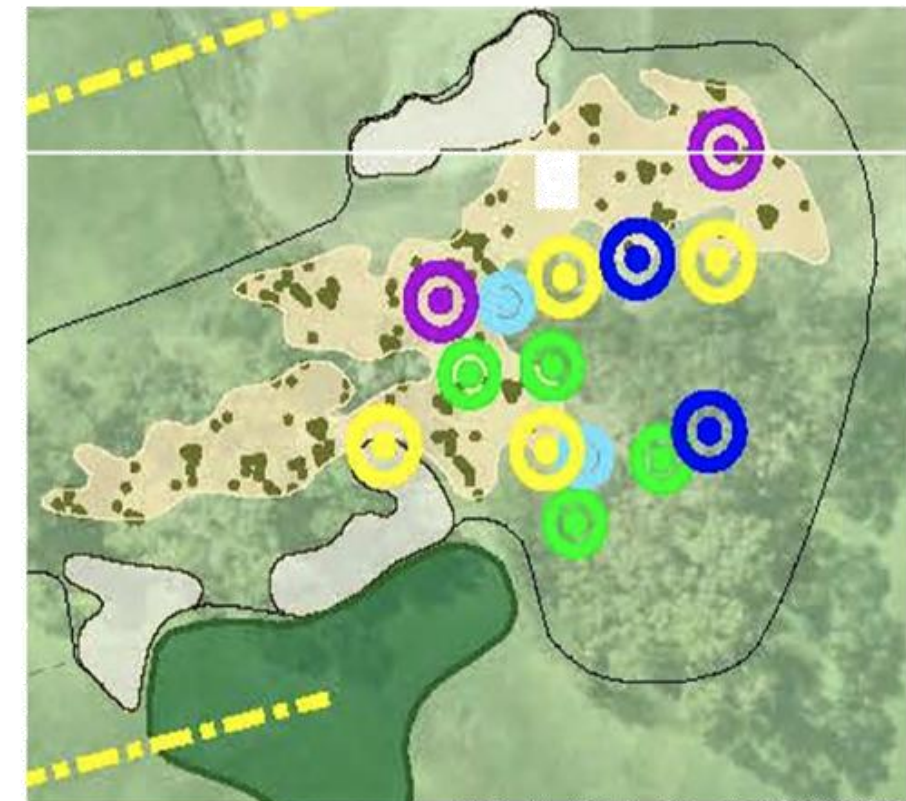




29000m2 of revegetation areas for local flora species

VEGETATION MASTERPLAN – PROPOSED TREE PLANTING

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



Zoomed in detail of tree planting and sandy naturalised areas

Tree Planting Notes:

Proposed new tree plantings are with local endemic tree species

Plants to be 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 identify 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.

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 Autumn/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.

Vegetation Management Task	2025				2026				2027				2028			
	1st QTR	2d QTR	3rd QTR	4th QTR	1st QTR	2d QTR	3rd QTR	4th QTR	1st QTR	2d QTR	3rd QTR	4th QTR	1st QTR	2d QTR	3rd QTR	4th QTR
1 Weed Control (ongoing)																
Herbicide Control Vegetation Areas																
2 Plant Procurement																
low profile plants - tubestock, hiko cells																
trees - 150mm 200mm																
native grass seed																
shrub and low profile plant seed collection																
3 Planting																
Tubestock, Cells, 150&200mm containers																
Staking and Guarding as req																
4 Hydro Seeding																
Wallaby and other native grass seed																
5 Tree Work																
Canopy Managemet																
Tree removal (including																
stump grinding)																

ROYAL PERTH GOLF CLUB

VEGETATION MANAGEMENT TASK SCHEDULE

LANDSCAPE MASTERPLAN - TREE, SHRUBS&GRASSES Proposed Quantities

Royal Perth Golf Club				Plant Schedule			
Botanical Name		Common Name		QTY			
Trees							
1	Acacia saligna	"Coojong"	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	Marr	<40m	41			
6	Eucalyptus marginata	Jarra	<40m	20			
7	Eucalyptus todiana	Prickly Bark	8-15m	14			
8	Melaleuca preissiana	"Modong"	9m	0			
9	Melaleuca raphiophylla	Swamp Paperbark	1-10m	0			
0	Xylomeleum occidentale	Woody Pear					
				242			
Shrubs							
1	Acacia pulchella	Prickly Moses	<1.5	300			
2	Acacia sessilis			80			
3	Allocasuarina humilis	Dwarf Sheoak	0.2 - 2.0m	60			
4	Aotus gracillima		0.6 - 2.0m				
5	Aotus procumbens		0.3 - 0.6m	500			
6	Banksia armata	Prickly Dryandra	1.5 - 3.0m	120			
7	Banksia attenuata	Candle Banksia	0.4-2.0m	150			
8	Banksia dellanayi	Couch honeypot	0.3m	80			
9	Beaufortia elegans	Elegant Beaufortia		200			
0	Bossiaea eriocarpa	Common Brown Pea	0.6 - 1.0m	200			
1	Brachycome iberidifolia	Swan River Daisy		seed			
2	Burchardia congesta	Milkmaids					
3	Calothamnus sanguineus	Silky Leaved Blood Flower	<2.0m	100			
4	Calytrix angulata	Yellow Starflower	0.2 - 1m	300			
5	Conostylis aculeata	Prickly Conostylis	<0.5m	1000			
6	Conostylis candicans	Grey Cottonheads	<0.5m	1000			
8	Dodonaea hackettiana	Perth Hopbush					
9	Dryandra lindleyana	Couch Honeypot					
0	Gastrolobium capitatum	Bacon and Eggs	<1.0m	400			
1	Gastrolobium nervosum		<0.5m	340			
2	Gompholobium confertum		0.15-1.2m	200			
				8150			
Grasses and Monocots							
55	Austrodanthonia caespitosa	Ringed Wallaby Grass	<0.6m	8000			
56	Austrostipa semibarbata	Bearded Spear Grass	0.3-1.1m	200			
57	Anigozanthos humilis	Catpaw		250			
58	Anigozanthos manglesii	Mangles Kangaroo Paw		400			
59	Dielsia stenostachya						
60	Orthrosanthus laxus	Morning Iris	0.10 -0.45m	400			
61	Patersonia occidentalis	Western Patersonia	<0.5m	500			
62	Neurachne alopecuroides	Foxtail Mulga Grass	<0.5m	800			
63	Xanthorrhoea preissii	Grass Tree		40			
				10590			
Total				18982			

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.

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	Common Name
Trees	
1 <i>Acacia saligna</i>	"Coqjong"
2 <i>Allocasuarina fraseriana</i>	Common Sheoak
3 <i>Banksia grandis</i>	Bull Banksia
4 <i>Banksia menziesii</i>	Firewood Banksia
5 <i>Corymbia calophylla</i>	Marri
6 <i>Eucalyptus marginata</i>	Jarra
7 <i>Eucalyptus tottiana</i>	Prickly Bark
8 <i>Melaleuca preissiana</i>	"Modong"
9 <i>Melaleuca rhaphiophylla</i>	Swamp Paperbark
10 <i>Xylomeleum occidentale</i>	Woody Pear

Botanical Name	Common Name
Shrubs	
11 <i>Acacia pulchella</i>	Prickly Moses
12 <i>Acacia sessilis</i>	
13 <i>Allocasuarina humilis</i>	Dwarf Sheoak
14 <i>Aotus gracillima</i>	
15 <i>Aotus procumbens</i>	
16 <i>Banksia armata</i>	Prickly Dryandra
17 <i>Banksia attenuata</i>	Candle Banksia
18 <i>Banksia dellanayi</i>	Couch honeypot
19 <i>Beaufortia elegans</i>	Elegant Beaufortia
20 <i>Boschia eriocarpa</i>	Common Brown Pea
21 <i>Brachycome iberidifolia</i>	Swan River Daisy
22 <i>Burchardia congesta</i>	Milkmaids
23 <i>Calothamnus sanguineus</i>	Silky Leaved Blood Flower
24 <i>Calytrix angulata</i>	Yellow Starflower
25 <i>Conostylis aculeata</i>	Prickly Conostylis
26 <i>Conostylis candicans</i>	Grey Cottonheads
28 <i>Dodonaea hackettiana</i>	Perth Hopbush
29 <i>Dryandra lindleyana</i>	Couch Honeypot
30 <i>Gastrolobium capitatum</i>	Bacon and Eggs
31 <i>Gastrolobium nervosum</i>	
32 <i>Gompholobium confertum</i>	
33 <i>Gompholobium scabrum</i>	
34 <i>Gompholobium tomentosum</i>	Yellow Pea
35 <i>Haemodorum laxum</i>	Bloodroot
36 <i>Haemodorum spicatum</i>	"Mardja"
37 <i>Hakea ruscifolia</i>	Candle Hakea
38 <i>Hardenbergia comptoniana</i>	Native Wisteria
39 <i>Hemianthus pungen</i>	Snake Bush low
40 <i>Hypocalymma robustum</i>	Swan River Myrtle
41 <i>Jacksonia furcellata</i>	Grey Stinkwood
42 <i>Jacksonia sericea</i>	"Waldjumi"
43 <i>Jacksonia stembergiana</i>	Green Stinkwood
44 <i>Kennedia prostrata</i>	Running Postman
45 <i>Leptospermum spinescens</i>	Spiny Tea Tree
46 <i>Melaleuca scabra</i>	Rough Honey Myrtle
46 <i>Melaleuca sericea</i>	
48 <i>Melaleuca thymoides</i>	
49 <i>Melaleuca trichophylla</i>	
50 <i>Opercularia vaginata</i>	Dog Weed
51 <i>Persoonia saccatta</i>	Snottygobble
52 <i>Philotheca spicata</i>	Salt and Pepper
53 <i>Pultenaea reticulata</i>	
54 <i>Regelia inops</i>	

Grasses and Monocots

55 <i>Austrodanthonia caespitosa</i>	Ringed Wallaby Grass
56 <i>Austrostipa semibarbata</i>	Bearded Spear Grass
57 <i>Anigozanthos humilis</i>	Catpaw
58 <i>Anigozanthos manglesii</i>	Mangles Kangaroo Paw
59 <i>Dielsia stenostachya</i>	
60 <i>Orthrosanthus laxus</i>	Morning Iris
61 <i>Patersonia occidentalis</i>	Western Patersonia
62 <i>Neurachne alopecuroides</i>	Foxtail Mulga Grass
63 <i>Xanthorrhoea preissii</i>	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.



Xanthorrhoea preissii

Plant Selections

Flora imagery highlights the colours and textures of foliage and flowering of select plants.



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.

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 3

The vegetation areas are:

- between the boundary fence and the rear of the tees
- To the right of the new bunker, right of the hole and the area between the hole and the current 11th tees.
- 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 to 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 heath 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 from 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 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

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.



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.

Hole 18

The area between the 18th tees and the 10th tees and 9th green to be revegetated with sandy heath species and Wallaby grass.

Between the green and left side bunkers and the proposed new 13th tee will be open low-profile plants and wallaby grass areas

Hole 19

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 13th hole.

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.

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



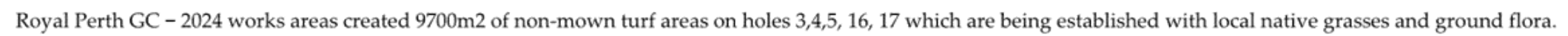
Newly planted and seeded local flora on Royal Sydney GC's brand-new 6th hole completed 2024.

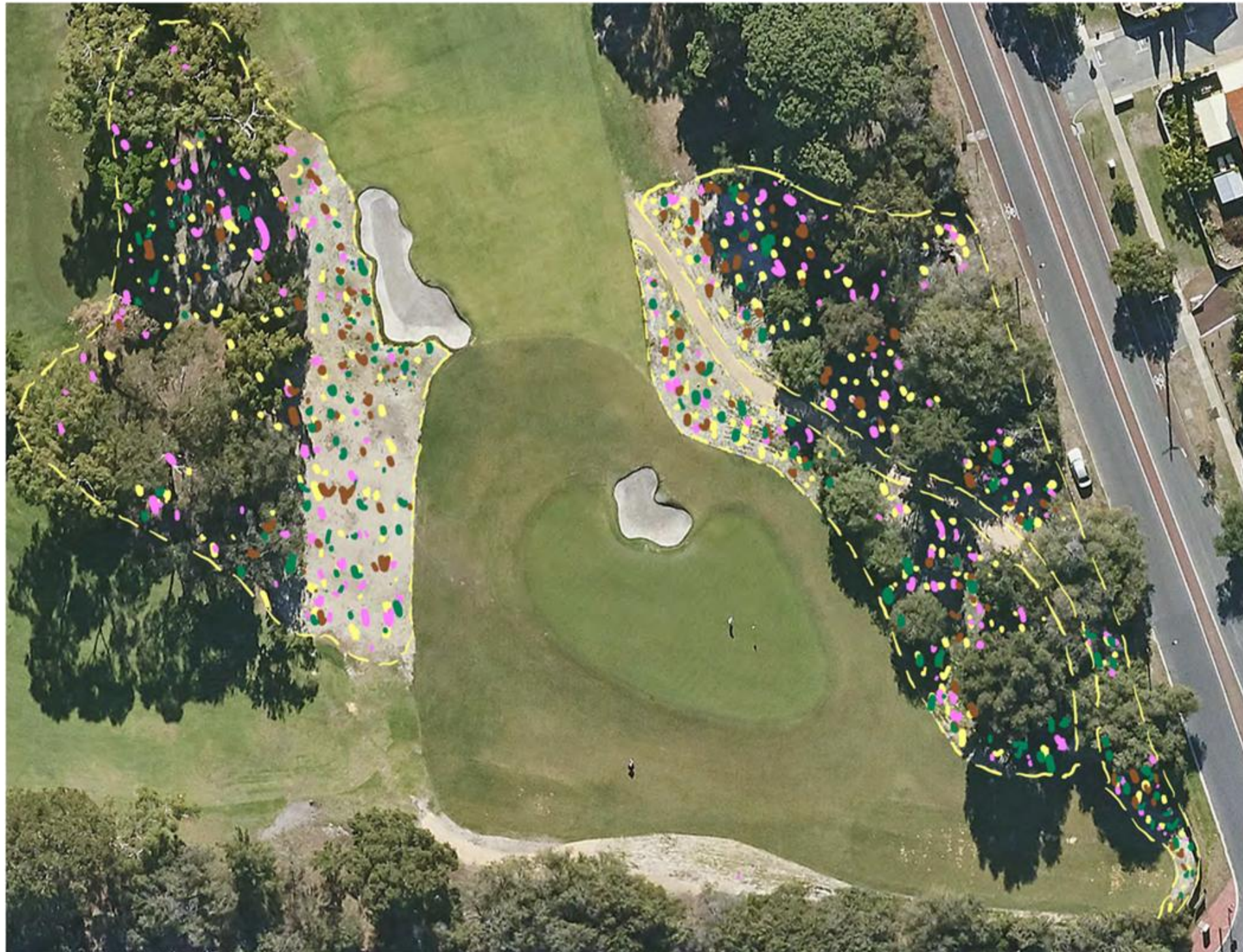


Example of informal path amongst newly planted and seeded areas



Example of revegetated bunker surrounds and walkway





Royal Perth 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.



Contents

1. Introduction

- 1.1 Purpose of the Vegetation Management Plan
- 1.2 Location and Description of the VMP Area
- 1.3 Aims
- 1.4 Management Period
- 1.5 Relevant Strategies

2. Methods

- 2.1 Literature Review
- 2.2 Tree Surveys
- 2.3 Significant Trees

3. Existing Biodiversity Values

- 3.1 Results
- 3.2 Flora Species
- 3.3 Fauna

4. Vegetation Management Zones

- 4.1 Zone 1 - Ecological Lanscaping
- 4.2 Zone 2 - Tree Plantings over Turf & within Ecological Lanscaping
- 4.3 Zone 3 - Retained Trees within Golf Course

5. Tree Clearing

- 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-clearing Surveys
- 5.6 Clearing Supervision
- 5.7 Weed Management During Clearing
- 5.8 Nest Box Installation

6. Weed Management

- 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



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.

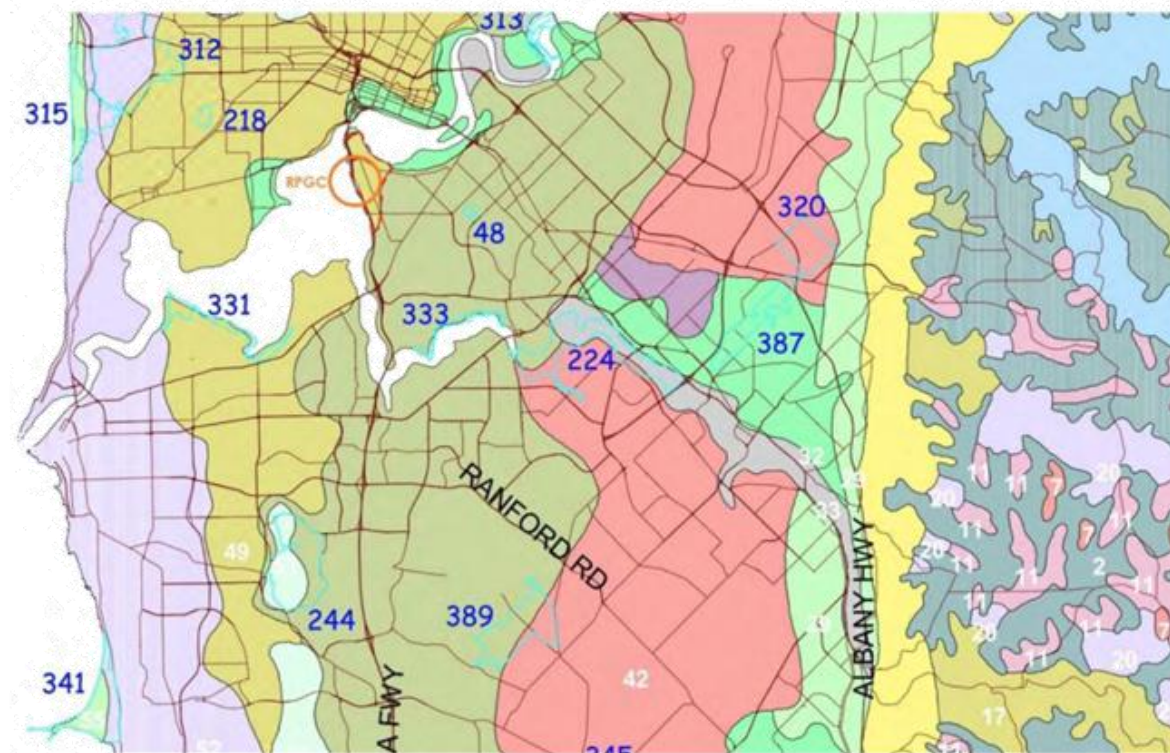
The geology of the site comprises the Bassendean Sands and is situated on the permeable Bassendean Dune System (Government of Western Australia 2000) The Bassendean Dune System lies in the centre of the Swan Coastal Plain and is the oldest of the Aeolian dune systems. The Bassendean Dunes consist of 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.

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



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)



Carnaby's cockatoo feeding on Banksia (L. Valentine)

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.

City of South Perth Plan	Alignment with RPGC Vegetation Management Plan
Green Plan 2002 The Green Plan seeks to conserve existing bushland and rehabilitate native plants within the context of an inner urban society setting. It aims to provide internal linkages for wildlife and enhance biodiversity, within the regional perspective of the State Government's Bush Forever and the Perth Greenways Plan.	<ul style="list-style-type: none">• Discuss with Royal Perth Golf Club the planting of natives between the fairways• Rehabilitation efforts appear to be focused on filling gaps with trees and shrubs and this is an appropriate method. However, there is scope for making use of remaining microhabitats to attempt re-introduction of a larger suite of species.
Kwinana Freeway Management Plan 2014 It outlines values of the foreshore, sets long term goals to address the issues that the western foreshore will face in the future and identifies and promises projects and works to be undertaken to meet the goals. Impacts on the foreshore.	<ul style="list-style-type: none">• Request Royal Perth Golf Club to establish a nutrient irrigation management plan to minimise fertiliser use and nutrient leaching from Royal Perth Golf Course.• Include a requirement to minimise water and fertiliser use on Royal Perth Golf Course (in future lease agreements).• To address the DWR allocation reductions scheduled over the next couple of years, the City should consider implementing hydro zoning and eco zoning strategies to proposed landscape designs and retrofitting existing reserves.
Water Management Plan 2017-22 The City in partnership with Eastern Metropolitan Regional Council (EMRC) has developed the Water Management Plan (2017-2022) to continue to improve water management practices within both corporate and community sectors.	<ul style="list-style-type: none">• The top three corporate water quality priority areas identified by the Water Team were: • Erosion Control; • Herbicide and Pesticide Management; and • Nutrient Management.• Landscape and Irrigation Design: High Priority Action: Establish native vegetation buffers to lakes and waterways, including a mix of local native sedges, rushes, small aquatic plants and specifically Melaleuca species.
Urban Forest Strategy 2018-23 Urban forestry is the practice of managing and maintaining trees and significant vegetation in City areas. A healthy urban forest is a vital community, environmental and economic asset.	<ul style="list-style-type: none">• Ecological links and habitat: Urban forests can provide important ecological links for native fauna, allowing animals to move through spaces via a green network. In cities, urban forests also provide shelter and safe spaces for animals.• Maintain and improve ecosystem biodiversity of the City Action 1: Increase the diversity of species The City will continue to increase the diversity of tree species in public areas, and encourage diversity on private property. A range of species with be more resilient to the natural pressures facing the urban forest, including drought, extreme weather events, pests and disease and increasing temperatures.• Action 7: Activate our green infrastructure With increased planting, as well as hydro zoning, the landscape in some of our parks and reserves will change from irrigated turf grass to areas of greater canopy coverage and shade.• Five year target: Increase species diversity
Hydrozoning and ecozoning Eco-zoning is the conversion of existing turfed areas into native garden areas. Ultimately this allows for minimal water to support an area that once sustained turf, saving large volumes of water	<ul style="list-style-type: none">• The replacement of some lawn areas with water-wise and local native plants.

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)

Methods

21 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*)

Largest Tree Populations

1	<i>Agonis flexuosa</i>	WA Peppermint	WA Coastal Dunes	419	28.1%
2	<i>Allocasuarina fraseriana</i>	Sheoak	Endemic	110	7.4%
3	<i>Casuarina cunninghamia</i>	River She Oak	NSW, QLD riverside	121	8.1%
4*	<i>Corymbia citriodora</i>	Lemon Scented Gum	QLD ,NSW,WA weed	68	4.6%
5*	<i>Corymbia maculata</i>	Spotted Gum	NSW,VIC, WA weed	117	7.9%
6	<i>Eucalyptus camaldulensis</i>	River Red Gum	QLD,NSW,VIC,	93	6.2%
7	<i>Pinus pinaster</i>	Maritime Pine	Mediterranean	38	2.6%
8	<i>Pinus pinea</i>	Stone Pine	Mediterranean	43	2.9%

*considered invasive species

67.7%

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

10.5%

Table showing Populations of endemic Tree Species on Sit

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 <i>Araucaria heterophylla</i> | Norfolk Island Pine |
| 24x no. <i>Pinus pinaster</i> | Maritime Pine |
| 44x no <i>Pinus radiata</i> | Monterey Pine |
| 2x no. <i>Corymbia maculata</i> | Spotted Gum |
| 2x no. <i>Corymbia citriodora</i> | Lemon Scented Gum |

- | | |
|--|-----------------------|
| 6x no. <i>Eucalyptus gomphocephala</i> | Tuart |
| 6x no. <i>Eucalyptus rudis</i> | Flooded Gum, Blue Gum |
| 8x no. <i>Eucalyptus marginata</i> | Jarrah |
| 2x no. <i>Eucalyptus botryoides</i> | 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

*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

11 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

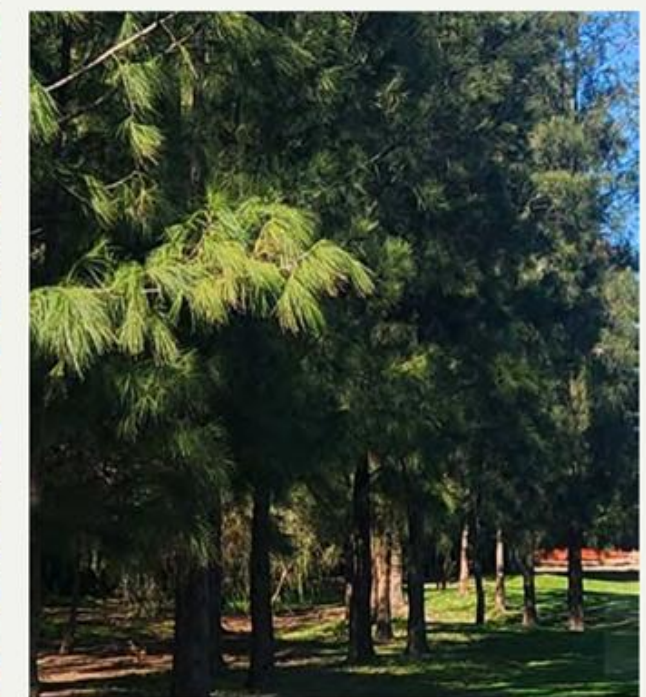
The VMP Area contains some areas of Australian native tree plantings dominated by *Casuarina cunninghamiana* (River Oak NSW). Particularly in boundary areas and some relatively unmanaged groupings within the course

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:

<i>Allocasuarina cunninghamiana</i>	Swamp She-Oak (QLD, NSW)
<i>Araucaria heterophylla</i>	Norfolk Island Pine (Norfolk Island)
<i>Corymbia citriodora</i>	Lemon-scented Gum (NSW, VIC)
<i>Corymbia maculata</i>	Spotted Gum (NSW, VIC)
<i>Erythrina spp</i>	Coral Tree (Asia)*
<i>Harpephyllum caffrum</i>	Kaffir Plum (South Africa)
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle (VIC)
<i>Phoenix canariensis</i>	Canary Island Date Palm (Canary Islands)
<i>Pinus pinaster</i>	Maritime Pine (Western Mediterranean)
<i>Pinus pinea</i>	Stone Pine
<i>Schinus terebinthifolia</i>	Brazilian Pepper Tree (South America)*

*recognised as environmental weed species



Pinus pinea



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



Casuarina cunninghamiana

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-species-and-communities/resources/threatened-and-priority-fauna-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.

4.1 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.



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.



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	between hole 17 and new 11th hole
Ash	Fraxinus spp	3	between 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 globulosa	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 Brush	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 Paperbark	Melaleuca quinquinervia	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 fairway 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 fairway
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.

51 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.

53 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.

54 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.

55 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).

56 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.

57 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

61 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

63 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	
<i>Acacia podalyrifolia</i>	<i>Lupinus spp</i>
<i>Arctotheca calendula</i>	<i>Melia azedarach</i>
<i>Arundo donax</i>	<i>Oenothera spp</i>
<i>Asphodelus fistulosus</i>	<i>Orobancha minor</i>
<i>Avena spp.</i>	<i>Oxalis spp.</i>
<i>Brassica tournefortii</i>	<i>Paspalum spp.</i>
<i>Cortaderia selloana</i>	<i>Pelargonium capitatum</i>
<i>Ehrharta spp.</i>	<i>Pennisetum clandestinum</i>
<i>Emex australis</i>	<i>Polycarpon tetraphyllum</i>
<i>Erodium botrys</i>	<i>Raphanus raphanistrum</i>
<i>Euphorbia spp.</i>	<i>Ricinus communis</i>
<i>Freesia sp.</i>	<i>Romulea rosea</i>
<i>Gazania linearis</i>	<i>Schinus spp</i>
<i>Geranium molle</i>	<i>Stenotaphrum secundatum</i>
<i>Gladiolus spp.</i>	<i>Trachyandra divaricata</i>
<i>Homelia spp</i>	<i>Typha orientalis</i>
<i>Leptospermum laevigatum</i>	<i>Watsonia bulbifera</i>

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.

64 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.



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.

7.2 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.



Corymbia calophylla

Royal Perth Golf Club

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 tottiana	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 raphiophylla	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 Autumn 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.

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.



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

Monitoring and Reporting

91 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.

93 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.

94. Review of this VMP

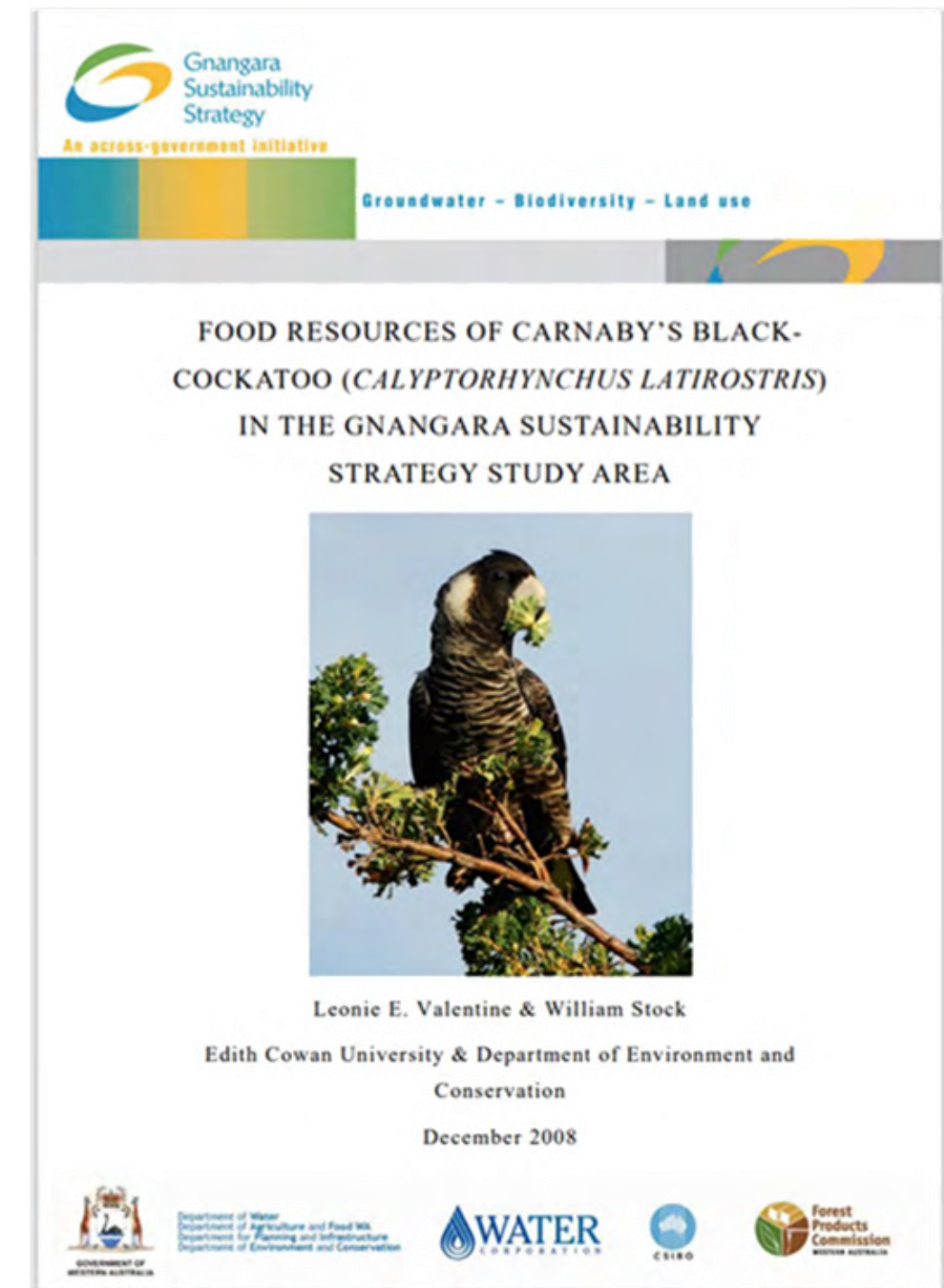
This VMP is to be reviewed every five years by an ecologist and the golf course landscape architect, including a review of the effectiveness of measures relating to protection of retained vegetation and canopy cover and the success of replanting of heath vegetation and tree plantings. The VMP will be updated following review with additional mitigation measures added as required.

Harley Kruse – Kruse Golf Pty Ltd

Royal Perth Golf Club

References

- Nursery <https://www.apacewa.org.au/>
- Bennett, E.M. (1991). Common and Aboriginal Names of Western Australian Plant Species. Wildflower Society of Western Australia.
- Green, J.W. (1985). Census of the Vascular Plants of Western Australia. Department of Agriculture, Perth.
- Heddle, E.M., Loneragan, O.W. and Havell, J.J. (1980). Darling System—Vegetation Complexes. Department of Conservation and Environment, Western Australia.
- Marchant, N.G., Wheeler, J.R., Rye, B.L., Bennett, E.M., Lander, N.S., MacFarlane, T.D. (1987). Flora of the Perth Region. (Parts 1 & 2) Department of Agriculture, Perth.
- Powell, R. and Emberson, J. (1996). Growing Locals—gardening with local plants in Perth. Western Australian Naturalists' Club (Inc.), Nedlands.



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 □ 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 pinaster Maritime Pine

17. 37262 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine

18. 37261 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine

19. 37260 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine

20. 37285 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine

21. 37284 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine

22. 37281 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine

23. 37213 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine

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

29. 37198 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus rudis Flooded Gum, Blue Gum

30. 37259 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine

31. 37275 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus rudis Flooded Gum, Blue Gum

32. 37279 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus pinaster Maritime Pine

33. 37263 0/0 □ Royal Perth Golf Club Street Tree No Pinus pinaster Maritime Pine

34. 37244 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus Tuart gomphocephala

35. 37238 0/0 □ Royal Perth Golf Club Reserve Tree No Eucalyptus Tuart gomphocephala

36. 37223 0/0 □ Royal Perth Golf Club Reserve Tree No Araucaria heterophylla Norfolk Island Pine

- | | | |
|---|---|---|
| 37. 37222 0/0 □ Royal Perth Golf Club Reserve Tree No
Araucaria heterophylla Norfolk Island Pine | 50. 37189 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus marginata Jarrah | 63. 37225 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 | 51. 37241 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus rudis Flooded Gum, Blue Gum | 64. 37258 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus rudis Flooded Gum, Blue Gum |
| 39. 37249 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 | 65. 37257 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus marginata Jarrah |
| 40. 37190 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus Tuart gomphocephala | 53. 37234 0/0 □ Royal Perth Golf Club Reserve Tree No
Araucaria heterophylla Norfolk Island Pine | 66. 37197 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus
radiata Monterey pine |
| 41. 37236 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 | 67. 37246 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus
radiata Monterey pine |
| 42. 37282 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus
pinaster Maritime Pine | 55. 37283 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus marginata Jarrah | 68. 37247 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus
radiata Monterey pine |
| 43. 37242 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus botryoides Southern Mahogany | 56. 37250 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus Tuart gomphocephala | 69. 37251 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus
radiata Monterey pine |
| 44. 44 37219 0/0 □ Royal Perth Golf Club Reserve Tree No
Corymbia maculata Spotted Gum | 57. 37256 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus marginata Jarrah | 70. 37252 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus
radiata Monterey pine |
| 45. 37188 0/0 □ Royal Perth Golf Club Reserve Tree No
Corymbia maculata Spotted Gum | 58. 37224 0/0 □ Royal Perth Golf Club Reserve Tree No
Araucaria heterophylla Norfolk Island Pine | 71. 37204 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus
radiata Monterey pine |
| 46. 37218 0/0 □ Royal Perth Golf Club Reserve Tree No
Corymbia citriodora Lemon Scented Gum | 59. 37240 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus marginata Jarrah | 72. 37205 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus
radiata Monterey pine |
| 47. 37137 0/0 □ Royal Perth Golf Club Reserve Tree No
Corymbia citriodora Lemon Scented Gum | 60. 37239 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus marginata Jarrah | 73. 37207 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus
radiata Monterey pine |
| 48. 48 37206 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus Tuart gomphocephala | 61. 37209 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus marginata Jarrah | 74. 37208 0/0 □ Royal Perth Golf Club Reserve Tree No Pinus
radiata Monterey pine |
| 49. 37255 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus marginata Jarrah | 62. 37248 0/0 □ Royal Perth Golf Club Reserve Tree No
Eucalyptus botryoides Southern Mahogany | 75. 37214 0/0 □ 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

	Botanical Name	Common Name	Origin	QTY	%
1	<i>Acacia saligna</i>	West Australian Golden Wattle		3	0.2%
2	<i>Acacia sp. misc</i>			8	0.5%
3	<i>Agonis flexuosa</i>	WA Peppermint	WA Coastal Dunes	419	28.1%
4	<i>Agonis flexuosa nana</i>	WA Peppermint		1	0.1%
5	<i>Allocasuarina fraseriana</i>	Sheoak	Endemic	110	7.4%
6	<i>Allocasuarina fraseriana & C. cunninghamii</i>	Sheoak	Hybrid	1	0.1%
7	<i>Araucaria heterophylla</i>	Norfolk Island Pine	Norfolk Island	21	1.4%
8	<i>Arbutus unedo</i>	Strawberry Tree	Mediterranean	4	0.3%
9	<i>Banksia marginata</i>	Silver Banksia	SA, VIC, NSW	3	0.2%
10	<i>Banksia menziesii</i>	Firewood Banksia	Endemic	2	0.1%
11	<i>Brachychiton acerifolius</i>	Flame Tree	NSW, QLD rainforest	3	0.2%
12	<i>Brachychiton populneus</i>	Kurrajong	VIC, NSW, QLD	1	0.1%
13	<i>Callistemon sp.</i>	Bottlebrush		1	0.1%
14	<i>Castanospermum australe</i>			1	0.1%
15	<i>Casuarina cunninghamia</i>	River She Oak	NSW, QLD riverside	121	8.1%
16	<i>Casuarina equisetifolia</i>	Coastal Sheoak	NT, QLD, WA, Asia	5	0.3%
17	<i>Casuarina sp.</i>	Sheoak	?	1	0.1%
18	<i>Citharexylum spinosum</i>	Florida Fiddlewood	South Florida	4	0.3%
19	<i>Corymbia calophylla</i>	Marri	Endemic	18	1.2%
20	<i>Corymbia citriodora</i>	Lemon Scented Gum	QLD, NSW, WA weed	68	4.6%
21	<i>Corymbia eximia</i>	Yellow Bloodwood	NSW	2	0.1%
22	<i>Corymbia ficifolia</i>	WA Flowering Gum	WA	9	0.6%
23	<i>Corymbia maculata</i>	Spotted Gum	NSW, VIC, WA weed	117	7.9%
24	<i>Cupressus sempervirens</i>	Mediterranean Cypress	Eastern Mediterranean	3	0.2%
25	<i>Cupressus sp.</i>	Cypress	??	5	0.3%
26	<i>Duranta erecta</i>	Skyflower	South America	2	0.1%
27	<i>Erythrina indica</i>	Indian Coral Tree	India	3	0.2%
28	<i>Eucalyptus botryoides</i>	Woollybutt	NSW, VIC, WA Alien	12	0.8%
29	<i>Eucalyptus camaldulensis</i>	River Red Gum	QLD, NSW, VIC,	93	6.2%
30	<i>Eucalyptus camaldulensis x rudis</i>			1	0.1%
31	<i>Eucalyptus cladocalyx</i>	Sugar Gum	SA	6	0.4%
32	<i>Eucalyptus conferruminata</i>	Bushy Yate	WA South Coast	7	0.5%
33	<i>Eucalyptus erythrocorys</i>	Red Capped Gum	Dongara, Kalbarri	1	0.1%
34	<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	TAS	7	0.5%
35	<i>Eucalyptus globulus subsp. bicostata</i>			1	0.1%
36	<i>Eucalyptus gomphocephala</i>	Tuart	WA	18	1.2%
37	<i>Eucalyptus grandis</i>	Flooded Gum	NSW, QLD	2	0.1%
38	<i>Eucalyptus lehmannii</i>	Bushy Yate	WA	1	0.1%
39	<i>Eucalyptus leucoxylon</i>	Yellow Gum	SA, VIC	9	0.6%
40	<i>Eucalyptus macrandra</i>	River Yate	SW WA	10	0.7%
41	<i>Eucalyptus marginata</i>	Jarraah	WA	15	1.0%
42	<i>Eucalyptus melliodora</i>	Yellow Box	NSW, QLD, VIC	11	0.7%
43	<i>Eucalyptus microtheca</i>	Coolabah	Kimberley, N QLD	3	0.2%

	Botanical Name	Common Name	Origin	QTY	%
44	<i>Eucalyptus nicholii</i>	Willow Peppermint	N NSW	3	0.2%
45	<i>Eucalyptus platypus</i>	Moort	Albany	1	0.1%
46	<i>Eucalyptus robusta</i>	Swamp mahogany	NSW, QLD	7	0.5%
47	<i>Eucalyptus rudis</i>	Flooded Gum	WA waterways	11	0.7%
48	<i>Eucalyptus rudis x gomphocephala</i>	Flooded Gum x Tuart	WA	1	0.1%
49	<i>Eucalyptus sideroxylon</i>	Mugga Ironbark	QLD, NSW	11	0.7%
50	<i>Eucalyptus sp.</i>	misc	none	6	0.4%
51	<i>Eucalyptus torquata</i>	Coral Gum	Kalgoorlie	2	0.1%
52	<i>Eucalyptus utilis</i>	Coastal Moort	Coastal WA	1	0.1%
53	<i>Eucalyptus wandoo</i>	Wandoo	WA	1	0.1%
54	<i>Ficus elastica</i>	Rubber Plant	Asia	1	0.1%
55	<i>Ficus macrophylla</i>	Moreton Bay Fig	QLD, NSW	1	0.1%
56	<i>Ficus microcarpa</i>	Banyan	Tropical Asia, N Aus	5	0.3%
57	<i>Fraxinus excelsior</i>	European Ash	Europe	3	0.2%
58	<i>Fraxinus sp.</i>	Ash	Europe	4	0.3%
59	<i>Hakea laurina</i>	Pincushion Hakea	South Coast WA	10	0.7%
60	<i>Harpephyllum caffrum</i>	African Plum	South Africa	7	0.5%
61	<i>Hibiscus sp.</i>	Hibiscus		1	0.1%
62	<i>Hibiscus tiliaceus</i>	Hibiscus	Asia, N QLD	1	0.1%
63	<i>Jacaranda mimosifolia</i>	Jacaranda	Brazil, S America	9	0.6%
64	<i>Lagunaria pattersonii</i>	Norfolk Island Hibiscus	Norfolk Is, QLD	7	0.5%
65	<i>Liquidambar styraciflua</i>	Liquidambar	USA	1	0.1%
66	<i>Lophostemon confertus</i>	QLD Brush Box	QLD, N NSW	33	2.2%
67	<i>Magnolia grandiflora</i>	Bull Bay	SE USA	2	0.1%
68	<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle	NSW, VIC	2	0.1%
69	<i>Melaleuca lanceolata</i>	Moonah	WA, SA, VIC coastal	3	0.2%
70	<i>Melaleuca leucadendra</i>	White Paper Bark	North Aus	9	0.6%
71	<i>Melaleuca nesophila</i>	Showy Honey Myrtle	Albany	1	0.1%
72	<i>Melaleuca quinquenervia</i>	Broad Leaved Swamp Paperbark	NSW, QLD, New Cal	30	2.0%
73	<i>Melaleuca raphiophylla</i>	Swamp Paperbark	SW WA	11	0.7%
74	<i>Melaleuca viminalis</i>	Weeping Bottlebrush	NSW, VIC, WA creeks	35	2.3%
75	<i>Melia azedarach</i>	White Cedar	North Aus, Asia	2	0.1%
76	<i>Metrosideros excelsa variegata</i>	NZ Christmas Tree	NZ	3	0.2%
77	<i>Nerium oleander</i>	Oleander	Europe /Med	1	0.1%
78	<i>Nuytsia floribunda</i>	WA Christmas Tree	Swan Coastal Plain	1	0.1%
79	<i>Phoenix canariensis</i>	Canary Island Date Palm	Canary Islands	3	0.2%
80	<i>Pinus halepensis</i>	Aleppo Pine	Mediterranean	2	0.1%
81	<i>Pinus pinaster</i>	Maritime Pine	Mediterranean	38	2.6%
82	<i>Pinus pinea</i>	Stone Pine	Mediterranean	43	2.9%
83	<i>Pinus radiata</i>	Monterey Pine	California, Mex	7	0.5%
84	<i>Pinus spp</i>	Pine	?	1	0.1%
85	<i>Populus nigra</i>	Black Poplar	Europe, Central Asia	11	0.7%
86	<i>Populus sp.</i>	Poplar		1	0.1%
87	<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree	Brazil, S America	12	0.8%
88	<i>Syzygium smithii</i>	Lily Pilli	NSW, VIC	3	0.2%
89	<i>Tipuana tipu</i>	Rosewood	S American	7	0.5%
90	<i>Triadica sebifera</i>	Chinese Tallow	Asian	1	0.1%
91	Unidentifiable	?	?	1	0.1%
				1490	100%

APPENDIX C

Royal Perth GC – Proposed future plantings plant species list

Royal Perth Golf Club

Plant Schedule

Botanical Name

Common Name

Trees

1	<i>Acacia saligna</i>	"Coojong"	1.5 - 6m
2	<i>Allocasuarina fraseriana</i>	Common Sheoak	5 - 15m
3	<i>Banksia grandis</i>	Bull Banksia	2 - 10m
4	<i>Banksia menziesii</i>	Firewood Banksia	2 - 10m
5	<i>Corymbia calophylla</i>	Marri	<40m
6	<i>Eucalyptus marginata</i>	Jarrah	<40m
7	<i>Eucalyptus tottiana</i>	Prickly Bark	8-15m
8	<i>Melaleuca preissiana</i>	"Modong"	9m
9	<i>Melaleuca raphiophylla</i>	Swamp Paperbark	1-10m
10	<i>Xylomeleum occidentale</i>	Woody Pear	

Botanical Name

Common Name

Shrubs

11	<i>Acacia pulchella</i>	Prickly Moses	<1.5
12	<i>Acacia sessilis</i>		
13	<i>Allocasuarina humilis</i>	Dwarf Sheoak	0.2 - 2.0m
14	<i>Aotus gracillima</i>		0.6 - 2.0m
15	<i>Aotus procumbens</i>		0.3 - 0.6m
16	<i>Banksia armata</i>	Prickly Dryandra	1.5 - 3.0m
17	<i>Banksia attenuata</i>	Candle Banksia	0.4-2.0m
18	<i>Banksia dellanayi</i>	Couch honeypot	0.3m
19	<i>Beaufortia elegans</i>	Elegant Beaufortia	
20	<i>Bossiaea eriocarpa</i>	Common Brown Pea	0.6 - 1.0m
21	<i>Brachycome iberidifolia</i>	Swan River Daisy	
22	<i>Burchardia congesta</i>	Milkmaids	
23	<i>Calothamnus sanguineus</i>	Silky Leaved Blood Flower	<2.0m
24	<i>Calytrix angulata</i>	Yellow Starflower	0.2 - 1m
25	<i>Conostylis aculeata</i>	Prickly Conostylis	<0.5m
26	<i>Conostylis candicans</i>	Grey Cottonheads	<0.5m
28	<i>Dodonaea hackettiana</i>	Perth Hopbush	
29	<i>Dryandra lindleyana</i>	Couch Honeypot	
30	<i>Gastrolobium capitatum</i>	Bacon and Eggs	<1.0m
31	<i>Gastrolobium nervosum</i>		<0.5m
32	<i>Gompholobium confertum</i>		0.15-1.2m
33	<i>Gompholobium scabrum</i>		0.4 - 2.0m
34	<i>Gompholobium tomentosum</i>	Yellow Pea	<1.0m
35	<i>Haemodorum laxum</i>	Bloodroot	
36	<i>Haemodorum spicatum</i>	"Mardja"	
37	<i>Hakea ruscifolia</i>	Candle Hakea	
38	<i>Hardenbergia comptoniana</i>	Native Wisteria	
39	<i>Hemianandra pungens</i>	Snake Bush low	
40	<i>Hypocalymma robustum</i>	Swan River Myrtle	1.0 -1.5m

Shrubs

41	<i>Jacksonia furcellata</i>	Grey Stinkwood	
42	<i>Jacksonia sericea</i>	"Waldjumi"	
43	<i>Jacksonia sternbergiana</i>	Green Stinkwood	
44	<i>Kennedia prostrata</i>	Running Postman	
45	<i>Leptospermum spinescens</i>	Spiny Tea Tree	
46	<i>Melaleuca scabra</i>	Rough Honey Myrtle	
46	<i>Melaleuca seriata</i>		
48	<i>Melaleuca thymoides</i>		<1.0m
49	<i>Melaleuca trichophylla</i>		
50	<i>Opercularia vaginata</i>	Dog Weed	
51	<i>Persoonia saccatta</i>	Snottygobble	
52	<i>Philotheca spicata</i>	Salt and Pepper	0.3 - 0.6m
53	<i>Pultenaea reticulata</i>		<2.0m
54	<i>Regelia inops</i>		0.75-2.0m

Grasses and Monocots

55	<i>Austrodanthonia caespitosa</i>	Ringed Wallaby Grass	<0.6m
56	<i>Austrostipa semibarbata</i>	Bearded Spear Grass	0.3-1.1m
57	<i>Anigozanthos humilis</i>	Catpaw	
58	<i>Anigozanthos manglesii</i>	Mangles Kangaroo Paw	
59	<i>Dielsia stenostachya</i>		
60	<i>Orthrosanthus laxus</i>	Morning Iris	0.10 -0.45m
61	<i>Patersonia occidentalis</i>	Western Patersonia	<0.5m
62	<i>Neurachne alopecuroides</i>	Foxtail Mulga Grass	<0.5m
63	<i>Xanthorrhoea preissii</i>	Grass Tree	



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), *Lomandra hermaphrodita*, *Burchardia congesta* (milkmaids) and *Patersonia occidentalis* (purple flag), and the sedges *Mesomelaena 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 Swan

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.

For more information see the department's website www.dbca.wa.gov.au



Department of Biodiversity,
Conservation and Attractions

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).

Disclaimer: The information contained in this document is current as at September 2023. The State of Western Australia and its employees do not guarantee that this publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence that may arise from you relying on any information in this publication.

For more information see the department's website www.dbca.wa.gov.au



Department of Biodiversity,
Conservation and Attractions



**KruseGolf &
Clayton, DeVries & Pont**
Royal Perth Golf Club
Masterplan Report
August 2023

Royal Perth Golf Club

Requested Tree Removals

Proposed Tree Removals Holes 3, 5,6, 9, 10,11, 15, 17,18T 12T (Phase 3 Works)

Appendix 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	between hole 17 and new 11th hole
34,35,36	Ash	Fraxinus spp	3	between hole 17 and new 11th hole
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 robustus	1	between hole 17 and 16 at left bunker
2	Tasmanian Blue Gum (dead)	Eucalyptus globulus	1	Rear of proposed new 10th green
1	Jacaranda	Jacaranda mimosifolia	1	Rear of proposed new 10th green
22	Peppermint	Agonis flexuosa	1	between hole 3 and new 10
21	Wattle	Acacia spp	1	between hole 3 and new 10
20	River Red Gum	Euc camaldulensis	1	between hole 3 and new 10
18	Lemon Scented Gum	Corymbia citriodora	1	between new hole 10 and 11
17	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	Peppermint	Agonis flexuosa	5	left of proposed 11th tees.
91	Spotted Gum	Corymbia maculata	1	right of proposed new hole 14
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
103	Bottle Brush	Callistemon	1	right of proposed new hole 14
92	Pincuson Hakea	Hakea laurina	1	Hole 6 Green Area
101	Pincuson Hakea	Hakea laurina	1	Hole 6 Green Area
83,84,85	Peppermint	Agonis flexuosa	3	Hole 6 Green Area
87,88,89,90	Spotted Gum	Corymbia maculata	4	Hole 6 Green Area
93	Bottle Brush	Callistemon spp	1	Hole 6 Green Area
72,73,74,75,76,81,82	Broad Leaved Paperbark	Metaleuca quingnervia	7	Hole 6 carry
77 (1 Clump)	River She-oak	Casuarina cunninghamiana	1	Hole 6 carry
68,69	Peppermint	Agonis flexuosa	2	Hole 15 Green
67	River She-oak	Casuarina cunninghamiana	1	Hole 15 Green
65,66	Coolbair	Eucalyptus coolibairi	2	Hole 15 Green
64	Stone Pine	Pinus pinea	1	Hole 15 Green
41 - 47 (1 Clump)	River She Oak	Casuarina cunninghamiana	1	Hole 18 tees
48,50	Peppermint	Agonis flexuosa	2	Hole 18 tees
51,52,53	Peppermint	Agonis flexuosa	3	Hole 18 tees
49	Red Flowering Gum	Corymbia ficifolia	1	Hole 18 tees
54,55,56,57	Yellow Box	Eucalyptus melliodora	4	Hole 18 left of fairway
39,40	Peppermint	Agonis flexuosa	2	right of Hole 9 Green
38	Yellow Bloodwood	Corymbia eximia	1	right of Hole 9 Green
58,59,60,61,63	Lemon Scented Gum	Corymbia citriodora	5	Hole 12 beginning of fairway
120,122,123	Peppermint	Agonis flexuosa	3	Hole 12/17 near Maintenance Shed
		Total proposed tree removals	76	

Key

CTS Tree ID Report 1

CTS Tree ID Report 2

CTS Tree ID Report 3

CTS Tree ID Report 4

CTS Tree ID Report 5

9/1/25, 12:53 PM

Tree Summary Report (1)

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

Photos Street View Map View



1000002624.jpg
27/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40567

Tree Details

Tree Id:	2
Botanical Name:	Eucalyptus globulus
Species Origin:	AUS Native
Age Class:	Dead
Structural Condition:	Poor
Vitality:	Dead
Comments:	Remove tree
Recommended works:	Remove dead tree.
Tree Height [m]:	12
DSH [cm]:	92
Diameter at Ground Level (DGL) [cm]:	99
Structural Root Zone (SRZ) [m]:	3.3
Notional Root Zone (NRZ) [m]:	11.04
Retention Value:	
Last Modified:	01/09/2025
Notes:	

Tree Location

Longitude:	115.855800
Latitude:	-31.987791
Address:	
City:	South Perth

Photos Street View Map View



1000002625.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40570

5 South Terrace

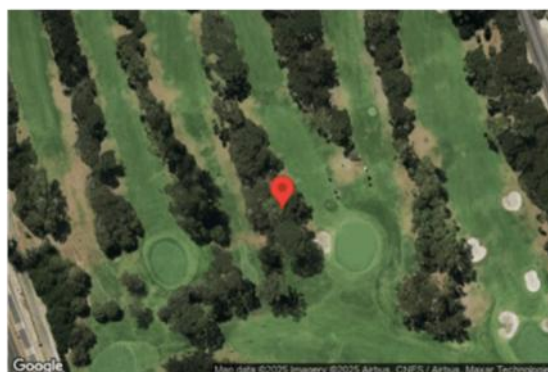
Tree Details

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

Photos Street View Map View



9/1/25, 12:53 PM

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

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40572
5 South Terrace

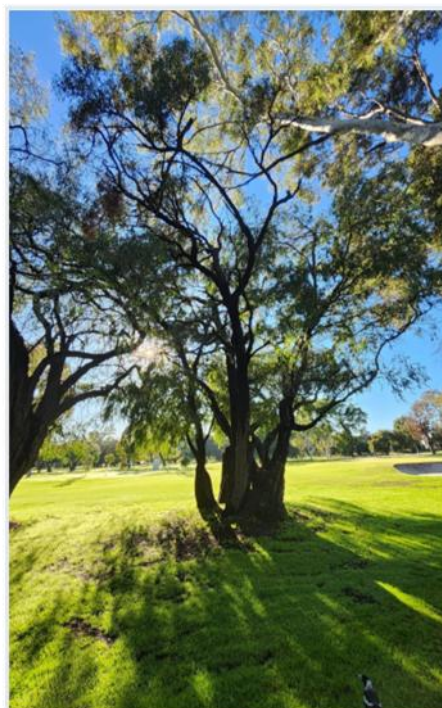
Tree Details

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

Photos Street View Map View



1000002630.jpg
28/08/2025

9/1/25, 12:53 PM

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



1000002631.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40574
5 South Terrace

Tree Details

Tree Id:	9
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]:	74.4
Diameter at Ground Level (DGL) [cm]:	96
Structural Root Zone (SRZ) [m]:	3.25
Notional Root Zone (NRZ) [m]:	8.93
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.855036
Latitude:	-31.987318
Address:	5 South Terrace
City:	Como

Photos Street View Map View



1000002632.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40582

Tree Details

Tree Id:	17
Botanical Name:	Lophostemon confertus
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	12
DSH [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:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.855381
Latitude:	-31.986982
Address:	
City:	South Perth

Photos Street View Map View



1000002641.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40583

Tree Details

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]:	65
Structural Root Zone (SRZ) [m]:	2.76
Notional Root Zone (NRZ) [m]:	6.36
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.855369
Latitude:	-31.987026
Address:	
City:	South Perth

Photos Street View Map View



1000002642.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40584

Tree Details

Tree Id:	19
Botanical Name:	Corymbia maculata
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]:	64
Structural Root Zone (SRZ) [m]:	2.74
Notional Root Zone (NRZ) [m]:	6.36
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.855380
Latitude:	-31.987072
Address:	
City:	South Perth

Photos Street View Map View



1000002643.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40585

Tree Details

Tree Id:20

Botanical Name:Eucalyptus camaldulensis

Species Origin:AUS Native

Age Class:Mature

Structural Condition:Good

Vitality:Good

Comments:

Recommended works:

Tree Height [m]:17

DSH [cm]:70

Diameter at Ground Level (DGL) [cm]:83

Structural Root Zone (SRZ) [m]:3.06

Notional Root Zone (NRZ) [m]:8.4

Retention Value:

Last Modified:28/08/2025

Notes:

Tree Location

Longitude:115.855693

Latitude:-31.987161


Address:

City:South Perth

Photos

Street View

Map View



1000002644.jpg
28/08/2025

<https://au.pg-cloud.com/reportingsystem/ClassicTS/standard/oneTreePerPage/7397c6bbd708df5e?timezoneOffset=28800000&filterInventory=t...>

21/51

16 December 2025 - Ordinary Council Meeting - Attachments

Page 193 of 266

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40586

Tree Details

Tree Id:	21
Botanical Name:	Acacia spp.
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Fair
Comments:	
Recommended works:	
Tree Height [m]:	4
DSH [cm]:	56.36
Diameter at Ground Level (DGL) [cm]:	60
Structural Root Zone (SRZ) [m]:	2.67
Notional Root Zone (NRZ) [m]:	6.76
Retention Value:	
Last Modified:	01/09/2025
Notes:	

Tree Location

Longitude:	115.855671
Latitude:	-31.987092
Address:	
City:	South Perth

Photos Street View Map View



1000002645.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40587

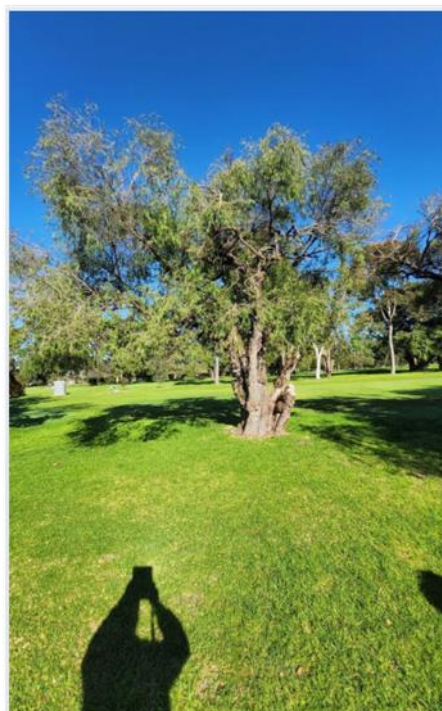
Tree Details

Tree Id:	22
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Fair
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

Photos Street View Map View



1000002646.jpg
28/08/2025

9/1/25, 12:53 PM

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
Notes:	

Tree Location

Longitude:	115.855152
Latitude:	-31.984558
Address:	90 Labouchere Road
City:	South Perth

Photos Street View Map View



1000002647.jpg
28/08/2025

9/1/25, 12:53 PM

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

9/1/25, 12:53 PM

Tree Summary Report (1)

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

Photos Street View Map View



1000002650.jpg
28/08/2025

9/1/25, 12:53 PM

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
Notes:	

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

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40593

Tree Details

Tree Id:	28
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]:	15
DSH [cm]:	77
Diameter at Ground Level (DGL) [cm]:	95
Structural Root Zone (SRZ) [m]:	3.24
Notional Root Zone (NRZ) [m]:	9.24
Retention Value:	
Last Modified:	01/09/2025
Notes:	

Tree Location

Longitude:	115.854344
Latitude:	-31.985458
Address:	
City:	South Perth

Photos Street View Map View



1000002652.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40594

Tree Details

Tree Id:	29
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]:	18
DSH [cm]:	67
Diameter at Ground Level (DGL) [cm]:	76
Structural Root Zone (SRZ) [m]:	2.95
Notional Root Zone (NRZ) [m]:	8.04
Retention Value:	
Last Modified:	01/09/2025
Notes:	

Tree Location

Longitude:	115.854346
Latitude:	-31.985450
Address:	
City:	South Perth

Photos Street View Map View



1000002653.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40595

Tree Details

Tree Id:	30
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]:	13
DSH [cm]:	67
Diameter at Ground Level (DGL) [cm]:	62
Structural Root Zone (SRZ) [m]:	2.71
Notional Root Zone (NRZ) [m]:	8.04
Retention Value:	
Last Modified:	01/09/2025
Notes:	

Tree Location

Longitude:	115.854318
Latitude:	-31.985424
Address:	
City:	South Perth

Photos Street View Map View



1000002654.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40596

Tree Details

Tree Id:	31
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]:	10
DSH [cm]:	63
Diameter at Ground Level (DGL) [cm]:	70
Structural Root Zone (SRZ) [m]:	2.85
Notional Root Zone (NRZ) [m]:	7.56
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.854303
Latitude:	-31.985362
Address:	
City:	South Perth

Photos Street View Map View



1000002655.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40597

Tree Details

Tree Id:	32
Botanical Name:	Populus nigra
Species Origin:	
Age Class:	Mature
Structural Condition:	Fair
Vitality:	Fair
Comments:	Exotic species consider removal
Recommended works:	
Tree Height [m]:	12
DSH [cm]:	67
Diameter at Ground Level (DGL) [cm]:	83
Structural Root Zone (SRZ) [m]:	3.06
Notional Root Zone (NRZ) [m]:	8.04
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.854311
Latitude:	-31.985314
Address:	
City:	South Perth

Photos Street View Map View



1000002656.jpg
28/08/2025

9/1/25, 12:53 PM

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

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40599

Tree Details

Tree Id:	34
Botanical Name:	Fraxinus griffithii
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	5
DSH [cm]:	29.88
Diameter at Ground Level (DGL) [cm]:	31
Structural Root Zone (SRZ) [m]:	2.02
Notional Root Zone (NRZ) [m]:	3.59
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.854240
Latitude:	-31.984860
Address:	
City:	South Perth

Photos Street View Map View



1000002658.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40600

Tree Details

Tree Id:	35
Botanical Name:	Fraxinus griffithii
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	5
DSH [cm]:	26.8
Diameter at Ground Level (DGL) [cm]:	32
Structural Root Zone (SRZ) [m]:	2.05
Notional Root Zone (NRZ) [m]:	3.22
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.854203
Latitude:	-31.984846
Address:	
City:	South Perth

Photos Street View Map View



1000002659.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40601

Tree Details

Tree Id:	36
Botanical Name:	Fraxinus griffithii
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	5
DSH [cm]:	22.27
Diameter at Ground Level (DGL) [cm]:	35
Structural Root Zone (SRZ) [m]:	2.13
Notional Root Zone (NRZ) [m]:	2.67
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.854222
Latitude:	-31.984804
Address:	
City:	South Perth

Photos Street View Map View



1000002660.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40606

Tree Details

Tree Id:	41
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]:	18
DSH [cm]:	54
Diameter at Ground Level (DGL) [cm]:	62
Structural Root Zone (SRZ) [m]:	2.71
Notional Root Zone (NRZ) [m]:	6.48
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.854173
Latitude:	-31.984057
Address:	
City:	South Perth

Photos Street View Map View



1000002665.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40607

Tree Details

Tree Id:	42
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]:	18
DSH [cm]:	54
Diameter at Ground Level (DGL) [cm]:	64
Structural Root Zone (SRZ) [m]:	2.74
Notional Root Zone (NRZ) [m]:	6.48
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.854107
Latitude:	-31.984081
Address:	
City:	South Perth

Photos Street View Map View



1000002666.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40608

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:	
Tree 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



1000002667.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40609

Tree Details

Tree Id:44

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]:17

DSH [cm]:56

Diameter at Ground Level (DGL) [cm]:66

Structural Root Zone (SRZ) [m]:2.78

Notional Root Zone (NRZ) [m]:6.72

Retention Value:

Last Modified:28/08/2025

Notes:

Tree Location

Longitude:115.854114

Latitude:-31.984029


Address:

City:South Perth

Photos

Street View

Map View



1000002668.jpg
28/08/2025

<https://au.pg-cloud.com/reportingsystem/ClassicTS/standard/oneTreePerPage/7397c6bbd708df5e?timezoneOffset=28800000&filterInventory=t...>

45/51

16 December 2025 - Ordinary Council Meeting - Attachments

Page 212 of 266

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40610

Tree Details

Tree Id:	45
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]:	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
Notes:	

Tree Location

Longitude:	115.854116
Latitude:	-31.983992
Address:	
City:	South Perth

Photos Street View Map View



1000002669.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40611

Tree Details

Tree Id:	46
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]:	52.35
Diameter at Ground Level (DGL) [cm]:	59
Structural Root Zone (SRZ) [m]:	2.65
Notional Root Zone (NRZ) [m]:	6.28
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.854078
Latitude:	-31.984019
Address:	
City:	South Perth

Photos Street View Map View



1000002669.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

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

Photos Street View Map View



9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40613

Tree Details

Tree Id:	48
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Fair
Comments:	
Recommended works:	
Tree Height [m]:	5
DSH [cm]:	97.1
Diameter at Ground Level (DGL) [cm]:	102
Structural Root Zone (SRZ) [m]:	3.34
Notional Root Zone (NRZ) [m]:	11.65
Retention Value:	
Last Modified:	01/09/2025
Notes:	

Tree Location

Longitude:	115.854033
Latitude:	-31.983936
Address:	
City:	South Perth

Photos Street View Map View



1000002670.jpg
28/08/2025

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40614

Tree Details

Tree Id:49

Botanical Name:Corymbia ficifolia

Species Origin:SW WA Native

Age Class:Mature

Structural Condition:Good

Vitality:Fair

Comments:

Recommended works:

Tree Height [m]:8

DSH [cm]:64.54

Diameter at Ground Level (DGL) [cm]:68

Structural Root Zone (SRZ) [m]:2.81

Notional Root Zone (NRZ) [m]:7.74

Retention Value:

Last Modified:01/09/2025

Notes:

Tree Location

Longitude:115.853999

Latitude:-31.983856


Address:

City:South Perth

Photos

Street View

Map View



1000002671.jpg
28/08/2025

<https://au.pg-cloud.com/reportingsystem/ClassicTS/standard/oneTreePerPage/7397c6bbd708df5e?timezoneOffset=28800000&filterInventory=t...>

50/51

16 December 2025 - Ordinary Council Meeting - Attachments

Page 217 of 266

9/1/25, 12:53 PM

Tree Summary Report (1)

Tree ID #40615

Tree Details

Tree Id:	50
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	4
DSH [cm]:	101.12
Diameter at Ground Level (DGL) [cm]:	108
Structural Root Zone (SRZ) [m]:	3.42
Notional Root Zone (NRZ) [m]:	12.13
Retention Value:	
Last Modified:	01/09/2025
Notes:	

Tree Location

Longitude:	115.853935
Latitude:	-31.983778
Address:	
City:	South Perth

Photos Street View Map View



1000002672.jpg
28/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40616

Tree Details

Tree Id:	51
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Fair
Vitality:	Very Poor
Comments:	Poor vitality, consider removal
Recommended works:	
Tree Height [m]:	3
DSH [cm]:	27.59
Diameter at Ground Level (DGL) [cm]:	40
Structural Root Zone (SRZ) [m]:	2.25
Notional Root Zone (NRZ) [m]:	3.31
Retention Value:	
Last Modified:	01/09/2025
Notes:	

Tree Location

Longitude:	115.853895
Latitude:	-31.983736
Address:	
City:	South Perth

Photos Street View Map View



1000002673.jpg
28/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40617

Tree Details

Tree Id:	52
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	10
DSH [cm]:	79.56
Diameter at Ground Level (DGL) [cm]:	88
Structural Root Zone (SRZ) [m]:	3.14
Notional Root Zone (NRZ) [m]:	9.55
Retention Value:	
Last Modified:	01/09/2025
Notes:	

Tree Location

Longitude:	115.853872
Latitude:	-31.983698
Address:	
City:	South Perth

Photos Street View Map View



1000002674.jpg
28/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40618

Tree Details

Tree Id:	53
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Fair
Comments:	
Recommended works:	
Tree Height [m]:	9
DSH [cm]:	135.33
Diameter at Ground Level (DGL) [cm]:	166
Structural Root Zone (SRZ) [m]:	4.09
Notional Root Zone (NRZ) [m]:	15
Retention Value:	
Last Modified:	01/09/2025
Notes:	

Tree Location

Longitude:	115.853850
Latitude:	-31.983653
Address:	
City:	South Perth

Photos Street View Map View



1000002675.jpg
28/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40619

Tree Details

Tree Id:	54
Botanical Name:	Eucalyptus melliodora
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	20
DSH [cm]:	49
Diameter at Ground Level (DGL) [cm]:	53
Structural Root Zone (SRZ) [m]:	2.53
Notional Root Zone (NRZ) [m]:	5.88
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.853538
Latitude:	-31.983233
Address:	
City:	South Perth

Photos Street View Map View



1000002676.jpg
28/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40621

Tree Details

Tree Id:	55
Botanical Name:	Eucalyptus melliodora
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	15
DSH [cm]:	56
Diameter at Ground Level (DGL) [cm]:	65
Structural Root Zone (SRZ) [m]:	2.76
Notional Root Zone (NRZ) [m]:	6.72
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.853433
Latitude:	-31.983166
Address:	
City:	South Perth

Photos Street View Map View



1000002677.jpg
28/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40622

Tree Details

Tree Id:	56
Botanical Name:	Eucalyptus melliodora
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	17
DSH [cm]:	70
Diameter at Ground Level (DGL) [cm]:	73
Structural Root Zone (SRZ) [m]:	2.9
Notional Root Zone (NRZ) [m]:	8.4
Retention Value:	
Last Modified:	28/08/2025
Notes:	

Tree Location

Longitude:	115.853342
Latitude:	-31.983123
Address:	
City:	South Perth

Photos Street View Map View



1000002678.jpg
28/08/2025

Tree ID #40623

Tree Details

Tree Id:57

Botanical Name:Eucalyptus melliodora

Species Origin:AUS Native

Age Class:Mature

Structural Condition:Good

Vitality:Good

Comments:

Recommended works:

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

Notes:

Tree Location

Longitude:115.853344

Latitude:-31.983041


Address:

City:South Perth

Photos

Street View

Map View



1000002679.jpg
28/08/2025

<https://au.pg-cloud.com/reportingsystem/ClassicTS/standard/oneTreePerPage/7397c6bbd708df5e?timezoneOffset=28800000&filterInventory=tr...>8/51

16 December 2025 - Ordinary Council Meeting - Attachments

Page 225 of 266

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40624

Tree Details

Tree Id:58

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]:65

Diameter at Ground Level (DGL) [cm]:73

Structural Root Zone (SRZ) [m]:2.9

Notional Root Zone (NRZ) [m]:7.8

Retention Value:

Last Modified:28/08/2025

Notes:

Tree Location

Longitude:115.853276

Latitude:-31.983471


Address:

City:South Perth

Photos

Street View

Map View



1000002680.jpg
28/08/2025

<https://au.pg-cloud.com/reportingsystem/ClassicTS/standard/oneTreePerPage/7397c6bbd708df5e?timezoneOffset=28800000&filterInventory=tr...>

9/51

16 December 2025 - Ordinary Council Meeting - Attachments

Page 226 of 266

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40625

Tree Details

Tree Id:	59
Botanical Name:	Corymbia citriodora
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
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
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

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40626

Tree Details

Tree Id:60

Botanical Name:Corymbia maculata

Species Origin:AUS Native

Age Class:Mature

Structural Condition:Good

Vitality:Good

Comments:

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

Retention Value:

Last Modified:28/08/2025

Notes:

Tree Location

Longitude:115.853279

Latitude:-31.983357


Address:

City:South Perth

Photos

Street View

Map View



1000002682.jpg
28/08/2025

<https://au.pg-cloud.com/reportingsystem/ClassicTS/standard/oneTreePerPage/7397c6bbd708df5e?timezoneOffset=28800000&filterInventory=t...>


11/51

16 December 2025 - Ordinary Council Meeting - Attachments

Page 228 of 266

9/1/25, 1:07 PM

Tree Summary Report (1)

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
<div> Photos Street View Map View </div> 	

Tree ID #40629

Tree Details

Tree Id:63

Botanical Name:Corymbia citriodora

Species Origin:AUS Native

Age Class:Semi-Mature

Structural Condition:Good

Vitality:Good

Comments:

Recommended works:

Tree Height [m]:10

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

Notes:

Tree Location

Longitude:115.853124

Latitude:-31.983303


Address:

City:South Perth

Photos

Street View

Map View



1000002685.jpg
28/08/2025

<https://au.pg-cloud.com/reportingsystem/ClassicTS/standard/oneTreePerPage/7397c6bbd708df5e?timezoneOffset=28800000&filterInventory=t...>

14/51

16 December 2025 - Ordinary Council Meeting - Attachments

Page 230 of 266

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40630

Tree Details

Tree Id:	64
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]:	119
Structural Root Zone (SRZ) [m]:	3.56
Notional Root Zone (NRZ) [m]:	15
Retention Value:	
Last Modified:	01/09/2025
Notes:	

Tree Location

Longitude:	115.852785
Latitude:	-31.984054
Address:	
City:	South Perth

Photos Street View Map View



1000002686.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40631

Tree Details

Tree Id:	65
Botanical Name:	Eucalyptus spp.
Species Origin:	AUS Native
Age Class:	Semi-Mature
Structural Condition:	Good
Vitality:	Poor
Comments:	
Recommended works:	
Tree Height [m]:	3
DSH [cm]:	24
Diameter at Ground Level (DGL) [cm]:	26
Structural Root Zone (SRZ) [m]:	1.88
Notional Root Zone (NRZ) [m]:	2.88
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.852762
Latitude:	-31.984103
Address:	
City:	South Perth

Photos Street View Map View



1000002687.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40632

Tree Details

Tree Id:	66
Botanical Name:	Eucalyptus spp.
Species Origin:	AUS Native
Age Class:	Semi-Mature
Structural Condition:	Good
Vitality:	Poor
Comments:	
Recommended works:	
Tree Height [m]:	4
DSH [cm]:	34
Diameter at Ground Level (DGL) [cm]:	36
Structural Root Zone (SRZ) [m]:	2.15
Notional Root Zone (NRZ) [m]:	4.08
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.852649
Latitude:	-31.984069
Address:	
City:	South Perth

Photos Street View Map View



1000002688.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40633

Tree Details

Tree Id:	67
Botanical Name:	Casuarina cunninghamiana
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
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
Retention Value:	
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

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40634

Tree Details

Tree Id:	68
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
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
Notional Root Zone (NRZ) [m]:	15
Retention Value:	
Last 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

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40635

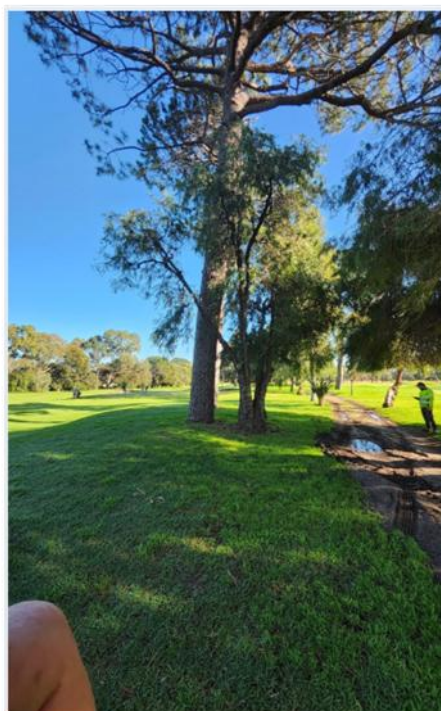
Tree Details

Tree Id:	69
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	3
DSH [cm]:	54.49
Diameter at Ground Level (DGL) [cm]:	84
Structural Root Zone (SRZ) [m]:	3.08
Notional Root Zone (NRZ) [m]:	6.54
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.852495
Latitude:	-31.983982
Address:	
City:	South Perth

Photos Street View Map View



1000002691.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40638


Tree Details	
Tree Id:	72
Botanical Name:	Melaleuca quinquenervia
Species Origin:	WA Native
Age Class:	Semi-Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	6
DSH [cm]:	38
Diameter at Ground Level (DGL) [cm]:	42
Structural Root Zone (SRZ) [m]:	2.3
Notional Root Zone (NRZ) [m]:	4.56
Retention Value:	
Last Modified:	01/09/2025
Notes:	

Tree Location	
Longitude:	115.852098
Latitude:	-31.984016
Address:	
City:	South Perth

Photos

Street View

Map View



1000002694.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40639

Tree Details

Tree Id:	73
Botanical Name:	Magnolia grandiflora
Species Origin:	Exotic
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	6
DSH [cm]:	24
Diameter at Ground Level (DGL) [cm]:	27
Structural Root Zone (SRZ) [m]:	1.91
Notional Root Zone (NRZ) [m]:	2.88
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location


Longitude:	115.852126
Latitude:	-31.984065
Address:	
City:	South Perth

Photos Street View Map View



1000002695.jpg
29/08/2025

Tree ID #40640

Tree Details		Tree Location	
Tree Id:	74	Longitude:	115.852169
Botanical Name:	Melaleuca quinquenervia	Latitude:	-31.984088
Species Origin:	WA Native	Address:	
Age Class:	Semi-Mature	City:	South Perth
Structural Condition:	Good	Photos Street View Map View	
Vitality:	Good		
Comments:			
Recommended works:			
Tree Height [m]:	6		
DSH [cm]:	33		
Diameter at Ground Level (DGL) [cm]:	37		
Structural Root Zone (SRZ) [m]:	2.18		
Notional Root Zone (NRZ) [m]:	3.96		
Retention Value:			
Last Modified:	29/08/2025		
Notes:			

1000002696.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40641

Tree Details

Tree Id:	75
Botanical Name:	Melaleuca quinquenervia
Species Origin:	WA Native
Age Class:	Semi-Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	6
DSH [cm]:	37
Diameter at Ground Level (DGL) [cm]:	41
Structural Root Zone (SRZ) [m]:	2.28
Notional Root Zone (NRZ) [m]:	4.44
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.852149
Latitude:	-31.984138
Address:	
City:	South Perth

Photos Street View Map View



1000002697.jpg
29/08/2025

Tree ID #40642

Tree Details	
Tree Id:	76
Botanical Name:	Melaleuca quinquenervia
Species Origin:	WA Native
Age Class:	Semi-Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	5
DSH [cm]:	31
Diameter at Ground Level (DGL) [cm]:	35
Structural Root Zone (SRZ) [m]:	2.13
Notional Root Zone (NRZ) [m]:	3.72
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:

115.852156

Latitude:

-31.984194

Address:


City:

South Perth

Photos

Street View


Map View



1000002698.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40643	
Tree Details	
Tree Id:	77
Botanical Name:	Casuarina cunninghamiana
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	Clump of 17, weed species known for self seeding.
Recommended works:	
Tree Height [m]:	15
DSH [cm]:	
Diameter at Ground Level (DGL) [cm]:	
Structural Root Zone (SRZ) [m]:	
Notional Root Zone (NRZ) [m]:	
Retention Value:	
Last Modified:	29/08/2025
Notes:	
Tree Location	
Longitude:	115.852177
Latitude:	-31.984285
Address:	
City:	South Perth
Photos Street View Map View	
 <p>1000002699.jpg 29/08/2025</p>	

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40647

Tree Details

Tree Id:81

Botanical Name:Melaleuca quinquenervia

Species Origin:WA Native

Age Class:Mature

Structural Condition:Good

Vitality:Fair

Comments:

Recommended works:

Tree Height [m]:15

DSH [cm]:87

Diameter at Ground Level (DGL) [cm]:97

Structural Root Zone (SRZ) [m]:3.27

Notional Root Zone (NRZ) [m]:10.44

Retention Value:

Last Modified:29/08/2025

Notes:

Tree Location

Longitude:115.852255

Latitude:-31.984416


Address:

City:South Perth

Photos

Street View

Map View



1000002703.jpg
29/08/2025

<https://au.pg-cloud.com/reportingsystem/ClassicTS/standard/oneTreePerPage/7397c6bbd708df5e?timezoneOffset=28800000&filterInventory=t...>

32/51

16 December 2025 - Ordinary Council Meeting - Attachments

Page 243 of 266

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40648

Tree Details

Tree Id:	82
Botanical Name:	Melaleuca quinquenervia
Species Origin:	WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	12
DSH [cm]:	99
Diameter at Ground Level (DGL) [cm]:	94
Structural Root Zone (SRZ) [m]:	3.22
Notional Root Zone (NRZ) [m]:	11.88
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.852240
Latitude:	-31.984459
Address:	
City:	South Perth

Photos Street View Map View



1000002704.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40649

Tree Details

Tree Id:	83
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	10
DSH [cm]:	96.59
Diameter at Ground Level (DGL) [cm]:	87
Structural Root Zone (SRZ) [m]:	3.12
Notional Root Zone (NRZ) [m]:	11.59
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.852301
Latitude:	-31.983515
Address:	
City:	South Perth

Photos Street View Map View



1000002705.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40650

Tree Details

Tree Id:	84
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	
DSH [cm]:	117.99
Diameter at Ground Level (DGL) [cm]:	163
Structural Root Zone (SRZ) [m]:	4.06
Notional Root Zone (NRZ) [m]:	14.16
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.852275
Latitude:	-31.983441
Address:	
City:	South Perth

Photos Street View Map View



1000002706.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40651

Tree Details

Tree Id:	85
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
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:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.852190
Latitude:	-31.983458
Address:	
City:	South Perth

Photos Street View Map View



1000002707.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40653

Tree Details

Tree Id:	87
Botanical Name:	Corymbia maculata
Species Origin:	AUS Native
Age Class:	Semi-Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	14
DSH [cm]:	31
Diameter at Ground Level (DGL) [cm]:	39
Structural Root Zone (SRZ) [m]:	2.23
Notional Root Zone (NRZ) [m]:	3.72
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.852135
Latitude:	-31.983374
Address:	
City:	South Perth

Photos Street View Map View



1000002709.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40654

Tree Details

Tree Id:	88
Botanical Name:	Corymbia maculata
Species Origin:	AUS Native
Age Class:	Semi-Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	14
DSH [cm]:	43
Diameter at Ground Level (DGL) [cm]:	49
Structural Root Zone (SRZ) [m]:	2.45
Notional Root Zone (NRZ) [m]:	5.16
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.852196
Latitude:	-31.983333
Address:	
City:	South Perth

Photos Street View Map View



1000002710.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40655

Tree Details

Tree Id:	89
Botanical Name:	Corymbia maculata
Species Origin:	AUS Native
Age Class:	Semi-Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	10
DSH [cm]:	29
Diameter at Ground Level (DGL) [cm]:	35
Structural Root Zone (SRZ) [m]:	2.13
Notional Root Zone (NRZ) [m]:	3.48
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.852130
Latitude:	-31.983297
Address:	
City:	South Perth

Photos Street View Map View



1000002711.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40656

Tree Details

Tree Id:	90
Botanical Name:	Corymbia maculata
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
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
Notes:	

Tree Location

Longitude:	115.852104
Latitude:	-31.983314
Address:	
City:	South Perth


Photos Street View Map View



1000002713.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

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
<div> Photos Street View Map View </div> 	

Tree ID #40658

Tree Details	
Tree Id:	92
Botanical Name:	Hakea spp.
Species Origin:	WA Native
Age Class:	Semi-Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	3
DSH [cm]:	16.76
Diameter at Ground Level (DGL) [cm]:	19
Structural Root Zone (SRZ) [m]:	1.65
Notional Root Zone (NRZ) [m]:	2.01
Retention Value:	
Last Modified:	29/08/2025
Notes:	


Tree Location

Longitude:	115.852095
Latitude:	-31.983335
Address:	
City:	South Perth

Photos

Street View

Map View



1000002714.jpg
29/08/2025

9/1/25, 1:07 PM

Tree Summary Report (1)

Tree ID #40659

Tree Details

Tree Id:	93
Botanical Name:	Callistemon viminalis
Species Origin:	AUS Native
Age Class:	Juvenile
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	2
DSH [cm]:	4
Diameter at Ground Level (DGL) [cm]:	5
Structural Root Zone (SRZ) [m]:	0.94
Notional Root Zone (NRZ) [m]:	2
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.852088
Latitude:	-31.983369
Address:	
City:	South Perth

Photos Street View Map View



1000002715.jpg
29/08/2025

9/1/25, 1:11 PM

Tree Summary Report (1)

Tree ID #40667

Tree Details

Tree Id:	101
Botanical Name:	Hakea spp.
Species Origin:	WA Native
Age Class:	Juvenile
Structural Condition:	Good
Vitality:	Good
Comments:	X2 trees
Recommended works:	
Tree Height [m]:	2
DSH [cm]:	
Diameter at Ground Level (DGL) [cm]:	
Structural Root Zone (SRZ) [m]:	
Notional Root Zone (NRZ) [m]:	
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.852058
Latitude:	-31.983294
Address:	
City:	South Perth


Photos Street View Map View



1000002723.jpg
29/08/2025


9/1/25, 1:11 PM

Tree Summary Report (1)

Tree ID #40668	
Tree Details	
Tree Id:	102
Botanical Name:	Corymbia maculata
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	14
DSH [cm]:	41
Diameter at Ground Level (DGL) [cm]:	50
Structural Root Zone (SRZ) [m]:	2.47
Notional Root Zone (NRZ) [m]:	4.92
Retention Value:	
Last Modified:	29/08/2025
Notes:	
Tree Location	
Longitude:	115.852096
Latitude:	-31.983223
Address:	
City:	South Perth
Photos Street View Map View	
	
1000002724.jpg 29/08/2025	

9/1/25, 1:11 PM

Tree Summary Report (1)

Tree ID #40669	
Tree Details	
Tree Id:	103
Botanical Name:	Callistemon viminalis
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	4
DSH [cm]:	33.84
Diameter at Ground Level (DGL) [cm]:	35
Structural Root Zone (SRZ) [m]:	2.13
Notional Root Zone (NRZ) [m]:	4.06
Retention Value:	
Last Modified:	29/08/2025
Notes:	
Tree Location	
Longitude:	115.851983
Latitude:	-31.983206
Address:	
City:	South Perth
Photos Street View Map View	
 <p>1000002725.jpg 29/08/2025</p>	

9/1/25, 1:11 PM

Tree Summary Report (1)

Tree ID #40670

Tree Details

Tree Id:	104
Botanical Name:	Eucalyptus camaldulensis
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	15
DSH [cm]:	85.87
Diameter at Ground Level (DGL) [cm]:	101
Structural Root Zone (SRZ) [m]:	3.32
Notional Root Zone (NRZ) [m]:	10.3
Retention Value:	
Last Modified:	29/08/2025
Notes:	

Tree Location

Longitude:	115.851961
Latitude:	-31.983148
Address:	
City:	South Perth

Photos Street View Map View



1000002726.jpg
29/08/2025

9/25/25, 11:03 AM

Tree Summary Report (1)

Tree ID #40677

Tree Details

Tree Id:	111
Botanical Name:	Lophostemon confertus
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Fair
Comments:	
Recommended works:	
Tree Height [m]:	8
DSH [cm]:	53.19
Diameter at Ground Level (DGL) [cm]:	51
Structural Root Zone (SRZ) [m]:	2.49
Notional Root Zone (NRZ) [m]:	6.38
Retention Value:	
Last Modified:	23/09/2025
Notes:	

Tree Location

Longitude:	115.853797
Latitude:	-31.985495
Address:	
City:	South Perth

Photos Street View Map View



1000002733.jpg
23/09/2025

9/25/25, 11:03 AM

Tree Summary Report (1)

Tree ID #40678

Tree Details

Tree Id:	112
Botanical Name:	Eucalyptus camaldulensis
Species Origin:	AUS Native
Age Class:	Mature
Structural Condition:	Good
Vitality:	Good
Comments:	
Recommended works:	
Tree Height [m]:	7
DSH [cm]:	74.2
Diameter at Ground Level (DGL) [cm]:	88
Structural Root Zone (SRZ) [m]:	3.14
Notional Root Zone (NRZ) [m]:	8.9
Retention Value:	
Last Modified:	23/09/2025
Notes:	

Tree Location

Longitude:	115.853860
Latitude:	-31.985558
Address:	
City:	South Perth

Photos Street View Map View



1000002734.jpg
23/09/2025

9/25/25, 11:03 AM

Tree Summary Report (1)

Tree ID #40680

Tree Details

Tree Id:114

Botanical Name:Eucalyptus robusta

Species Origin:

Age Class:Mature

Structural Condition:Good

Vitality:Fair

Comments:

Recommended works:

Tree Height [m]:14

DSH [cm]:65.44

Diameter at Ground Level (DGL) [cm]:69

Structural Root Zone (SRZ) [m]:2.83

Notional Root Zone (NRZ) [m]:7.85

Retention Value:

Last Modified:23/09/2025

Notes:

Tree Location

Longitude:115.853822

Latitude:-31.985653


Address:

City:South Perth

Photos

Street View

Map View



1000002737.jpg
23/09/2025

<https://au.pg-cloud.com/reportingsystem/ClassicTS/standard/oneTreePerPage/7397c6bbd708df5e?timezoneOffset=28800000&filterInventory=tre...>

5/6

16 December 2025 - Ordinary Council Meeting - Attachments

Page 261 of 266

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



1000002743.jpg
03/10/2025

10/3/25, 9:26 AM

Tree Summary Report (1)

Tree ID #40688

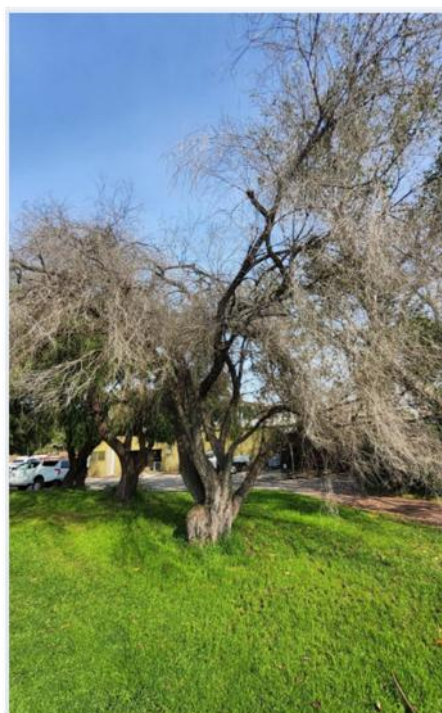
Tree Details

Tree Id:	122
Botanical Name:	Agonis flexuosa
Species Origin:	SW WA Native
Age Class:	Dead
Structural Condition:	Poor
Vitality:	Dead
Comments:	
Recommended works:	Remove tree
Tree Height [m]:	5
DSH [cm]:	70.9
Diameter at Ground Level (DGL) [cm]:	91
Structural Root Zone (SRZ) [m]:	3.18
Notional Root Zone (NRZ) [m]:	8.51
Retention Value:	
Last Modified:	03/10/2025
Notes:	

Tree Location

Longitude:	115.853959
Latitude:	-31.984470
Address:	
City:	South Perth

Photos Street View Map View



1000002748.jpg
03/10/2025

10/3/25, 9:26 AM

Tree Summary Report (1)

Tree ID #40689

Tree Details

Tree Id:123

Botanical Name:Agonis flexuosa

Species Origin:SW WA Native

Age Class:Semi-Mature

Structural Condition:Fair

Vitality:Good

Comments:

Recommended works:

Tree Height [m]:5

DSH [cm]:58.14

Diameter at Ground Level (DGL) [cm]:92

Structural Root Zone (SRZ) [m]:3.2

Notional Root Zone (NRZ) [m]:6.98

Retention Value:

Last Modified:03/10/2025

Notes:

Tree Location

Longitude:115.853925

Latitude:-31.984518


Address:

City:South Perth

Photos

Street View

Map View



1000002749.jpg
03/10/2025

<https://au.pg-cloud.com/reportingsystem/ClassicTS/standard/oneTreePerPage/7397c6bbd708df5e?timezoneOffset=28800000&filterInventory=tr...>

9/10

16 December 2025 - Ordinary Council Meeting - Attachments

Page 264 of 266

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
E 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**

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:

1. **"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.
2. **"Enhance" Pillar - Biodiversity and Water Sensitivity:** Species selection prioritises climate-resilient, 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.
3. **"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.
4. **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