ATTACHMENTS

Council Agenda Briefing

17 February 2026

Part 1 – 10.1.1, 10.3.1, 10.3.3, 10.3.4, 10.3.5, 10.4.2, 10.4.3, 10.4.6

City of South Perth

ATTACHMENTS TO AGENDA ITEMS

Council Agenda Briefing - 17 February 2026

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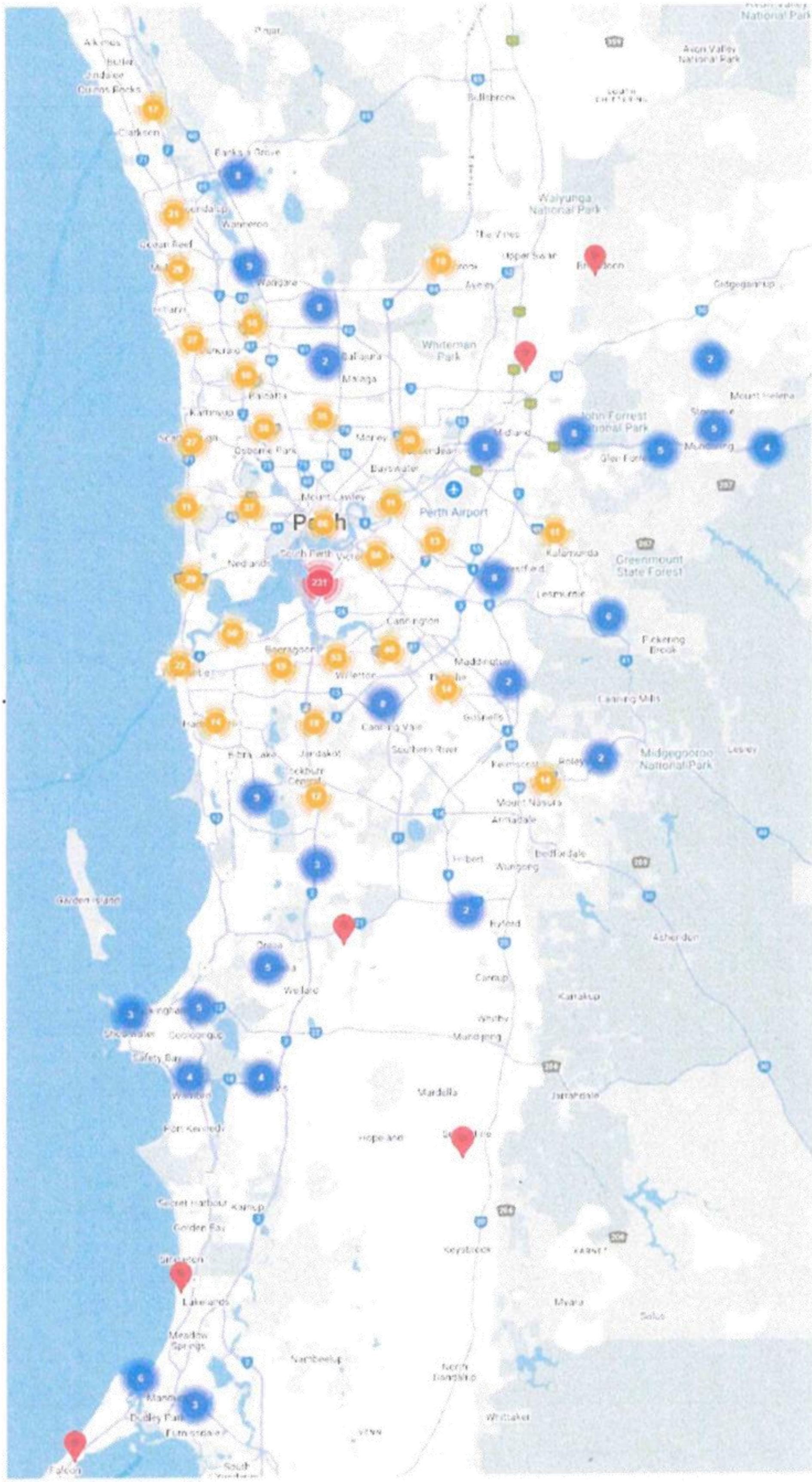
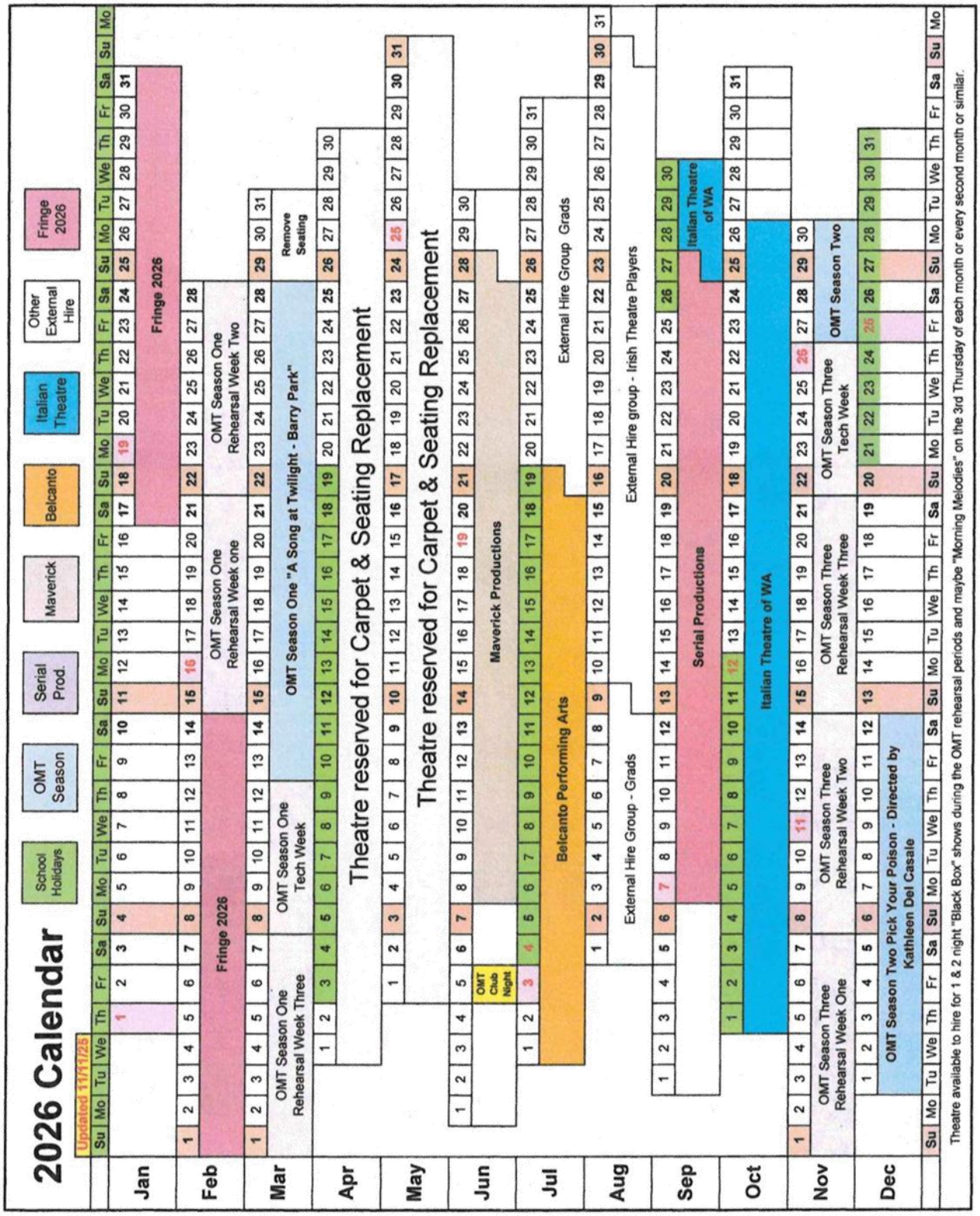
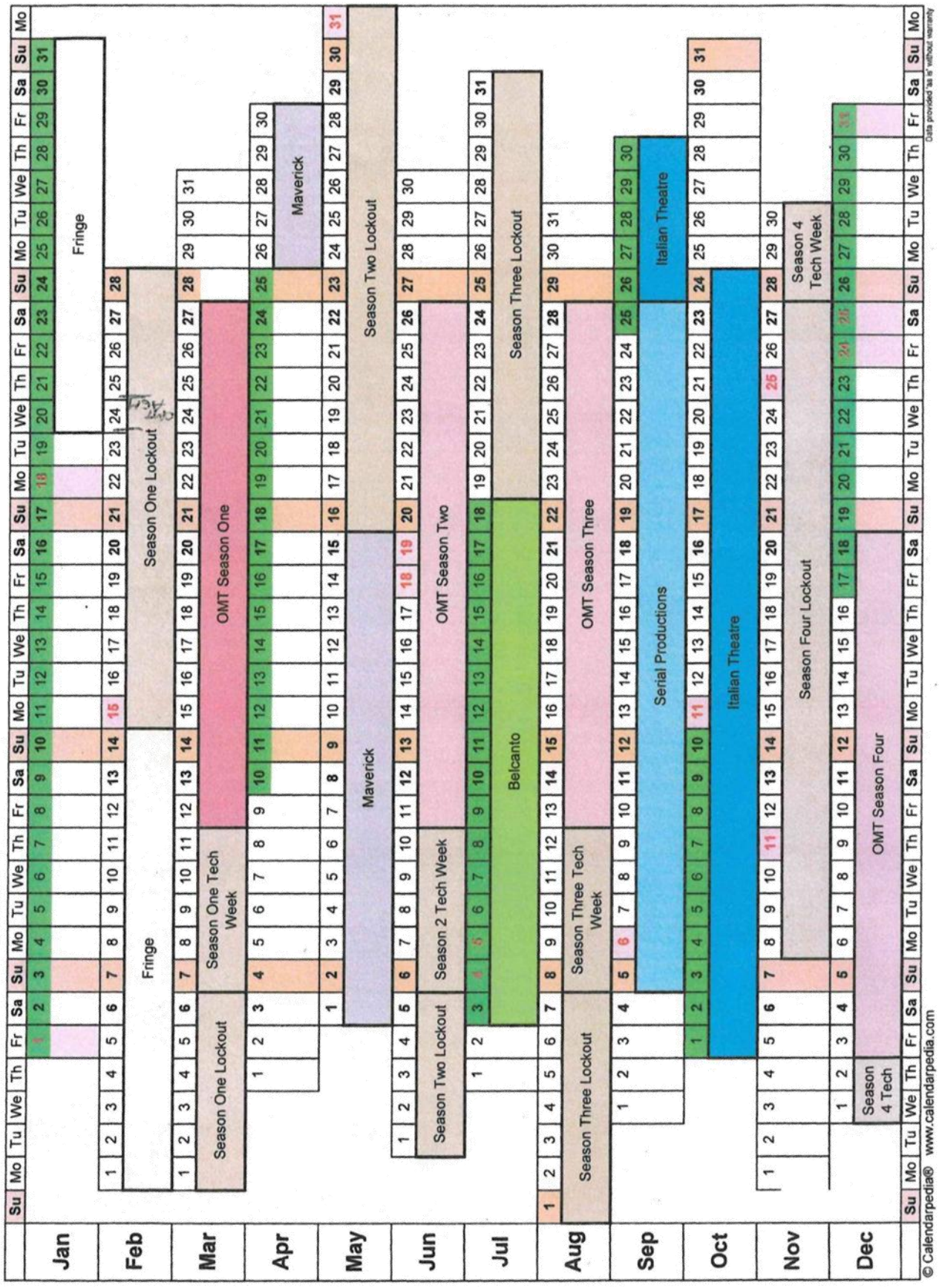

Perth
Perth Airport
Whiteman Park
Walyunga National Park
Greenmount State Forest
Midgegooroo National Park
Garden Island


2026 Calendar
Updated 11/11/25
School Holidays
OMT Season
Serial Prod.
Maverick
Belcanto
Italian Theatre
Other External Hire
Fringe 2026
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
Fringe 2026
OMT Season One Rehearsal Week Three
OMT Season One Tech Week
OMT Season One Rehearsal Week one
OMT Season One Rehearsal Week Two
OMT Season One "A Song at Twilight - Barry Park"
Remove Seating
Theatre reserved for Carpet & Seating Replacement
OMT Club Night
Maverick Productions
Belcanto Performing Arts
External Hire Group - Grads
External Hire Group Grads
External Hire group - Irish Theatre Players
Serial Productions
Italian Theatre of WA
OMT Season Three Rehearsal Week One
OMT Season Three Rehearsal Week Two
OMT Season Three Rehearsal Week Three
OMT Season Three Tech Week
OMT Season Two
OMT Season Two Pick Your Poison - Directed by Kathleen Del Casale
Theatre available to hire for 1 & 2 night "Black Box" shows during the OMT rehearsal periods and maybe "Morning Melodies" on the 3rd Thursday of each month or every second month or similar.


2027 Calendar OMT
Fringe
Season One Lockout
Season One Tech Week
OMT Season One
Maverick
Season Two Lockout
Season 2 Tech Week
OMT Season Two
Belcanto
Season Three Lockout
Season Three Tech Week
OMT Season Three
Serial Productions
Italian Theatre
Season Four Lockout
Season 4 Tech Week
OMT Season Four
Season 4 Tech
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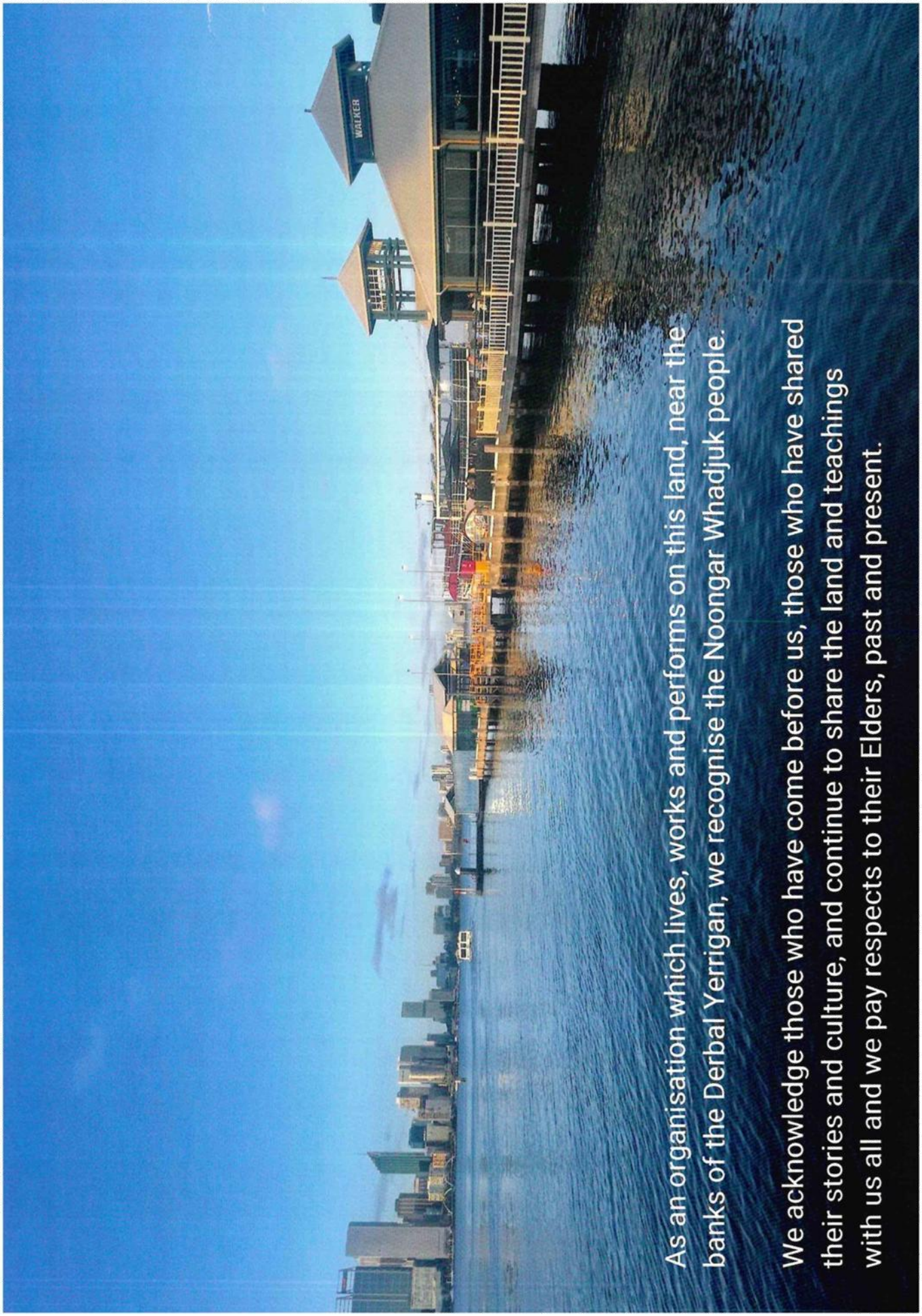
Data provided 'as is' without warranty

Strategic Directions
2025-2028
THE OLD MILL THEATRE
oldmilltheatre.com.au
Delivering community theatre to the heart of South Perth
OLD MILL THEATRE


WALKER
As an organisation which lives, works and performs on this land, near the banks of the Derbal Yerrigan, we recognise the Noongar Whadjuk people.
We acknowledge those who have come before us, those who have shared their stories and culture, and continue to share the land and teachings with us all and we pay respects to their Elders, past and present.

Background

OF THE OLD MILL THEATRE

AND OUR CONTINUING EFFORTS TO:

PROMOTE OUR LOCATION

- We're proud to be a part of the heritage precinct in the City of South Perth and will continue to promote this.

PRESERVE OUR BUILDING

- Opened in 1899 as a Mechanics Institute Hall and was bought by the City of South Perth in 1913 and renamed The Mends Street Hall.
- The building first became a home of theatre in 1948 and the Old Mill Theatre was incorporated in 1959.
- We will continue to value, protect, preserve and promote the historic building.

DELIVER COMMUNITY CONTRIBUTION

PRODUCTIONS AND PERFORMANCES

- Run a series of at least 9 varied theatrical productions and a range of one or two-night performances throughout the year.
- Support and deliver live theatre and events as a part of the Culture and Arts vision of the City of South Perth.
- Prepare a community impact statement published annually of performance and delivery highlighting our community.

BE AN EFFECTIVE ORGANISATION

- An effective Board.
- A solid volunteer base in both Front of House and the Bar area functions.
- Fully trained and accredited staff where required.
- A fully trained group of volunteers in the technical aspects of theatre (eg lighting and sound).
- A growing member base.

ENSURE EFFECTIVE OPERATIONS & ASSETS

THROUGH GOVERNANACE & COMPLIANCE

- Legal requirements met.
- Financially viable and compliant.
- Duty of Care (including Health and Safety requirements) for our volunteers and visitors.
- Sustainable practices adopted.
- Develop a Risk Register.

Vision & Values

OUR VISION

To provide a wide variety and quality Community Theatre and Arts experience, for all ages, in the City of South Perth.

OUR PURPOSE

- To establish the OMT as a reliable, affordable and accessible venue and theatrical experience for actors, directors, technicians, volunteers and visitors.

OUR VALUES

- To foster creativity in the performing and applied arts.
- To be a positive contributor to the South Perth community and economy through, performance, attendances and visitations.

OUR CULTURE

- To develop, promote and offer a diverse range of events and performances which are accessible to the wider community.
- To build a solid base of volunrteers in all aspects of the venue's capability through actors, stage management, front of house, technical support crew, hospitality and administration.

Future Challenges

FINANCIAL & SOCIAL PRESSURES

Ensure Compliance with required legislation for all activities undertaken on the premises.

Build a profile and interest for live theatre and the arts in the Community.

Implement a three year maintenance and upgrade schedule for the building and equipment to ensure we are providing a modern comfortable and safe space for all who are involved.

COMMUNITY CONNECTION

Continue to build the database of people to encourage interest and attendances for shows and events.

Promote the OMT and the social impact benefits to the community.

Build new relationships with close businesses in the Mill Point location.

Cultivate and build the OMT as a part of local community festivals (such as Evolve and Fringe) where possible.

CULTURAL HERITAGE

Promote the unique building and precinct of the OMT.

Continue to work with the Heritage Group on events which highlight the rich history and heritage of our precinct and community.

Further understand, build and promote the historical and current contribution to the arts of the South Perth community.

CHANGING AUDIENCE EXPECTATIONS

To keep aware of the diverse interests of the community and ensure we are offering events and performances of interest.

Identify and attract new and emerging productions.

Building audience rates to at least 75% capacity for each performance.

Ensure the volunteer base is providing a friendly, professional and welcoming environment for all our visitors.

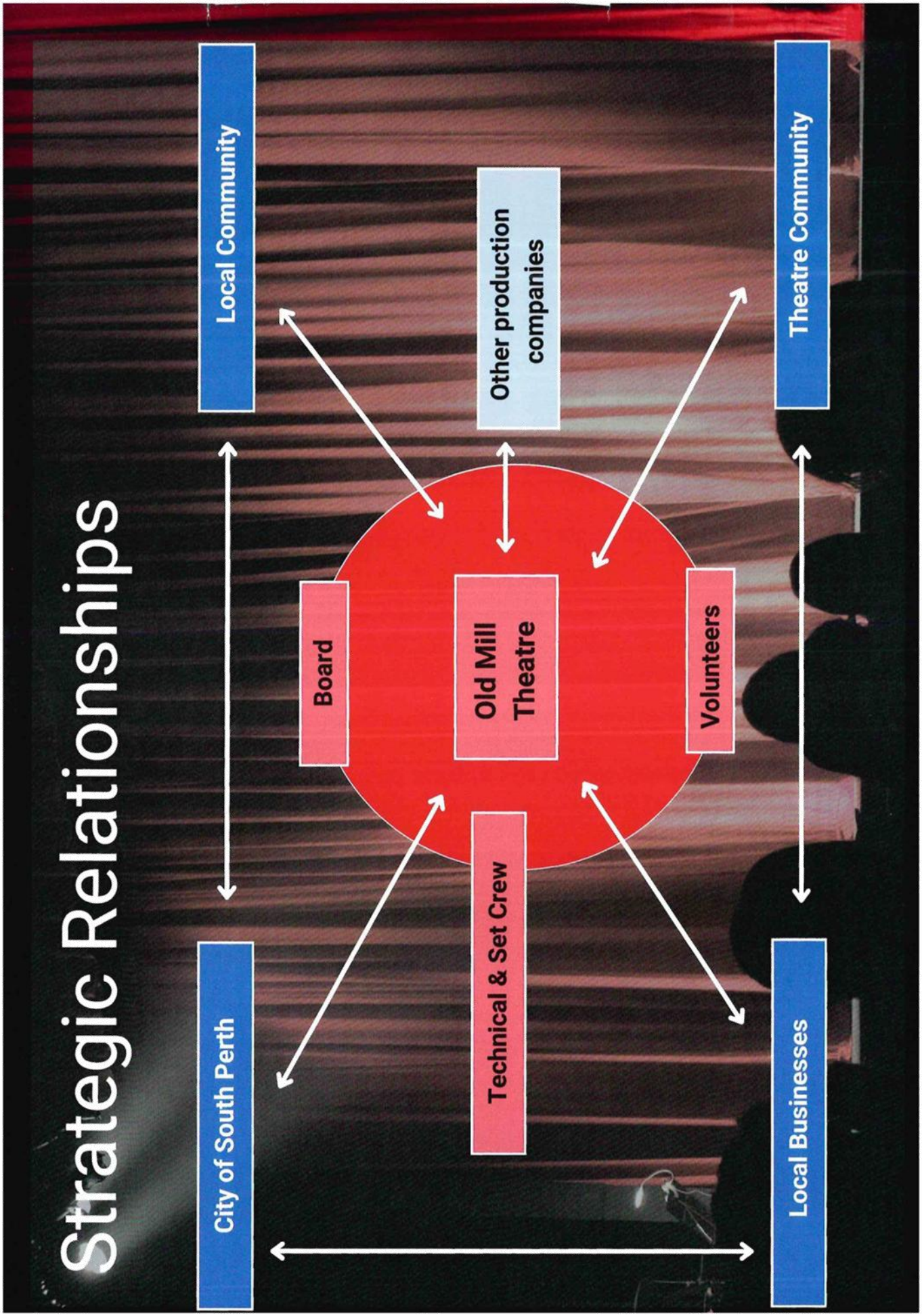
CULTURAL CONTINUITY

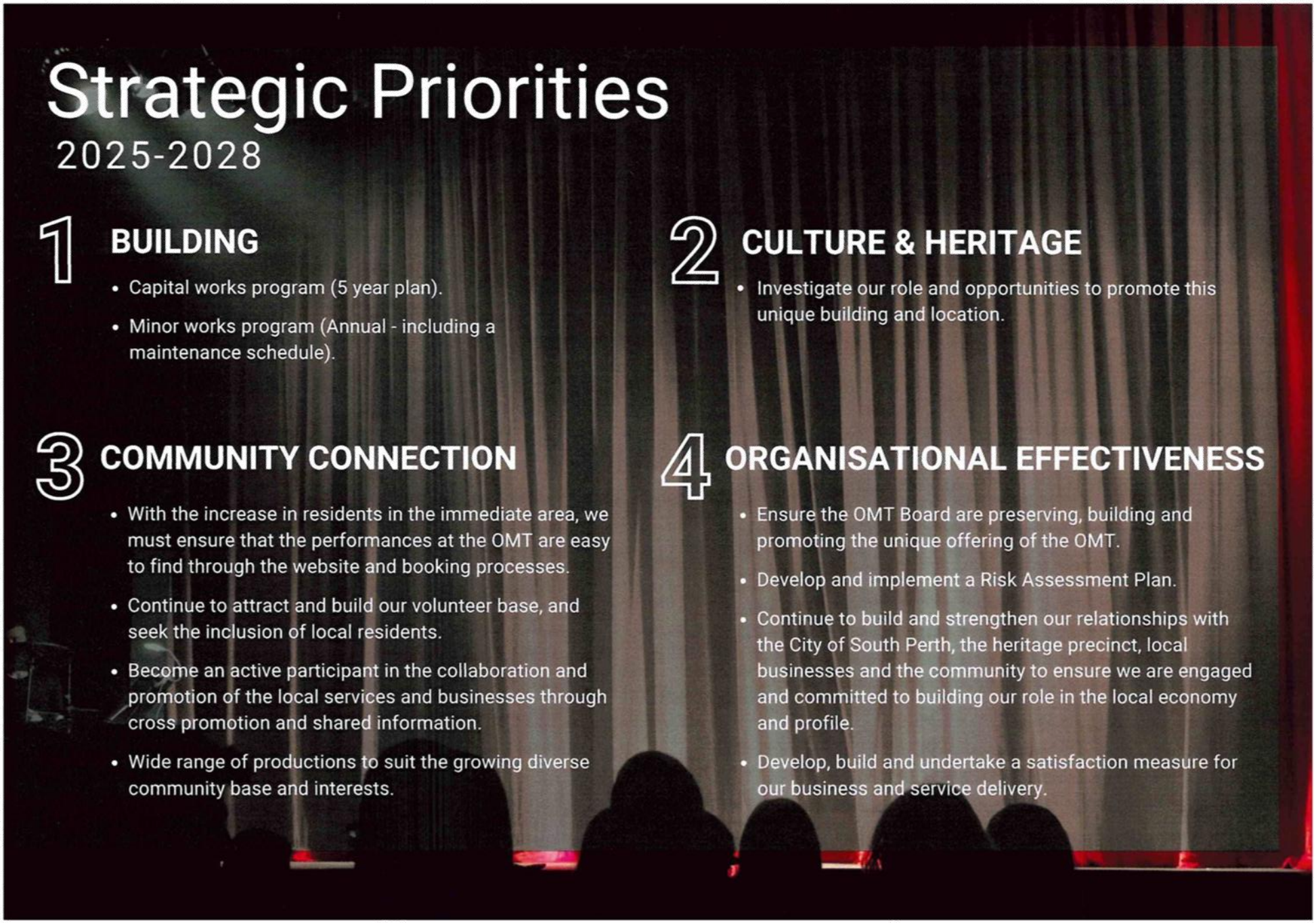
Continue to provide a full calendar of OMT productions per year.

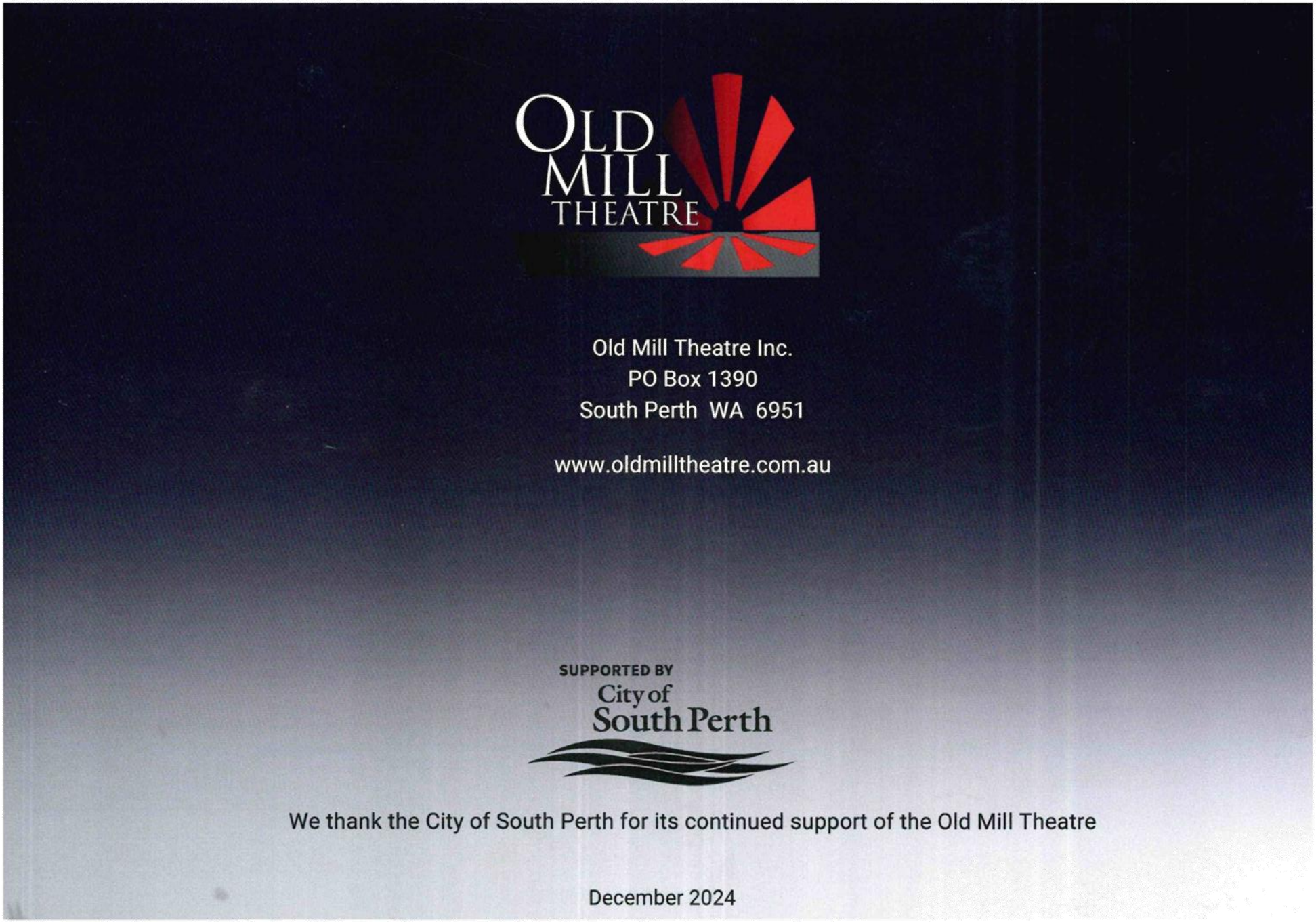
Work with other production companies to bring a diverse range of shows to the OMT - eg Italian Theatre company (in language).

Develop opportunities for one or two-night shows to provide additional and diverse range of events and performances to the community.

Provide a space for other art and community projects such as art classes and community opportunities.


Strategic Relationships
Local Community
Other production companies
Theatre Community
Board
Old Mill Theatre
Volunteers
Technical & Set Crew
City of South Perth
Local Businesses


Strategic Priorities
2025-2028
1
BUILDING
• Capital works program (5 year plan).
• Minor works program (Annual - including a maintenance schedule).
2
CULTURE & HERITAGE
• Investigate our role and opportunities to promote this unique building and location.
3
COMMUNITY CONNECTION
• With the increase in residents in the immediate area, we must ensure that the performances at the OMT are easy to find through the website and booking processes.
• Continue to attract and build our volunteer base, and seek the inclusion of local residents.
• Become an active participant in the collaboration and promotion of the local services and businesses through cross promotion and shared information.
• Wide range of productions to suit the growing diverse community base and interests.
4
ORGANISATIONAL EFFECTIVENESS
• Ensure the OMT Board are preserving, building and promoting the unique offering of the OMT.
• Develop and implement a Risk Assessment Plan.
• Continue to build and strengthen our relationships with the City of South Perth, the heritage precinct, local businesses and the community to ensure we are engaged and committed to building our role in the local economy and profile.
• Develop, build and undertake a satisfaction measure for our business and service delivery.


OLD MILL THEATRE
Old Mill Theatre Inc.
PO Box 1390
South Perth WA 6951
www.oldmilltheatre.com.au
SUPPORTED BY
City of South Perth
We thank the City of South Perth for its continued support of the Old Mill Theatre
December 2024

Taylor Burrell Barnett

t: (08) 9226 4276
e: admin@tbbplanning.com.au

taylorburrellbarnett.com.au

Our Ref: 19/033

1 July 2024

Attention: Brett Pye

Department of Planning, Lands and Heritage
Online Feedback Form
regionplanningschemes@dplh.wa.gov.au

Dear Brett

METROPOLITAN REGION SCHEME AMENDMENT 1423 (STANDARD) - LOT 1 LABOUCHERE ROAD, SOUTH PERTH

Taylor Burrell Barnett (TBB) acting on behalf of our client, the Royal Perth Golf Club (RPGC), is pleased to provide this submission in support of Metropolitan Region Scheme (MRS Amendment 1423) which proposes to rezone the above-mentioned property from the 'Parks and Recreation – restricted access' reserve to the 'Urban' zone.

Our submission makes comments in relation to:

- The background to the Royal Perth Golf Club;
- Support and rationale for the rezoning of the freehold land to 'Urban';
- Support for the automatic rezoning of the subject land under the City's Local Planning Scheme No. 7; and
- The RPGC's long-term outlook for their freehold land.

Background

The Royal Perth Golf Club (RPGC) is the oldest golf club in metropolitan Perth, and was awarded its royal status in 1937. The Certificate of Title for Lot 1 Labouchere Road, South Perth was created on 28 April 1989 with the registered proprietors being the Royal Perth Golf Club Inc. The freehold land has an area of 3,750m^2, and contains improvements including the club house building with administration offices, pro shop, restaurant, change room facilities, other conveniences and storage. Lot 1 Labouchere Road does not have any easements, caveats, restrictive covenants or other notifications limiting its sale, use and development.

Importantly, the RPGC's freehold lot is separate tenure to the golf course which is contained in the adjacent Crown Reserve. Abutting the building to the west is a breezeway and golf buggy storage building contained on the adjoining Crown Reserve 10250. The MRS Amendment 1423 has no impact on the adjoining Crown Reserve 10250.

The adjoining Crown Reserve 10250 applies to Lot 1162 on DP 220915, LR3116/857, which has a land area of 33.6444 hectares. Crown Reserve 10250 (purpose: public recreation) is vested to the City of South Perth with power to lease for any term not exceeding 50 years. The City has leased the land to the Royal Perth Golf Club Inc and we understand that approximately 33 years remain on the lease.

Since 2019, RPGC and TBB have been consulting with the City of South Perth, government agencies and the Department of Planning, Lands and Heritage. This has been undertaken through:

- Submissions on the City of South Perth Local Planning Strategy, the South Perth activity centre plan, and Local Planning Scheme No. 7; and
- A request to the WAPC to rezone the subject site to the 'Urban' zone under the MRS.

Toddville Prospecting Pty Ltd (ACN 008 735 153)
ATF The Taylor & Burrell Unit Trust trading as Taylor Burrell Barnett (ABN 74 831 437 925)

Office address:
Level 7
160 St Georges Terrace
Perth WA 6000

Postal address:
PO Box 7130
Cloisters Square
Perth WA 6850

Taylor Burrell Barnett

It is noted that the EPA published its determination that MRS Amendment 1423 is not to be assessed under Part IV of the *Environmental Protection Act 1986*. We understand that preliminary responses from other State government agencies, servicing agencies and the City were supportive. A review of environmental characteristics of the site revealed no notable values on the site as the site is extensively modified with no remnant vegetation and the site:

- does not contain any registered Aboriginal Cultural Heritage or State or Municipal heritage;
- is not identified for Acid Sulphate Soils risk;
- does not contain any surface water bodies, wetlands or overland flow paths;
- is not identified on the DWER Contaminated Sites Database;
- is not within a floodway or flood fringe;
- is not within a public drinking water source area; and
- is not subject to Bush Forever.

Support for rezoning to 'Urban'

The RPGC is in full support of the MRS Amendment 1423. The advertised amendment report sufficiently covered the strategic aspects of the planning framework and its justification is clearly articulated. The subject site is considered to be suitable for rezoning and it comfortably fits into the state and regional framework, namely it is located on an urban corridor, and it is immediately abutting the boundary of the South Perth Activity Centre.

The MRS Amendment 1423 serves to address an existing anomaly by appropriately rezoning this freehold land to the 'Urban' zone. This is consistent with the approach of applying the 'Urban' zone over the Joondalup Golf and Country Club, The Links Kennedy Bay clubhouse, Hamersley Public Golf Course, Dawesville Cut clubhouse, Mandurah Country Club, Secret Harbour Golf Links, and the Meadow Springs clubhouse.

Being freehold land, the 'Urban' zone provides the RPGC with a statutory region zone, offering up opportunities to investigate ways to diversify their club operations and remain sustainable commensurate with their lease arrangements to run the adjacent golf course.

We consider that it is in the interest of orderly and proper planning to establish zone the site under the MRS. The existing 'Parks and Recreation' MRS reserve classification is an impediment to the RPGC's ability for investigating any future opportunities for development or redevelopment of its freehold land to be appropriately recognised in the statutory planning framework. This amendment is a critical and positive step towards correcting an anomaly in the MRS, with clear recognition of the freehold lot in the 'Urban' zone.

Support for concurrent rezoning under the City of South Perth Local Planning Scheme No. 7

We understand that section 126(3) of the *PD Act* provides the WAPC the power to publish in the *Government Gazette* a notice amending the local planning scheme at the time the land is rezoned 'Urban' under the MRS. It is understood that the City of South Perth has made a submission to the DPLH, supporting MRS Amendment 1423 on the condition that a concurrent amendment to LPS 7 is also undertaken to rezone the site to the 'Private Community Purposes' zone.

RPGC respectfully supports the concurrent rezoning of the subject site under the City's LPS 7 in order to provide a suitable framework, with minimal cost, administration burden or time imposition on the City. As a matter of practicable policy and administration, and with the DPLH being in consultation with the City, this is considered to be the most appropriate way to achieve consistency between the MRS and LPS 7.

Under the 'Private Community Purposes' zone, a local development plan can be prepared. Pursuant to clause 32 and Table 7 of the LPS 7, the preparation of a Local Development Plan may provide for alternative height and setback provisions from those that apply by default. Based on recent conversations with the City of South Perth, it is understood that the intent of clause 32 of the LPS 7 is to facilitate the preparation of a Local Development Plan which would prevail over the default provisions contained in Table 7. The opportunity to prepare a LDP provides opportunities to investigate bespoke and unique design and development provisions for the site. The RPGC takes some comfort that, guided by the preparation of a Local Development Plan, diversification of the site would be possible to be investigated further.

Taylor Burrell Barnett

RPGC's future aspirations

Our client RPGC sees a direct link and association between their lease of the golf course and club rooms and the development on the site, but also see their subsequent aspirations for redevelopment of their freehold land going beyond the purpose of the 'Private Community Purposes' zone. The RPGC does not have an agreed redevelopment vision in place yet, so their immediate objective is to ensure the site is appropriately zoned to 'Urban' under the MRS, to facilitate long-term investigations into future opportunities for the land.

Noting that the 'Private Community Purposes' zone provides an interim zone that facilitates ongoing operations, the RPGC does not see this as an impediment to investigating other opportunities, for example Additional Use or alternative zones in the future, that would more strategically align with a future vision and concept for the redevelopment of the land that may emerge from such investigations. The RPGC would have preferred an immediate 'Centre' or 'Special Use' zone that would have better aligned with the intent to pursue other opportunities to, but respects the City's position that an interim zone of 'Private Community Purposes' zone suits the current use whilst RPGC progresses a new vision for a higher and better use of the land.

Golf clubs are capable of becoming more integrated with their communities by not just offering memberships, but also expanding into other complementary services such as: dining and bar experiences; function centre; short-stay accommodation; leisure facilities; health, gym and lifestyle club facilities; golf academies; and lifestyle choices such as over 55's dwellings, and/or vertical retirement villages. All of these endeavours would be consistent and suitable for a golf course located in proximity to a capital city with a planning framework encouraging consolidated urban infill. Going forwards, the RPGC would be looking to investigate what opportunities could be possible and feasible in context to the ongoing operation of the site and their golf club activities.

Conclusion

The Royal Perth Golf Club supports the MRS Amendment 1423 to rezone the club's freehold land to the 'Urban' zone.

The RPGC supports a concurrent rezoning of the land under the MRS and the LPS 7. It is considered that a concurrent amendment is consistent with orderly and proper planning, and would provide an immediate local planning scheme zoning, land use permissibility, and default development provisions. The 'Private Community Purposes' zone will provide an interim zone for a range of uses that would be compatible with the club's operations, would reasonably be compatible with surrounding development, and provides the ability to prepare a Local Development Plan for the subject site to facilitate future uses and development.

The aspirations of the Royal Perth Golf Club are long-term, and nearly 33 years remain on the lease of the adjacent golf course. Whilst the RPGC is looking forwards to what opportunities may be appropriate to consider in the future, equally, the RPGC supports the MRS Amendment 1423 and concurrent rezoning of LPS 7 as a critical first step.

We thank the Western Australian Planning Commission and Department of Planning, Lands and Heritage for considering this submission in support of MRS Amendment 1423. Should you have any questions or require any clarification, please do not hesitate to contact the undersigned on 08 9226 4276 or via email michael@tbbplanning.com.au.

Yours faithfully

M Willcock

MICHAEL WILLCOCK
SENIOR ASSOCIATE

CC: Royal Perth Golf Club

City of South Perth
Local Planning Scheme No. 7

Amendment No. 3

Update scheme to zone Lot 1, Labouchere Road, South Perth 'Private Community Purpose' for the purpose of rendering the local planning scheme consistent with the 'Urban' zoning under the Metropolitan Region Scheme.

FORM 2A

Planning and Development Act 2005
RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

City of South Perth Local Planning Scheme No.7
Amendment No.3

Resolved that the Local Government, pursuant to section 75 of the *Planning and Development Act* 2005, amend the above Local Planning Scheme by:

1. Zone Lot 1 Labouchere Road, South Perth 'Private Community Purpose'.

2. Amend the scheme maps accordingly.

The amendment is standard under the provisions of Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. The proposed amendment is consistent with the City of South Perth's Local Planning Strategy;

2. The proposed amendment ensures that Local Planning Scheme No. 7 is consistent with the Metropolitan Region Scheme;

3. The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;

4. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and

5. The amendment is not considered a complex or basic amendment.

Dated this _____ day of _____ 20___

_____
(Chief Executive Officer)

Scheme Amendment Report

1. Introduction

The purpose of this amendment is to amend the City of South Perth Local Planning Scheme No.7 (LPS 7) to zone Lot 1, Labouchere Road, South Perth (the site) 'Private Community Purpose'.

This amendment is required to meet the statutory requirements set out in Part 9, s124(2) the *Planning and Development Act* 2005 (the Act). It will ensure that LPS 7 is consistent with the 'Urban' zoning under Metropolitan Region Scheme (MRS).

The 'Private Community Purpose' zoning will allow for further detailed planning by the landowner, while also reflecting the current and intended future use of the site.

2. Background

The site is legally known as Lot 1 on Diagram 73690 and is approximately 3,750 m² in size. The site contains the clubhouse for the Royal Perth Golf Club (the Club) and is owned by the Club in freehold. The site was previously reserved Regional Open Space – restricted public access under the MRS.

The surrounding golf course is a separate lot reserved Parks and Recreation - restricted public access under the MRS.

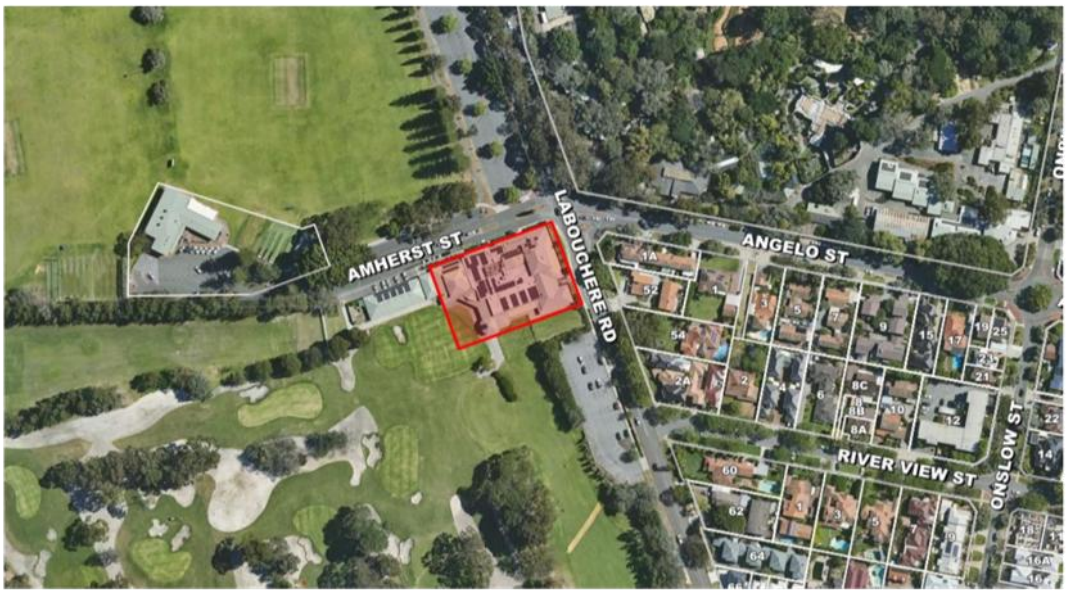


Figure 1 - Subject Site

On 20 December 2023, the Western Australian Planning Commission (WAPC) sought preliminary feedback from the City on a proposed MRS amendment to zone the site 'Urban'. The RPGC subsequently lodged this request. The amendment request was intended to facilitate the investigation of potential redevelopment opportunities compatible with the site's current use and any subsequent planning and development.

At its February 2024 meeting, the WAPC resolved to proceed with the amendment, in accordance with the provisions of section 35 of the Act and regulation 5 of the *Planning and Development (Region Planning Schemes) Regulations* 2023 (MRS Regulations).

The amendment was advertised for public submissions for 42 days, from 20 May to 01 July 2024. Nineteen (19) submissions were received on the amendment; six (6) submissions were of objection, eleven (11) were of general comments, non-objection or no comment and two (2) supporting submissions were received. The main issues of concern raised in submissions were as follows:

- Use and development of the site beyond recreational uses is not appropriate.
- Inconsistency with the recently gazetted local planning framework.
- Insufficient infrastructure to support the redevelopment of the site.

In response to these matters, the WAPC advised that the proposed Urban zoning aligned with the existing use and development of the amendment area and is consistent with urban development; future changes to the use and development of the site will be controlled by the City's LPS 7. No changes were made in response to submissions, and the amendment was gazetted as advertised on 12 December 2025.

Part 9, section 124 (3) of the Act sets out the following in relation to the status of a local planning scheme:

> *(3) If a region planning scheme is amended and is inconsistent with a local planning scheme, the local government of the district in which the land directly affected is situated is to, not later than 90 days after the day on which the amendment to the region planning scheme has effect, resolve to prepare in relation to the land —*
>
> *(a) a local planning scheme which is consistent with the region planning scheme; or*
> *(b) an amendment to the local planning scheme which renders the local planning scheme consistent with the region planning scheme, and which does not contain or removes, as the case requires, any provision which would be likely to impede the implementation of the region planning scheme,*
>
> *and which does not contain or removes, as the case requires, any provision which would be likely to impede the implementation of the region planning scheme.*

This scheme amendment is proposed to meet the requirements set out in the Act and ensure statutory controls under LPS 7 for future development assessment.

3. Proposed Amendment

The proposed amendment seeks to amend LPS 7 by zoning the entirety of the site 'Private Community Purpose'. The following sections of this report outline the appropriateness of this zone for the site, by way of alignment with the State planning framework and provisions of LPS 7.

4. State Planning Framework

Central Sub-Regional Framework

The State Government's Central Sub-regional Planning Framework (the Framework) aims to establish a long-term integrated planning framework for land use and infrastructure, with a focus on guiding future infill growth in the Central sub-region, including the City of South Perth. The Framework map designates Labouchere Road as an 'Urban Corridor' as per Figure 2 below.

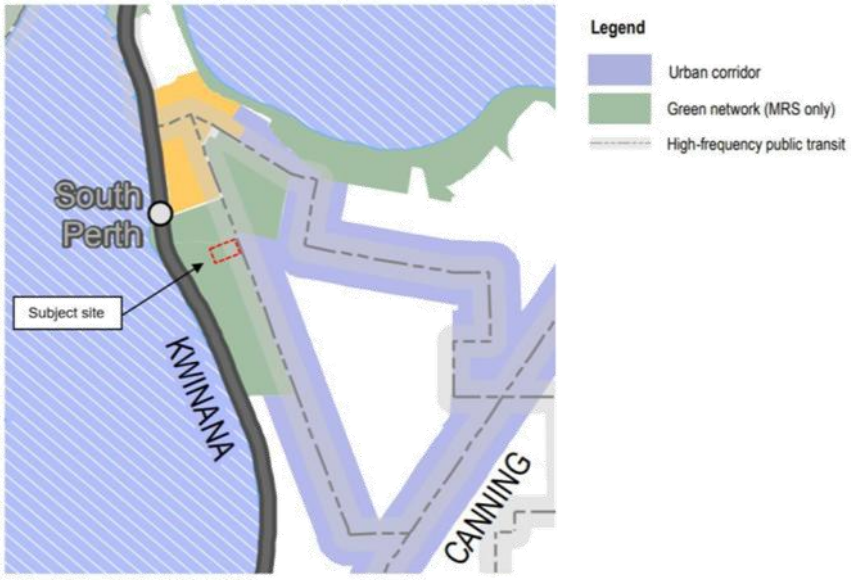


Figure 2 - Plan of subject site in the Framework

The 'Urban Corridor' is outlined as a precinct for urban consolidation, described as follows:

> *Urban corridors provide connections between activity centres and maximise the use of high-frequency and priority public transport. Urban corridors shown in the Framework represent significant opportunities to accommodate increased medium-rise higher density residential development by good quality, high-frequency public transport.*

The Framework notes that the map is a conceptual representation of broad planning intentions within the sub-region and that further planning processes and decision-making under relevant legislation will be required. Further detailed planning for the subject area has occurred through the preparation of the City's Local Planning Strategy (the Strategy), which was approved by the WAPC in March 2021.

Notwithstanding the designation of 'Urban Corridor' on the subject site, the Strategy has not identified Labouchere Road as a 'Growth Area'. This approach is further explained in the Local Planning Context section of this report.

Metropolitan Region Scheme

Informed by the Framework and other State planning framework documents, the MRS provides the legal basis for planning in the Perth metropolitan region and designates all land into broad zones and reservations. The purpose of the 'Urban' zone is:

> *to provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities*

As outlined further in this report, the 'Private Community Purpose' zone proposed allows for a range of potential land uses to be contemplated, including residential, commercial, recreational, and facilities that would serve the community. As the broad range of potential uses aligns with the purpose of the 'Urban' zone, this scheme amendment ensures that the LPS is consistent with the MRS.

5. Local Planning Context

Local Planning Strategy

The Strategy was adopted in 2021 following endorsement by the WAPC and sets the strategic direction for planning and development in the City over the next 10 to 15 years. The Strategy provides the strategic basis for the preparation, implementation and amendments to LPS 7.

Notwithstanding the Framework designating Labouchere Road as an 'Urban corridor', the site is not within a growth area under the Strategy. The reasons for excluding the corridor, as noted in the Strategy, are as follows:

- The areas identified in the managed growth areas of the Strategy address the dwelling growth expectations of the Framework;
- This corridor is served by public transport, but not to the same extent as more prominent corridors such as Canning Highway and Manning Road; and
- The corridor is not identified as a 'high-priority' route in the Perth and Peel Transport Plan. This direction indicates a presumption against significant investment in upgrading transport infrastructure/services along the corridors in the short- to medium-term.

The Strategy sets out specific actions related to population and housing (see Section 4.1). 'Urban Corridors' identified in the Strategy are assigned specific actions to enable higher-density development through the preparation of LPS 7.

As the site is not located in a growth area and has no associated actions within the Strategy, it does not contribute to the City's forecasted dwelling growth. Therefore, the proposed zone of 'Private Community Purpose' is consistent with the Strategy by not introducing development outcomes which would permit a significant intensification of the site.

Local Planning Scheme

Under LPS 7, the 'Private Community Purpose' zone has the following zone objectives:

- *To provide sites for privately owned and operated recreation, institutions and places of worship.*
- *To integrate private recreation areas with public recreation areas wherever possible.*
- *To separate potentially noisy engine sports from incompatible uses.*
- *To provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.*
- *To ensure that the standard of development is in keeping with surrounding development and protects the area's amenity.*

The land use permissibility for the Private Community Purposes zone also provides for a diverse range of uses being considered, including:

- Art Gallery 'D'
- Child Care Premises 'P'
- Club Premises 'P'
- Educational Establishment 'P'
- Exhibition Centre' D'
- Grouped Dwelling 'D'
- Hospital 'P'
- Hosted Short Term Rental Accommodation 'P'

- Independent Living Complex 'D'
- Medical Centre 'A'
- Multiple Dwelling 'A'
- Place of Worship 'P'
- Reception Centre 'P'
- Recreation - Private 'D'
- Restaurant/Café 'A'
- Unhosted Short Term Rental Accommodation 'A'

The development requirements applicable to all land zoned Private Community Purpose are:

> *'(1) In the absence of an approved local development plan, all non-residential development shall be designed in accordance with the following requirements:*
> *(a) Building height – Maximum 2 storeys*
> *(b) Primary street setback – Minimum 7.5 metres*
> *(c) Side Setbacks – Minimum 4.5 metres*

The site's current use as a clubroom for the RPGC aligns with the land use definition of 'Recreation – Private' as defined in LPS 7:

> *Recreation – private means premises that are –*
> *(a) used for indoor or outdoor leisure, recreation or sport; and*
> *(b) not usually open to the public without charge.*

'Recreation – Private' is a 'D' (i.e. discretionary' land use under LPS 7. Furthermore, the specific development requirements broadly reflect the scale of the existing built form on site, therefore not departing from the adopted Strategy by introducing additional density.

Table 7 of LPS 7 sets out requirements relating to development that are additional to those set out in the R-Codes, precinct structure plan, local development plans or State or local planning policies. The landowner may lodge an application for a Local Development Plan where variations to the requirements of Table 7 are sought for non-residential development.

The proposed amendment reflects the current land use site, while providing certainty for land use permissibility for future proposed development.

Structure Plans

The site is not located within a structure plan area.

The site is separated from the South Perth Activity Centre Structure Plan (SPACP) area by Richardson Park, a 6ha Parks and Recreation Reserve and the Perth Zoo. It is not subject to the requirements of SPACP. The City does not support the inclusion of the site into the SPACP, as it is separated from the remainder of the activity centre and is not identified as a growth area under the Strategy. The WAPC has previously supported the City's position to not include the site under the SPACP or zone the site ' 'Centre' under LPS 7,

Local Planning Policies

Any relevant local planning policy is required to be addressed in any future development application. There are no local planning policies that need to be considered as part of this scheme amendment.

6. Conclusion

As outlined in the preceding sections of this report, the City considers the 'Private Community Purposes' zone under LPS 7 appropriate for the following reasons:

- The 'Private Community Purposes' zone under LPS 7 is a zone that can be contemplated under the Urban zoning under the MRS, ensuring the local planning scheme is consistent with the MRS as required by the Act;
- The zoning is compatible with the current use of the site for privately owned and operated recreation and enables the integration of private recreation areas with public recreation areas (the adjacent golf course); and
- The intensification of use at the site beyond private recreation purposes, complementary to the golf course, would reflect a departure from the adopted local planning framework.

Planning and Development Act 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME

City of South Perth Local Planning Scheme No. 7
Amendment No.3

Resolved that the Local Government, pursuant to section 75 of the *Planning and Development Act* 2005, amend the above Local Planning Scheme by:

1. Zone Lot 1 Labouchere Road, South Perth 'Private Community Purpose'.

2. Amend the scheme maps accordingly.

The amendment is standard under the provisions of Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. The proposed amendment is consistent with the City of South Perth's Local Planning Strategy;

2. The proposed amendment ensures that Local Planning Scheme No. 7 is consistent with the Metropolitan Region Scheme;

3. The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;

4. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and

5. The amendment is not considered a complex or basic amendment.

FORM 6A

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the City of South Perth at the Ordinary of the Council held on the 24 day of February, 2026, proceed to advertise this amendment.

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This amendment is recommended for support by resolution of the City of South Perth at the Ordinary Meeting of the Council held on the __ day of _____, 20__ and the Common Seal of the City of South Perth was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....

DELEGATED UNDER S.16 OF THE P&D ACT 2005

DATE.....

FORM 6A - CONTINUED

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....

Appendix 1 – Proposed Amendment to Scheme Map

CITY OF SOUTH PERTH
LOCAL PLANNING SCHEME NO. 7

PROPOSED AMENDMENT NO. 3

EXISTING ZONING

PROPOSED ZONING

LEGEND

REGIONAL SCHEME RESERVES (MRS)

- Civic and Cultural
- Other Regional Roads
- Parks and Recreation
- R — Parks and Recreation – Restricted
- Primary Regional Roads
- HS — Public Purposes – High School
- SU — Public Purposes – Special Uses
- SEC — Public Purposes – State Energy Commission
- Waterways

LOCAL SCHEME ZONE

- Centre
- NC — Neighbourhood Centre
- LC — Local Centre
- Residential
- Mixed Use
- Private Community Purposes

LOCAL SCHEME RESERVES

- Public Open Space
- Public Purposes
- IS — Infrastructure Services
- E — Education
- GS — Government Services
- District Distributor Road
- Local Distributor Road
- Local Road
- Civic and Community

OTHER

- Subject Site

0 75 150 225 300m

N

1. Zoning table

The zoning table for this Scheme is as follows -

Table 4 - Zoning Table

USE AND DEVELOPMENT CLASS	ZONES					
	Residential	Private Community Purposes	Mixed Use	Local Centre	Neighbourhood Centre	Centre
Amusement parlour	X	X	A	X	P	Refer clause 18(6)
Animal establishment	X	X	A	X	X	
Art gallery	A	D	D	D	P	
Bed and breakfast	*DELETEDED BY AMD 1 GG 18/07/2025*					
Betting agency	X	X	D	X	P	
Brewery	X	X	A	X	A	
Bulky goods showroom	X	X	A	X	A	
Car park	X	X	A	X	D	
Caravan park	X	X	X	X	X	
Caretakers dwelling	A	P	D	A	D	
Child care premises	D	P	P	A	P	
Cinema/theatre	X	X	A	X	P	
Civic use	A	X	D	A	P	
Club premises	X	P	A	X	D	
Commercial vehicle parking	X	X	A	X	X	
Community purpose	A	P	D	D	D	
Consulting rooms	A	X	P	P	P	
Convenience store	X	X	D	A	P	
Corrective institution	X	X	X	X	X	
Educational establishment	A	P	D	D	D	
Exhibition centre	X	D	D	D	P	
Family day care	P	X	P	P	P	
Fast food outlet/lunch bar	X	X	D	A	P	
Funeral parlour	X	X	D	X	D	
Garden centre	X	X	A	X	D	
Grouped dwelling	P	D	D	D	D	
Holiday accommodation	*DELETEDED BY AMD 1 GG 18/07/2025*					
Holiday house	*DELETEDED BY AMD 1 GG 18/07/2025*					
Home business	A	A	A	A	A	
Home occupation	P	D	D	D	D	
Home store	A	X	D	D	D	
Hospital	X	P	X	X	A	

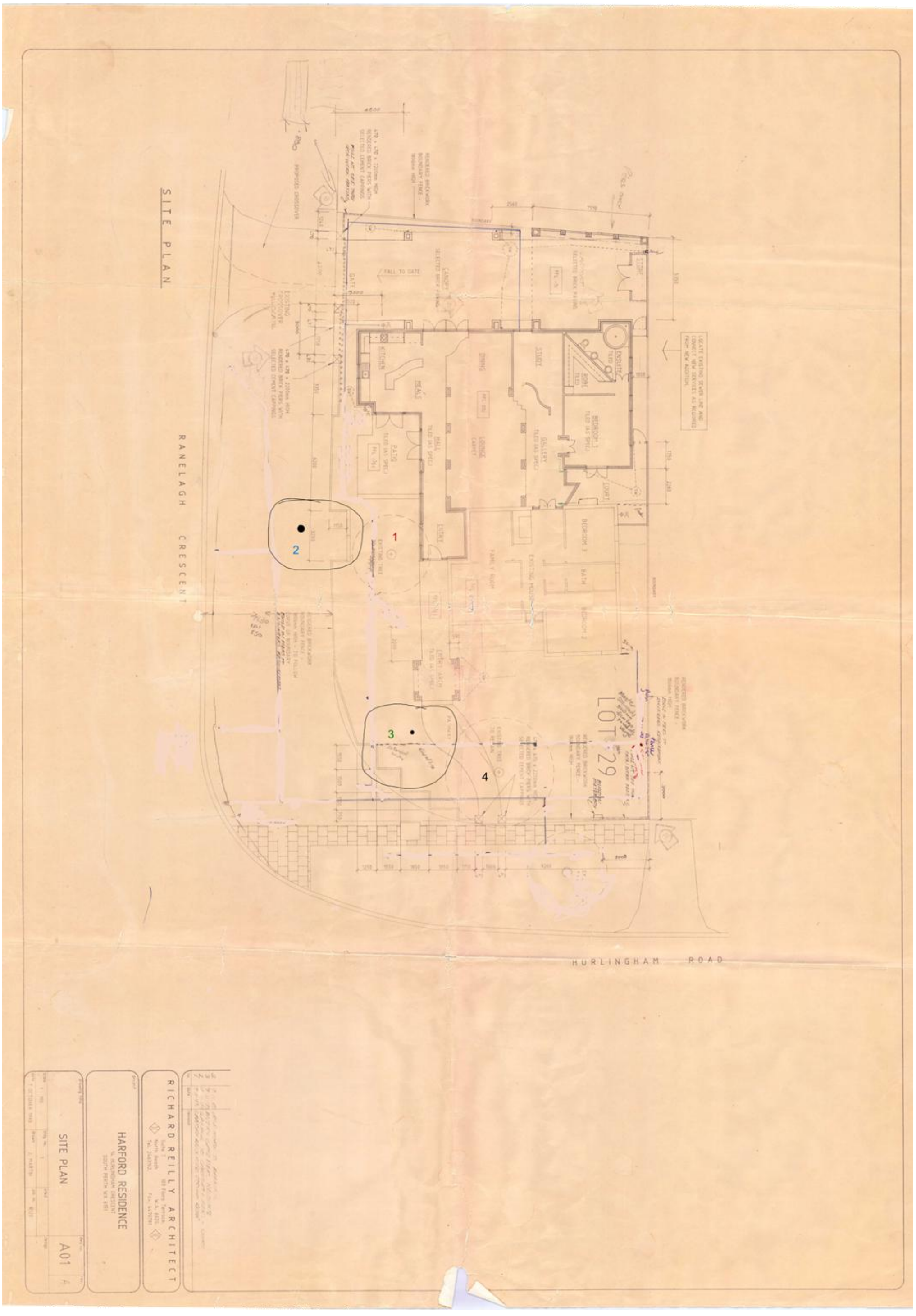
USE AND DEVELOPMENT CLASS	ZONES					
	Residential	Private Community Purposes	Mixed Use	Local Centre	Neighbourhood Centre	Centre
Hosted short term rental accommodation *AMD 1 GG 18/07/2025*	P	P	P	P	P	Refer clause 18(6)
Hotel	X	X	A	X	P	
Independent living complex	P	D	P	P	P	
Industry	X	X	A	X	X	
Industry – light	X	X	A	X	X	
Industry – service	X	X	P	X	A	
Liquor store – large	X	X	X	X	X	
Liquor store – small	X	X	A	A	A	
Market	X	A	X	X	D	
Medical centre	X	A	P	A	P	
Motel	*DELETEDED BY AMD 1 GG 18/07/2025*					
Motor vehicle repair	X	X	A	X	D	
Motor vehicle wash	X	X	A	X	A	
Motor vehicle, boat or caravan sales	X	X	A	X	A	
Multiple dwelling	P	A	P	D	P	
Nightclub	X	X	A	X	X	
Office	X	X	P	D	P	
Place of worship	A	P	A	X	X	
Reception centre	X	P	X	X	A	
Recreation - private	X	D	D	A	D	
Residential aged care facility	P	D	P	D	D	
Residential building	D	D	D	D	D	
Restaurant/café	A	A	P	P	P	
Restricted premises	X	X	X	X	X	
Service station	X	X	A	X	A	
Serviced apartment	*DELETEDED BY AMD 1 GG 18/07/2025*					
Shop	A	X	P	P	P	
Single house	P	A	D	D	D	
Small bar	X	X	D	A	D	
Tavern	X	X	A	X	D	
Telecommunications infrastructure	D	D	D	D	D	
Tourist and visitor accommodation *AMD 1 GG 18/07/2025*	A	X	A	A	A	
Tourist development	*DELETEDED BY AMD 1 GG 18/07/2025*					
Trade display	X	X	A	X	X	

USE AND DEVELOPMENT CLASS	ZONES					
	Residential	Private Community Purposes	Mixed Use	Local Centre	Neighbourhood Centre	Centre
Trade supplies	X	X	X	X	X	
Transport depot	X	X	X	X	X	
Veterinary centre	X	X	P	A	D	
Unhosted short term rental accommodation *AMD 1 GG 18/07/2025*	A	A	A	A	A	
Warehouse/storage	X	X	A	X	X	

Attachment (a) - Site Photos

Jacaranda tree viewed from the corner of Hurlingham Road and Ranelagh Crescent, South Perth

Jacaranda tree viewed from the corner of Hurlingham Road and Ranelagh Crescent, South Perth


SITE PLAN
RANELAGH CRESCENT
HURLINGHAM ROAD
LOT 29
1
2
3
4
RICHARD REILLY ARCHITECT
HARFORD RESIDENCE
SITE PLAN
A01

14 Hurlingham Road South Perth WA 61651

Tree dimensions

Council verge trees

1. Jacaranda Tree as per Arborist's report on owners property as shown on plans
2. Council tree - Street verge Jacaranda Height approx. 6.4 metres, Width E-W 8m and N-S 8.2 metres, Trunk diameter 0.80 metres
3. Red flowering gum – On owners property, Height approx. 11 metres, Width E- W 9.8 metres and N-S 10.5 metres, Trunk diameter 2.15 metres
4. Orange flowering gum – On owners property, Height approx. 6.3 metres, Width E-W 9.4 and N-S 8.7 metres, Trunk diameter 1.84 metres

Lorraine and Harold Harford

14 Hurlingahm Road

South Perth WA 6151

Please find an application for Development Approval for a Tree Removal at the above address.

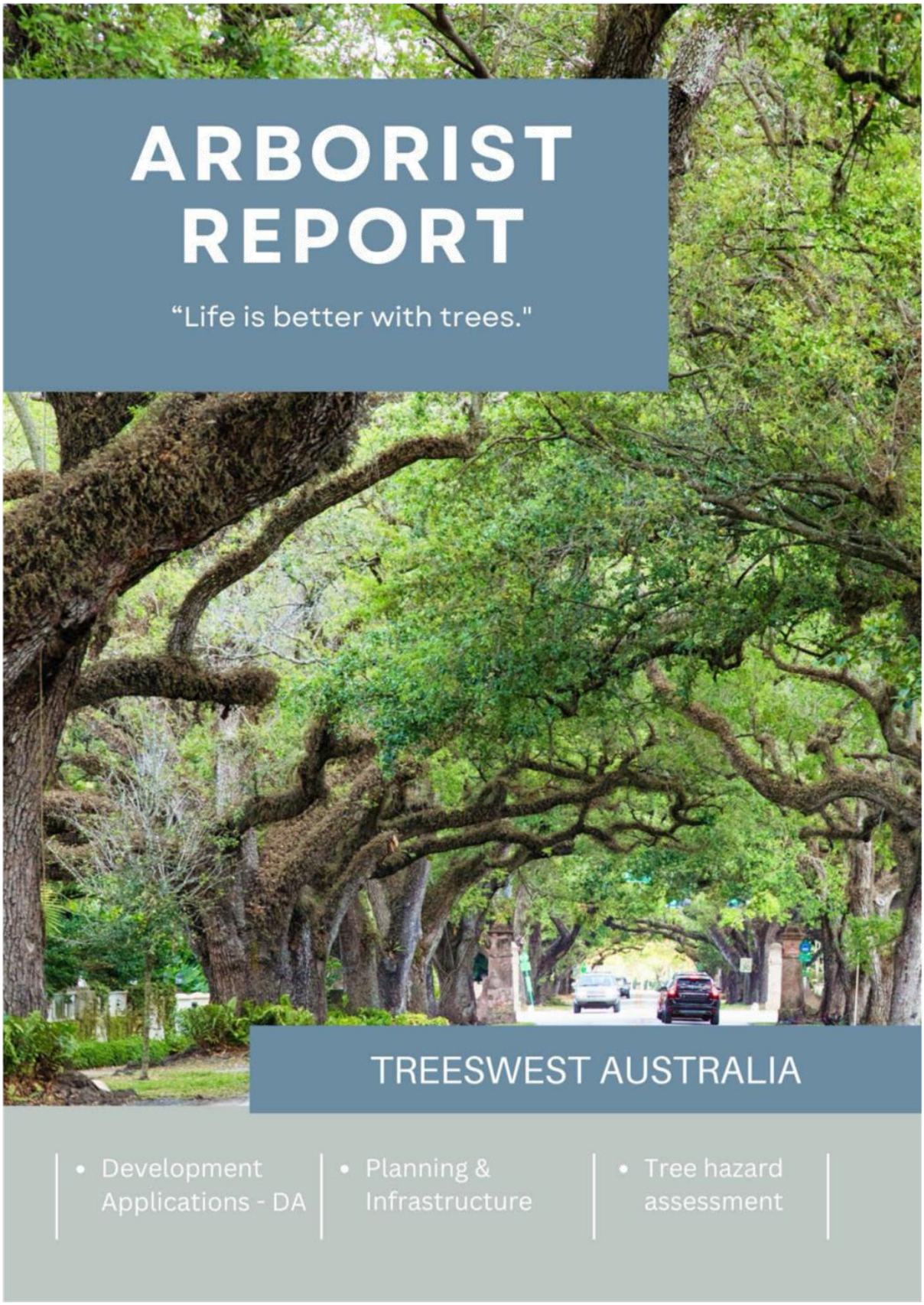
We built an extension 32 years ago to accommodate the existing tree which at the time was planted by the original owners of the block and was estimated to be around 30 years old or more by an arborist at that time, making the tree currently over 60 years old. It is with regret we now need to remove this tree due to the large root system that has spread across our brick paving which is our pathway to the side and front of the house.

The root system is now a tripping hazard to us as older residents and our older friends.

Please find attached a report from Treeswest, a certificate of title, a site plan with the original tree marked on the map and the application.

Kind regards,

Lorraine Harford


ARBORIST REPORT
"Life is better with trees."
TREESWEST AUSTRALIA
• Development Applications - DA
• Planning & Infrastructure
• Tree hazard assessment

ARBORIST REPORT

Arboricultural Assessment on: Jacaranda (Jacaranda mimosifolia)

Site Address: 14 Hurlingham Road, South Perth

Client: Lorraine Harfords, Homeowner

Date of Assessment: 12.11.25

Report Prepared by:
Dave Crispin – Treeswest Australia,
AQF Level 5 Dip. Hort, Arb.
President ArbWest
Cert IV Trainer,
Ph: 0435006423
Email: operations@treeswest.com.au
Web: www.treeswest.com.au

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2. Scope & Methods 4
3. Tree Location / Site Details 4
4. Observations 5
4.1 General condition 5
4.2 Form and lean 5
4.3 Root system and impacts 5
5. Jacaranda Roots 6
6. Risk & Site Constraints 6
7. Tree Retention 6
8. Conclusions & Recommendations 7
9. Site & Tree Photos 7

1. Introduction

This report has been prepared at the request of the property owner to support a development application submitted to the City of South Perth. With the city's recent adoption of a tree-retention policy, the purpose of this document is to provide an objective assessment of the established Jacaranda mimosifolia located within the rear courtyard. The report evaluates the tree's structure, health, site constraints, root behaviour, and the impacts currently occurring to the surrounding built environment, with reference to root-related paving damage and infrastructure conflict.

2. Scope & Methods

This report was requested by Lorraine Harfords, homeowner, to support a request to remove the tree due to damage caused by invasive roots. The purpose of this report is to evaluate the structural and physiological condition of the tree and to provide recommendations in accordance with AS 4970-2025 and current arboricultural best practice.

Methods included:

- Visual Tree Assessment (VTA) from ground level.
- Measurement of tree dimensions (height, DBH, canopy spread).
- Inspection of trunk, root buttress, and canopy condition.
- Photographic record - see Section 9

3. Tree Location / Site Details

• Species: Jacaranda mimosifolia – Fig 1.
• DBH: 0.45 m
• Estimated Height: ~14 m
• Canopy Spread:
  - East–West: ~9 m
  - North–South: ~14 m
• Estimated Age: 50 years
• Life Expectancy: Commonly 50–70 years in urban settings
• Location: Rear courtyard, approximately 1.5 m west of the residence
• Surroundings: Clay brick paving, confined garden bed, water feature to the east, adjacent two-storey dwelling to the north and west

4. Observations

4.1 General Tree Condition

The Jacaranda displays good overall vigour. It is currently in flower with an even distribution of foliage and strong seasonal growth. No signs of pathogenic infection or decline were observed. The trunk rises to approximately 1.8 m before dividing into two primary scaffolds. These unions appear sound with no visible cavities, structural defects, or signs of shear stress.

Secondary branching exhibits the species-typical open, spreading form. Historical pruning wounds are present at various stages of occlusion; none appear to compromise structural integrity.

4.2 Form and Lean

The tree has a slight lean toward the north, influenced by the light corridor created by the remodelled two-storey residence. Adaptive buttressing is more pronounced on the northern side, with lesser development on the southern side. This compensatory growth is consistent with the tree's mechanical load distribution and does not currently indicate structural instability.

4.3 Root System and Site Impacts

Two sections of paving were lifted for inspection (Fig 3). Beneath these, roots approximately 100 mm in diameter were found growing directly under the brick surface. The sub-paving soil is loosely compacted, enabling easy root penetration. Clay brick paving allows moisture infiltration, and roots have exploited this favourable zone of oxygen, moisture, and temperature—conditions far more conducive to root development than the compacted soil deeper below.

Multiple areas of paving have lifted (Fig 4.), creating surface irregularities and potential trip hazards. To the east, a water feature structure shows two significant vertical cracks (Fig 6,7) —one recently repaired, other remains. These align with underlying root activity and are consistent with slow, incremental pressure from radial root expansion.

No structural cracking was observed on the house or courtyard boundary walls.

5. Why Jacaranda Roots Grow Under Paving

Urban tree roots grow opportunistically where conditions favour survival. Brick-paved surfaces typically create an ideal root-growth corridor due to:

1. Moisture availability through water seepage.

2. Superior aeration in bedding sand.

3. Cooler, stable temperatures.

4. Low mechanical resistance.

5. Species behaviour characterised by extensive lateral roots.

These conditions have enabled large structural roots to form directly under the paving – Fig 5.

6. Risk, Amenity, and Site Constraints Assessment

• Health Rating: High

• Structural Rating: Low–Moderate concern

• Environmental / Amenity Value: Moderate–High

• Site Constraints: Significant tree confined within courtyard

• Infrastructure Conflict: High—paving uplift, cracking in water feature

Mitigation options such as root pruning or root barriers would risk destabilisation and compromise tree health. Long-term coexistence is not realistic.

7. Considerations Under the City of South Perth Tree Retention Policy

The policy supports removal where:

• Significant ongoing damage is occurring.

• Location is inappropriate and future conflict is unavoidable.

• Remedial works would compromise stability or longevity.

• Tree restricts reasonable property use.

Given its confined location and documented damage, these criteria are met.

8. Conclusion and Recommendation

The Jacaranda mimosifolia is healthy but inappropriately located within a confined courtyard. It has caused:

- Pavement displacement
- Structural cracking of the water feature
- Extensive root occupation beneath paving

Given the progressive nature of root thickening and the structural conflicts already present, long-term retention is not sustainable. Root pruning would compromise stability. Removal is recommended.

9. Site and Tree Photos

Fig 1.

Fig 2.

7

Fig 3.

Fig 4.

Fig 5.

8

Fig 6.

Fig 7.

GENUS

CLASSIC TREE SERVICES

City of South Perth
Cnr Sandgate and South Tce
South Perth

20 January 2026

Coordinator Urban Planning
Courtney Wynn

Re: 14 Hurlingham Road, South Perth – Review of supplied arborist report

Courtney,

The following is based on assessment of the supplied Arborist Report (Treeswest Australia, 12/11/25) and supplementary images supplied by CoSP only. No inspection of the subject tree or site conditions has been conducted.

While the report is well written and sound in its assessment of the subject tree there are a few points of difference with how this has been applied to the *Local Planning Policy 3.2 – Tree Retention*. Specifically, Section 7 of the report which lists justifications for removal;

> *"7. Considerations Under the City of South Perth Tree Retention Policy*
>
> *The policy supports removal where:*
>
> - *Significant ongoing damage is occurring.*
> - *Location is inappropriate and future conflict is unavoidable.*
> - *Remedial works would compromise stability or longevity.*
> - *Tree restricts reasonable property use."*

These points are not listed directly within the Policy and it is unclear where they have been sourced from. Policy Sections 6.1(i) and 7.2(b) both list potential damage to infrastructure and buildings as possible justification for removal, but from a safety aspect only.

Distortion of paving and other light infrastructure within the Structural Root Zone of trees is a relatively common occurrence and would not necessarily be classified as significant damage. This distortian and cracking also likely does not represent a safety issue as described within the Policy and no notable damage to the adjacent building or more substantial infrastructure was listed within the report.

While the location of the tree is not ideal there appears sufficient space for it to continue to develop, although due to the narrow profile of the courtyard area there also appears a need to preserve a trafficable area all around the tree. It appears the currently identified issues with paver distortion could potentially be alleviated by lifting and relaying the entire paved area above the current grade, allowing space for further development to occur below, possibly with minor future corrections in select areas. Removal of all pavers and installation of raised decking above the current grade could also be considered as a viable option and would allow healthy root development to continue below, without the risk of further distortion to the courtyard area.

VALID Tree Risk-Benefit Validator

QTRA Registered User

Arboriculture Australia MEMBER

MEMBER ISA

CLASSIC TREE SERVICES
40 MULGUL ROAD, MALAGA WA 6090
T. (08) 9209 1455 M. 0403 587 772
E. jack@classicts.com.au
www.classictrees.com.au

While large scale root pruning may potentially compromise stability as noted within the report, selective pruning of isolated roots could be considered as an alternative. Isolated roots growing towards or under the water feature and potentially causing the noted cracking issues could be assessed and removed to mitigate this issue without compromising structural integrity or vitality, especially if conducted during the winter months when the tree is dormant. Installation of a root barrier membrane along the edge of the water feature could also be considered, and would likely significantly reduce the likelihood of future impact from occurring. No evidence to demonstrate why these options are not achievable was noted within the report.

Regarding images supplied showing conflict with tree branches and the property roofline;

These branches appear small in size and can likely be removed to provide sufficient clearance from the property walls and roofline to prevent damage from occuring. While a build-up up of leaf material within gutters can be an inconvenience the Policy states in Section (6.2 (iii) that such an issue cannot be used as justification for tree removal.

As such it is my opinion that several options to alleviate the current issues are potentially available and that sufficient evidence to justify the trees removal has not been currently supplied.

Kind Regards,
Jack Payne

Senior Consultant /
Operations Manager

VALID Tree Risk-Benefit Validator

QTRA Registered User

Arboriculture Australia MEMBER

MEMBER ISA

CLASSIC TREE SERVICES
40 MULGUL ROAD, MALAGA WA 6090
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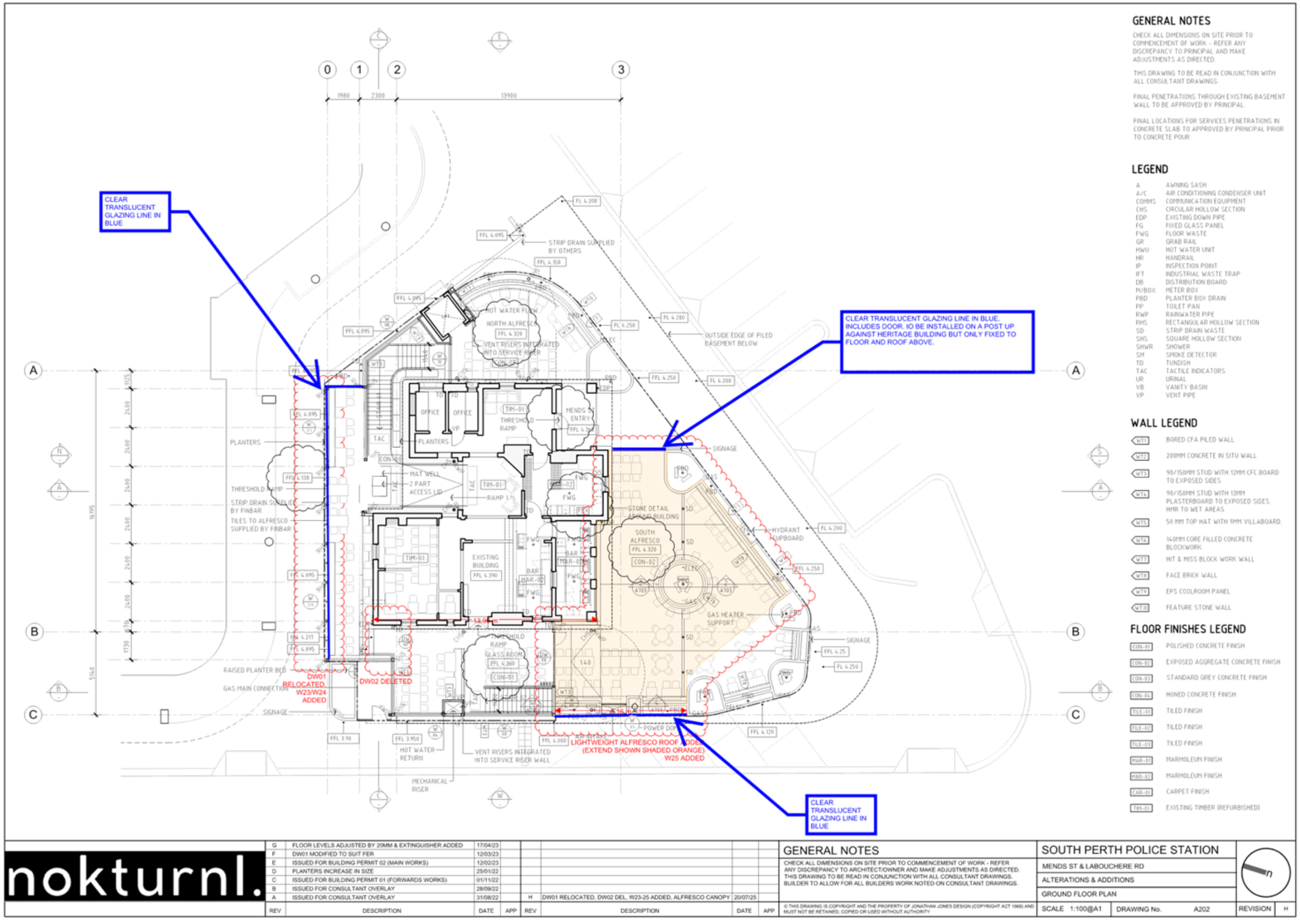
www.classictrees.com.au

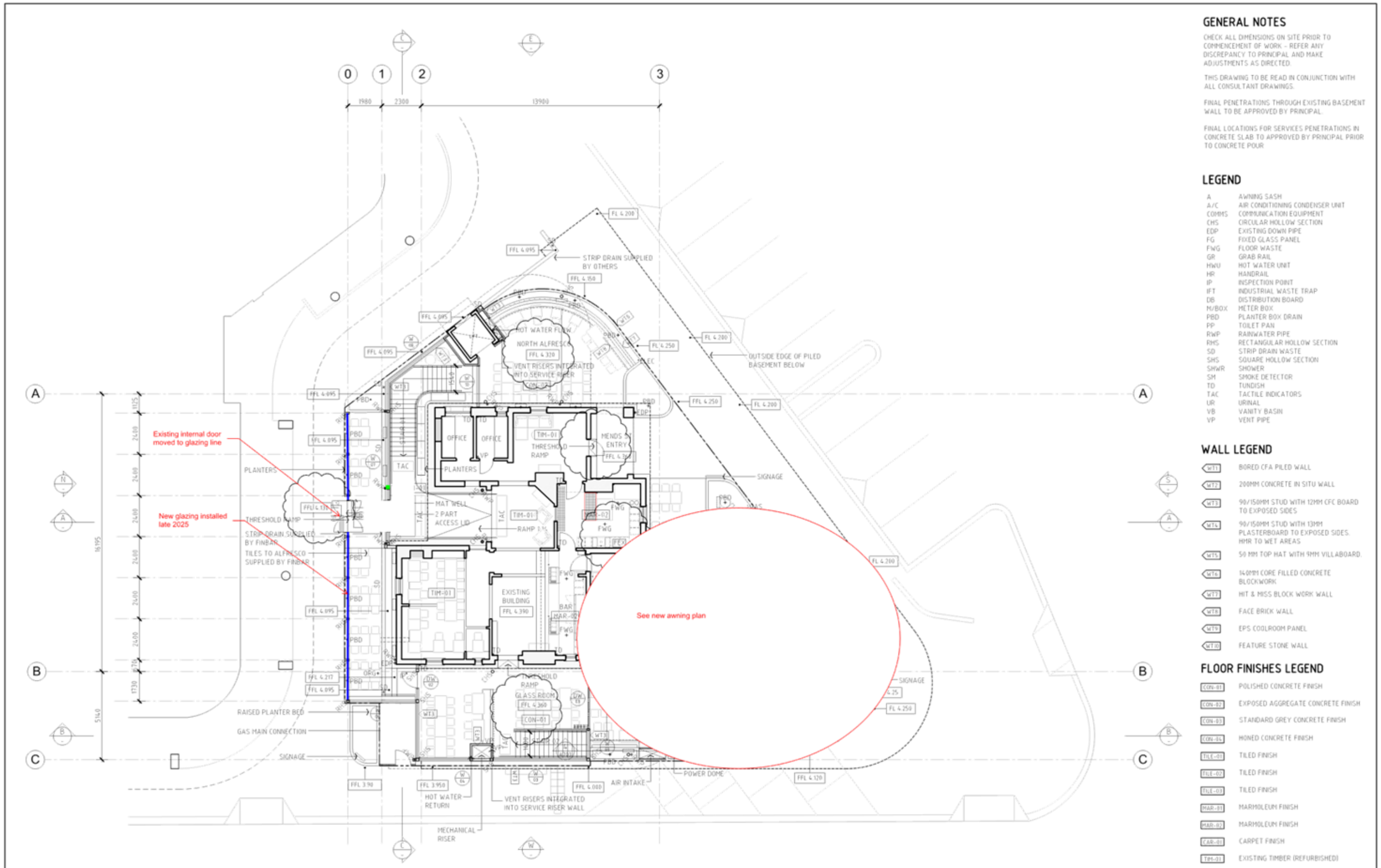


nokturnl.

REV	DESCRIPTION	DATE	APP
G	FLOOR LEVELS ADJUSTED BY 20MM & EXTINGUISHER ADDED	17/04/23	
F	DW01 MODIFIED TO SUIT FER	12/03/23	
E	ISSUED FOR BUILDING PERMIT 02 (MAIN WORKS)	12/02/23	
D	PLANTERS INCREASE IN SIZE	25/01/22	
C	ISSUED FOR BUILDING PERMIT 01 (FORWARDS WORKS)	01/11/22	
B	ISSUED FOR CONSULTANT OVERLAY	28/09/22	
A	ISSUED FOR CONSULTANT OVERLAY	31/08/22	
H	DW01 RELOCATED, DW02 DEL, W23-25 ADDED, ALFRESCO CANOPY	20/07/25	

GENERAL NOTES
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK - REFER ANY DISCREPANCY TO ARCHITECT/OWNER AND MAKE ADJUSTMENTS AS DIRECTED.
THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS.
BUILDER TO ALLOW FOR ALL BUILDERS WORK NOTED ON CONSULTANT DRAWINGS.

SOUTH PERTH POLICE STATION
MENDS ST & LABOUCHERE RD
ALTERATIONS & ADDITIONS
GROUND FLOOR PLAN
SCALE 1:100@A1 | DRAWING No. A202 | REVISION H



GENERAL NOTES

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK - REFER ANY DISCREPANCY TO PRINCIPAL AND MAKE ADJUSTMENTS AS DIRECTED.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS.

FINAL PENETRATIONS THROUGH EXISTING BASEMENT WALL TO BE APPROVED BY PRINCIPAL

FINAL LOCATIONS FOR SERVICES PENETRATIONS IN CONCRETE SLAB TO APPROVED BY PRINCIPAL PRIOR TO CONCRETE POUR

LEGEND

A	AWNING SASH
A/C	AIR CONDITIONING CONDENSER UNIT
COMMS	COMMUNICATION EQUIPMENT
CHS	CIRCULAR HOLLOW SECTION
EDP	EXISTING DOWN PIPE
FG	FIXED GLASS PANEL
FWG	FLOOR WASTE
GR	GRAB RAIL
HWU	HOT WATER UNIT
HR	HANDRAIL
IP	INSPECTION POINT
IFT	INDUSTRIAL WASTE TRAP
DB	DISTRIBUTION BOARD
M/BOX	METER BOX
PBD	PLANTER BOX DRAIN
PP	TOILET PAN
RWP	RAINWATER PIPE
RHS	RECTANGULAR HOLLOW SECTION
SD	STRIP DRAIN WASTE
SHS	SQUARE HOLLOW SECTION
SHWR	SHOWER
SM	SMOKE DETECTOR
TD	TUNDISH
TAC	TACTILE INDICATORS
UR	URINAL
VB	VANITY BASIN
VP	VENT PIPE

WALL LEGEND

WT1	BORED CFA PILED WALL
WT2	200MM CONCRETE IN SITU WALL
WT3	90/150MM STUD WITH 12MM CFC BOARD TO EXPOSED SIDES
WT4	90/150MM STUD WITH 13MM PLASTERBOARD TO EXPOSED SIDES. HMR TO WET AREAS
WT5	50 MM TOP HAT WITH 9MM VILLABOARD.
WT6	140MM CORE FILLED CONCRETE BLOCKWORK
WT7	HIT & MISS BLOCK WORK WALL
WT8	FACE BRICK WALL
WT9	EPS COOLROOM PANEL
WT10	FEATURE STONE WALL

FLOOR FINISHES LEGEND

CON-01	POLISHED CONCRETE FINISH
CON-02	EXPOSED AGGREGATE CONCRETE FINISH
CON-03	STANDARD GREY CONCRETE FINISH
CON-04	HONED CONCRETE FINISH
TILE-01	TILED FINISH
TILE-02	TILED FINISH
TILE-03	TILED FINISH
MAR-01	MARMOLEUM FINISH
MAR-02	MARMOLEUM FINISH
CAR-01	CARPET FINISH
TIM-01	EXISTING TIMBER (REFURBISHED)

nokturnl.

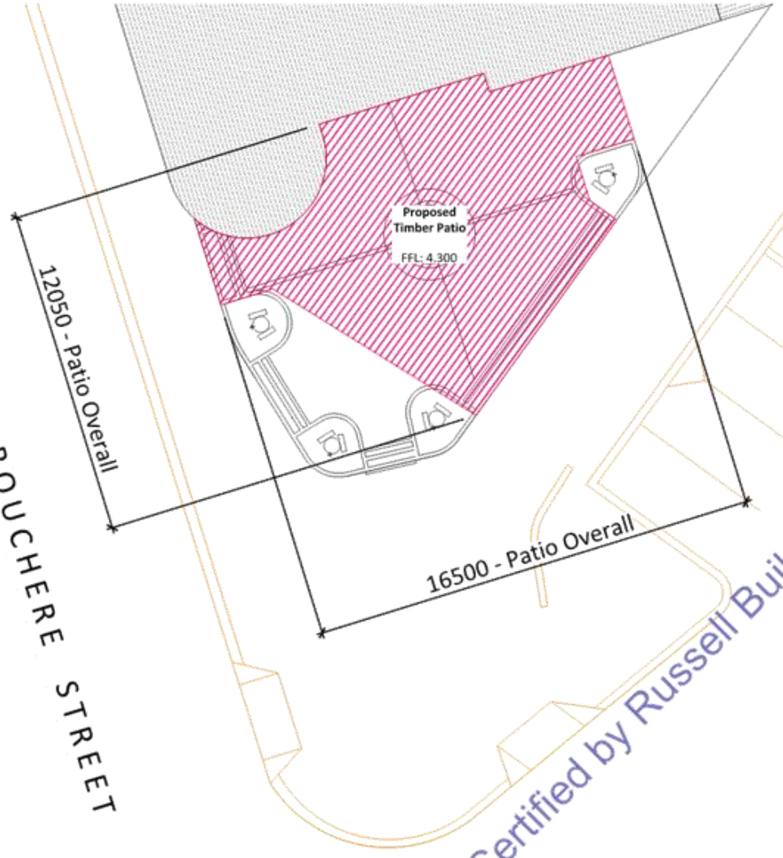
REV	DESCRIPTION	DATE	APP
G	FLOOR LEVELS ADJUSTED BY 20MM & EXTINGUISHER ADDED	17/04/23	
F	DW01 MODIFIED TO SUIT FER	12/03/23	
E	ISSUED FOR BUILDING PERMIT 02 (MAIN WORKS)	12/02/23	
D	PLANTERS INCREASE IN SIZE	25/01/22	
C	ISSUED FOR BUILDING PERMIT 01 (FORWARDS WORKS)	01/11/22	
B	ISSUED FOR CONSULTANT OVERLAY	28/09/22	
A	ISSUED FOR CONSULTANT OVERLAY	31/08/22	

GENERAL NOTES

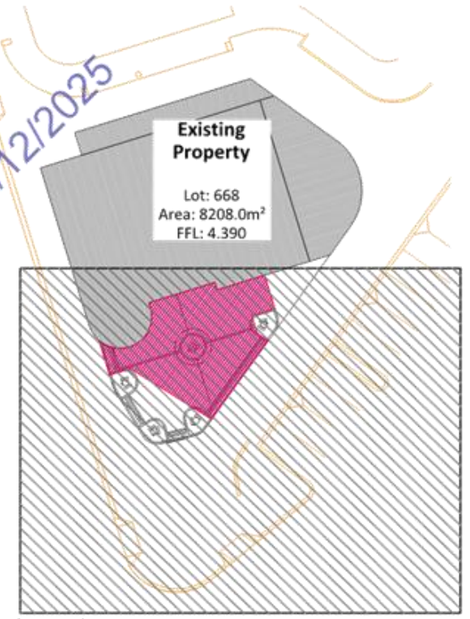
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK - REFER ANY DISCREPANCY TO ARCHITECT/OWNER AND MAKE ADJUSTMENTS AS DIRECTED. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS. BUILDER TO ALLOW FOR ALL BUILDERS WORK NOTED ON CONSULTANT DRAWINGS.

SOUTH PERTH POLICE STATION
MENDS ST & LABOUCHERE RD
ALTERATIONS & ADDITIONS
GROUND FLOOR PLAN
SCALE 1:100@A1 | DRAWING No. A202 | REVISION G

NORTH



1 Mends Street
AREA PLAN
SCALE 1:200



*Area Plan

1 Mends Street
SITE PLAN
SCALE 1:500

- Surface water drainage to comply with ABCB Housing Provisions Standard 2022 Part 3.3.3

REVISION	DESCRIPTION	DATE	APPROVED
A	FOR APPROVAL	03.10.2025	J.B.

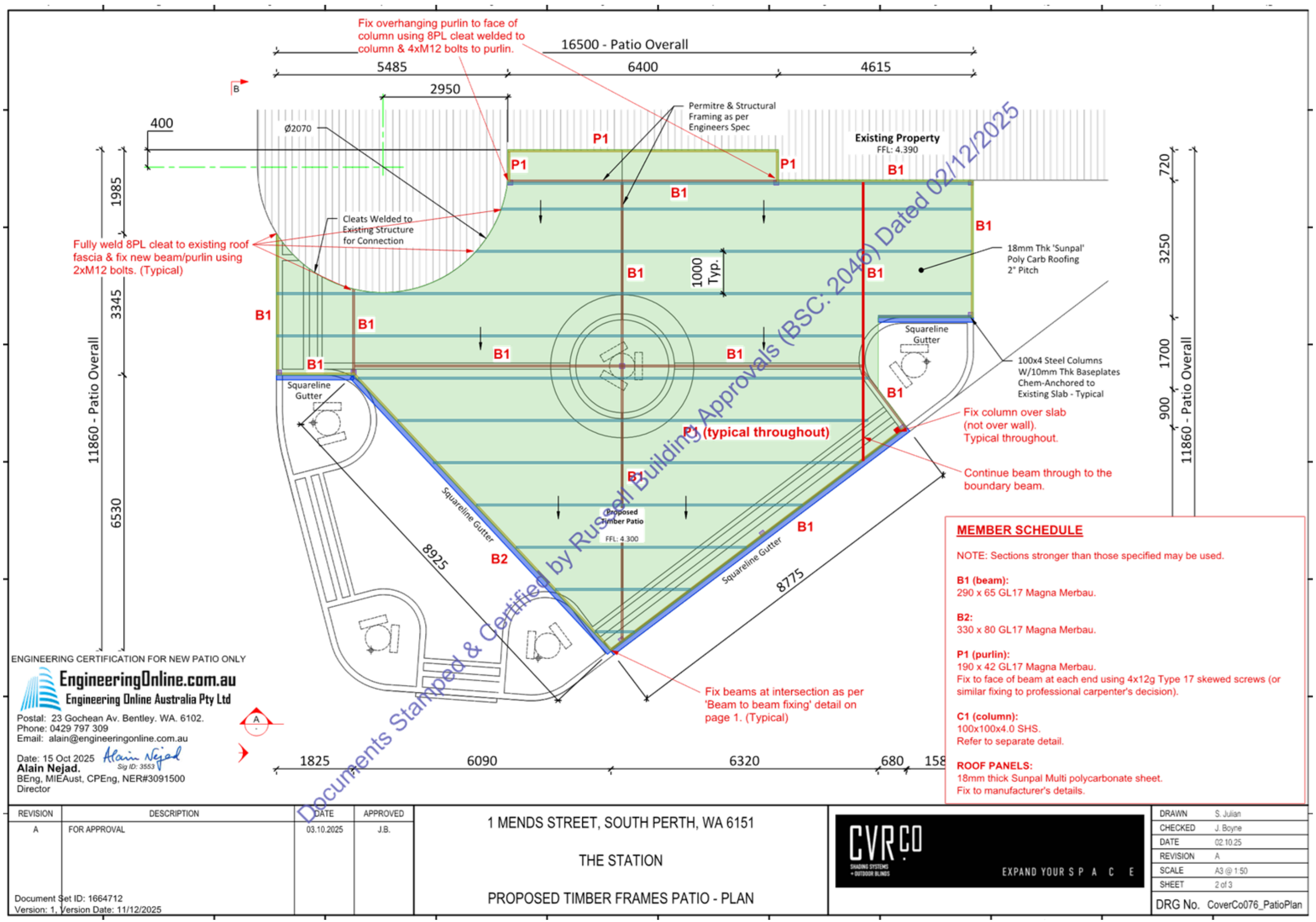
1 MENDS STREET, SOUTH PERTH, WA 6151

THE STATION

SITE PLAN

CVR CO SHADING SYSTEMS + OUTDOOR BLINDS — EXPAND YOUR S P A C E

DRAWN	S. Julian
CHECKED	J. Boyne
DATE	02.10.25
REVISION	A
SCALE	A3 @ 1:200
SHEET	1 of 3
DRG No.	CoverCo076_Site



MEMBER SCHEDULE

NOTE: Sections stronger than those specified may be used.

B1 (beam):
290 x 65 GL17 Magna Merbau.

B2:
330 x 80 GL17 Magna Merbau.

P1 (purlin):
190 x 42 GL17 Magna Merbau.
Fix to face of beam at each end using 4x12g Type 17 skewed screws (or similar fixing to professional carpenter's decision).

C1 (column):
100x100x4.0 SHS.
Refer to separate detail.

ROOF PANELS:
18mm thick Sunpal Multi polycarbonate sheet.
Fix to manufacturer's details.

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Email: alain@engineeringonline.com.au

Date: 15 Oct 2025 Alain Nejad Sig ID: 3553
Alain Nejad.
BEng, MIEAust, CPEng, NER#3091500
Director

REVISION	DESCRIPTION	DATE	APPROVED
A	FOR APPROVAL	03.10.2025	J.B.

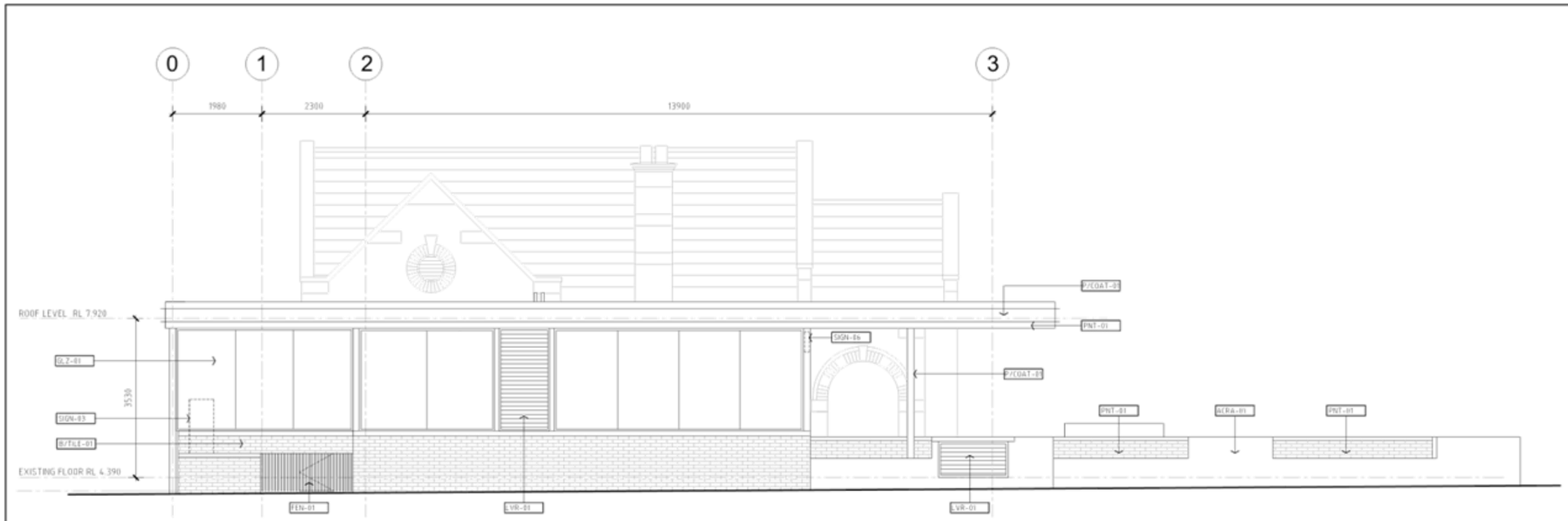
1 MENDS STREET, SOUTH PERTH, WA 6151

THE STATION

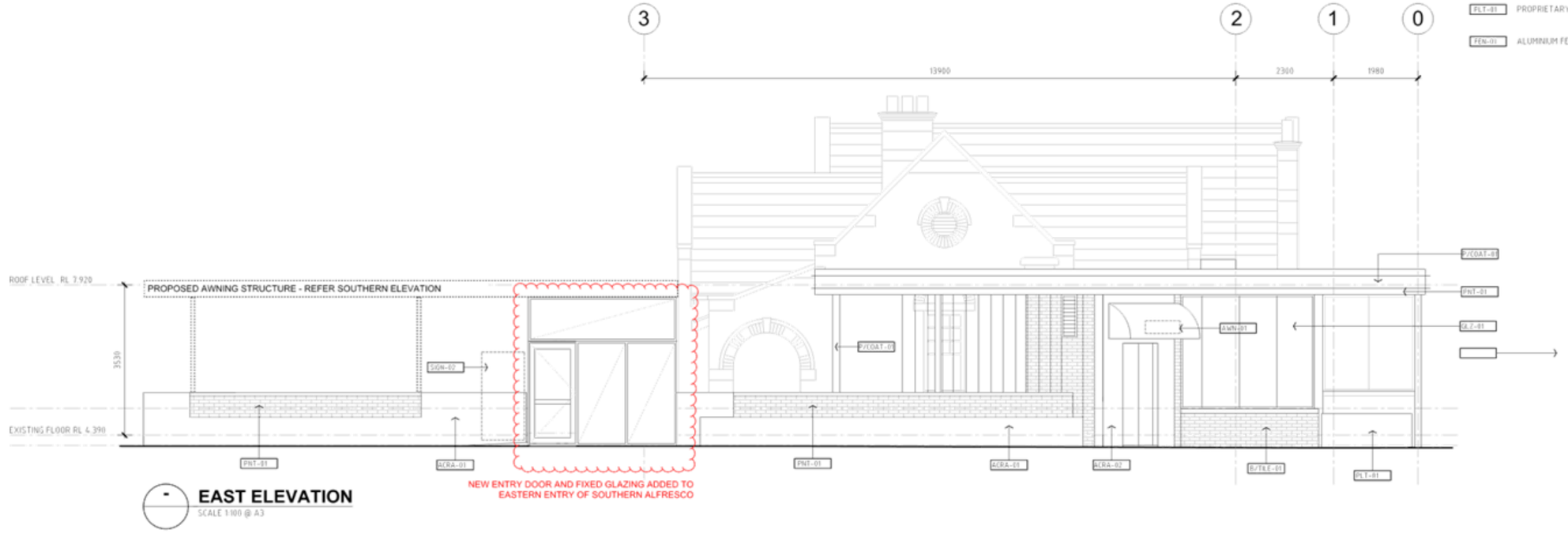
PROPOSED TIMBER FRAMES PATIO - PLAN

CVR CO SHADING SYSTEMS + OUTDOOR BLINDS EXPAND YOUR S P A C E

DRAWN	S. Julian
CHECKED	J. Boyne
DATE	02.10.25
REVISION	A
SCALE	A3 @ 1:50
SHEET	2 of 3
DRG No.	CoverCo076_PatioPlan



WEST ELEVATION
SCALE 1:100 @ A3



EAST ELEVATION
SCALE 1:100 @ A3

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WALL FINISHES LEGEND

AWN-01	CUSTOM FABRIC AWNING
ACRA-01	SAND CEMENT RENDER WITH ROLLER APPLIED ACRATEX PAINT OVER COLOUR LEXICON QUARTER
ACRA-02	LIMESTONE VENETIAN PLASTER
PNT-01	WEATHERSHIELD PAINT. 3 COAT SYSTEM COLOUR LEXICON QUARTER
B/TILE-01	HIT & MISS BLOCK WITH PAINT OVER COLOUR LEXICON QUARTER
P/COAT-01	DULUX POWDERCOAT ANOTEC MID BRONZE MATT
P/COAT-02	DULUX POWDERCOAT ELECTRO MEDIUM BRONZE KINETIC
ALZ-01	AGS 619 FLUSHLINE SINGLE GLAZED 150MM FRAME
LVR-01	WEATHER PROOF LOUVRE
PERF-02	PERFORATED ALUMINIUM SECURITY PANELS. POWDERCOAT IN ANOTEC BRONZE MATT
SIGN-01	SEE SIGNAGE SCHEDULE
PLT-01	PROPRIETARY PLANTER
FEN-01	ALUMINIUM FENCE AND GATE

nokturnl.

REV	DESCRIPTION	DATE	APP
D	ISSUED FOR BUILDING PERMIT 02 (MAIN WORKS)	12/02/23	
C	ISSUED FOR BUILDING PERMIT 01 (FORWARDS WORKS)	01/11/22	
B	ISSUED FOR CONSULTANT OVERLAY	28/09/22	
A	ISSUED FOR CONSULTANT OVERLAY	31/08/22	

GENERAL NOTES

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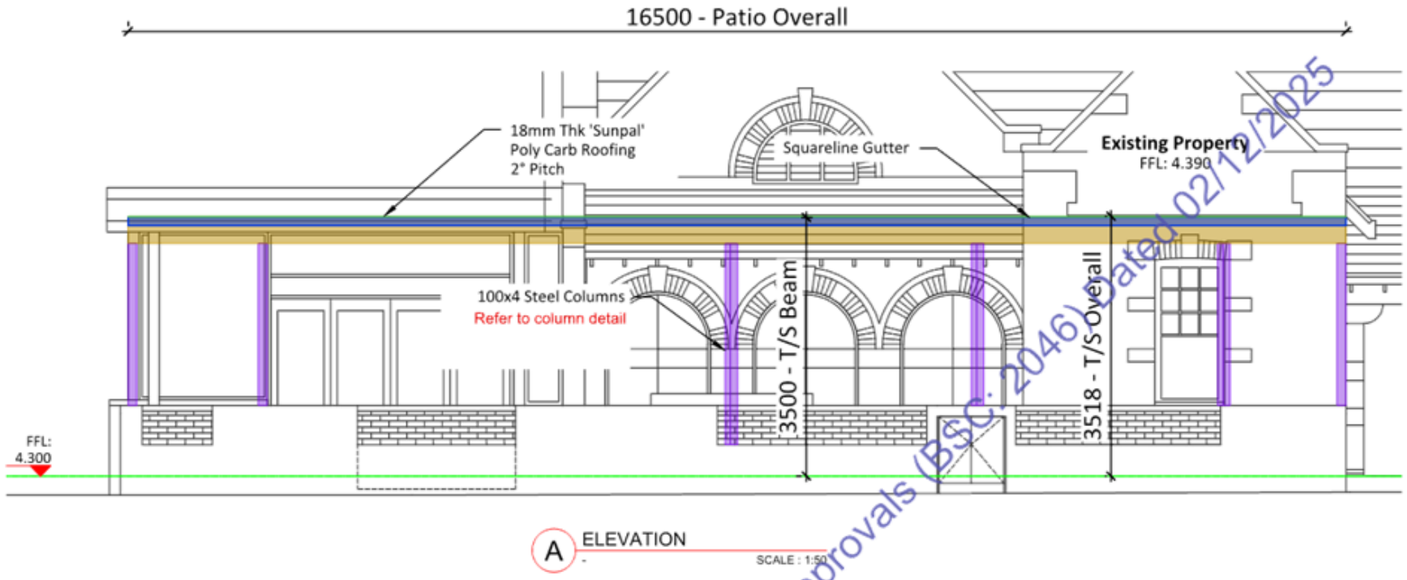
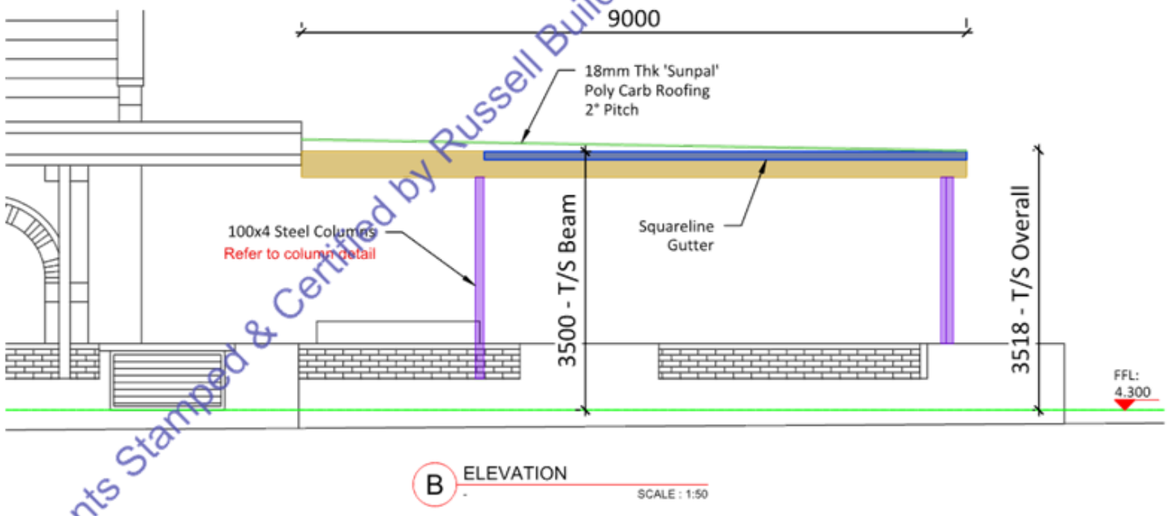
SOUTH PERTH POLICE STATION
MENDS ST & LABOUCHERE RD
ALTERATIONS & ADDITIONS
WEST & EAST ELEVATIONS

SCALE 1:100@A1 | DRAWING No. A401 | REVISION D





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Date: 15 Oct 2025 Alain Nejad Sig ID: 3553
Alain Nejad.
BEng, MIEAust, CPEng, NER#3091500
Director

REVISION	DESCRIPTION	DATE	APPROVED
A	FOR APPROVAL	03.10.2025	J.B.

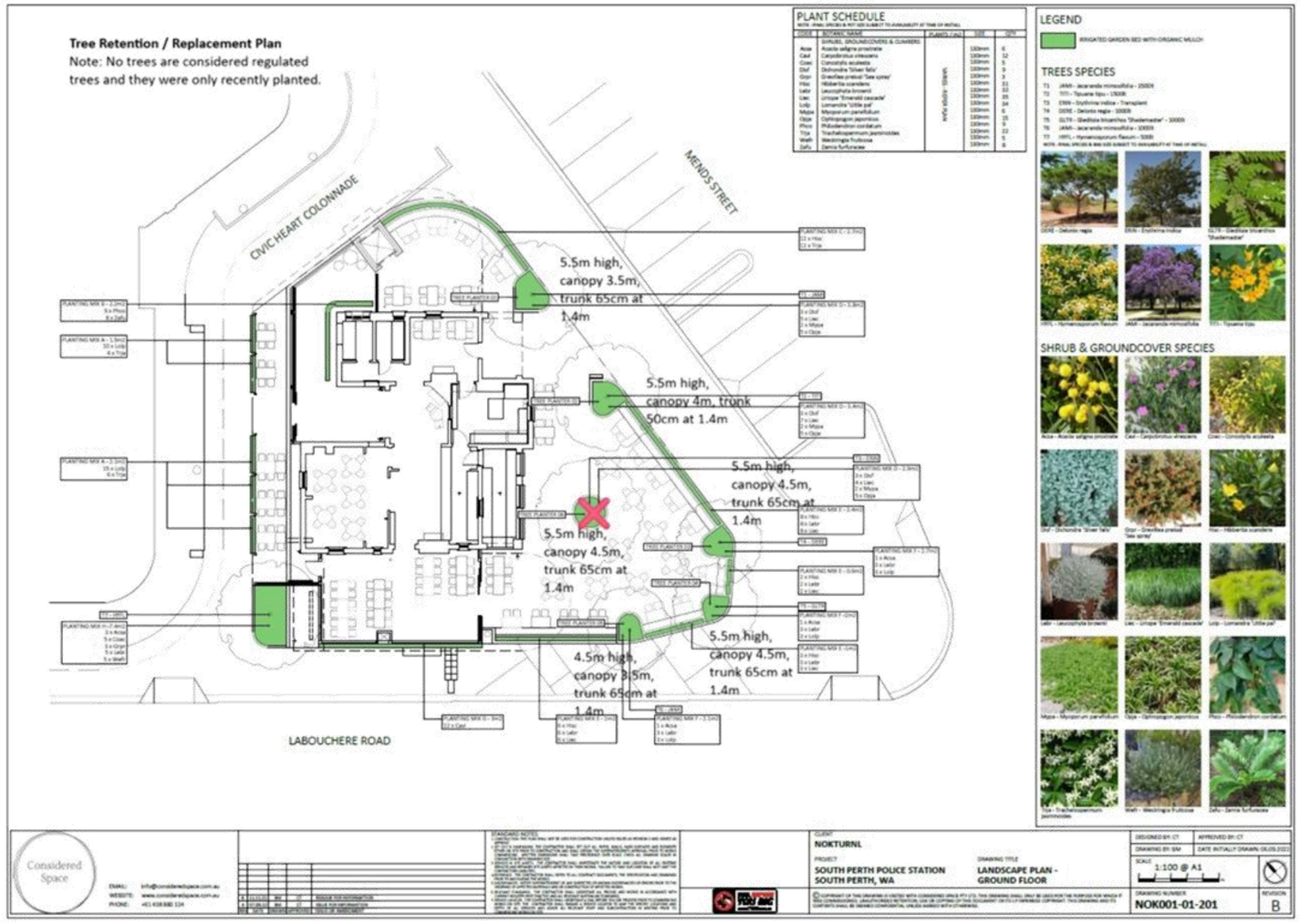
1 MENDS STREET, SOUTH PERTH, WA 6151

THE STATION

PROPOSED TIMBER FRAMES PATIO - ELEVATIONS

CVR CO SHADING SYSTEMS + OUTDOOR BLINDS
EXPAND YOUR S P A C E

DRAWN	S. Julian
CHECKED	J. Boyne
DATE	03.10.25
REVISION	A
SCALE	A3 @ 1:50
SHEET	3 of 3
DRG No.	CoverCo076_PatioElev



The Station, South Perth

FINISHES SCHEDULE | FRONT ALFRESCO ROOF ADDITION

ITEM	PRODUCT	COLOUR	PHOTO	SUPPLIER
STEEL COLUMNS AND ROOF FRAMING	DULUX DURALLOY ANOTEC POWDER COAT	MID BRONZE MATT		DULUX
ROOF TIMBERS	MERBAU LAMINATED BEAM	MERBAU		COVER CO
CLEAR ROOF SHEETING	SUNPAL MULTIWALL POLYCARDONATE ROOD SHEETING	WHITE OPAL		PALRAM

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THE STATION, SOUTH PERTH PROPOSED ADDITIONS NOISE ASSESSMENT

Report 10.00952R-01
Prepared on 05/12/2025

THE STATION
SOUTH PERTH

acoustics consultants
AUSTRALIA

THE STATION, SOUTH PERTH
PROPOSED ADDITIONS NOISE ASSESSMENT

REPORT PREPARED BY

Acoustics Consultants Australia
ABN 25 646 422 899
ARESS **Suite 25, 443 Albany Highway ▸ Victoria Park, WA 6100**
PHONE **(08) 6186 4122**
EMAIL **perth@acousticsconsultants.com.au**

BASIS OF REPORT

This report has been prepared by **Acoustics Consultants Australia (ACA)** with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from ACA. ACA disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

REFERENCE	DATE	STATUS / UPDATES	PREPARED	REVIEWED	AUTHORISED
10.00952R-01	5/12/2025	For submission	SH	MdlM	Miguel de la Mata (M.A.A.S.)

acoustics consultants
AUSTRALIA

THE STATION, SOUTH PERTH
PROPOSED ADDITIONS NOISE ASSESSMENT

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APPENDIX B: NOISE CONTOURS 22

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Figure 2 Noise sensitive receivers

Details of the nearest identified noise sensitive receivers are presented in **Table 1**.

Table 1 Nearest identified noise sensitive receivers

Noise sensitive receiver	Address	Approximate distance between receiver façade and site boundary	Receiver details / EPNR classification
R1	25 Labouchere Rd	30 m	Residential
R2	23 Labouchere Rd	28 m	Residential
R3	27 Labouchere Rd	72 m	Residential
R4	Civic Heart Apartments Tower	20 m	Mixed Use /Residential
R5	Civic Heart Apartments Tower -South West	30 m	Mixed Use /Residential
R6	Civic Heart Apartments Tower -South East	30 m	Mixed Use /Residential

It is expected that noise emissions from the site would be dominated by crowd noise and music in the alfresco areas.

2.2. Operations and Site Description

The venue is a heritage listed building built of double brick walls, mixed of smooth and carpet finishes indoors and mainly masonry finish for the alfresco areas. The venue currently has two external areas,

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2. BACKGROUND INFORMATION

The Station is a special facility venue composed for two areas of service: indoor bar restaurant, outdoor front bar with an alfresco area and rear alfresco area. The venue offers foods and beverage service with background music played through an in-house PA sound system.

The proposal is for additions and modifications of alfresco areas at the existing 'The Station', and it is understood that the City of South Perth would require a review of operations to ensure they are compliant with the State Noise Regulations, identification of the potential impacts and mitigation requirements, due to closeness to residential premises.

2.1. Location

The site is located at 1 Mends Street, South Perth. The site is within 'Commercial' use land, and it is surrounded by commercial and residential lots. The nearest identified noise sensitive receivers are residential premises to the southwest and north. **Figure 1** depicts an annotated aerial view of the site and its surroundings.

Figure 1 Site location

The nearest and most exposed highly-sensitive receivers, as defined in Regulations (**Section 3**), have been identified and labelled R1 to R4 in **Figure 2**.

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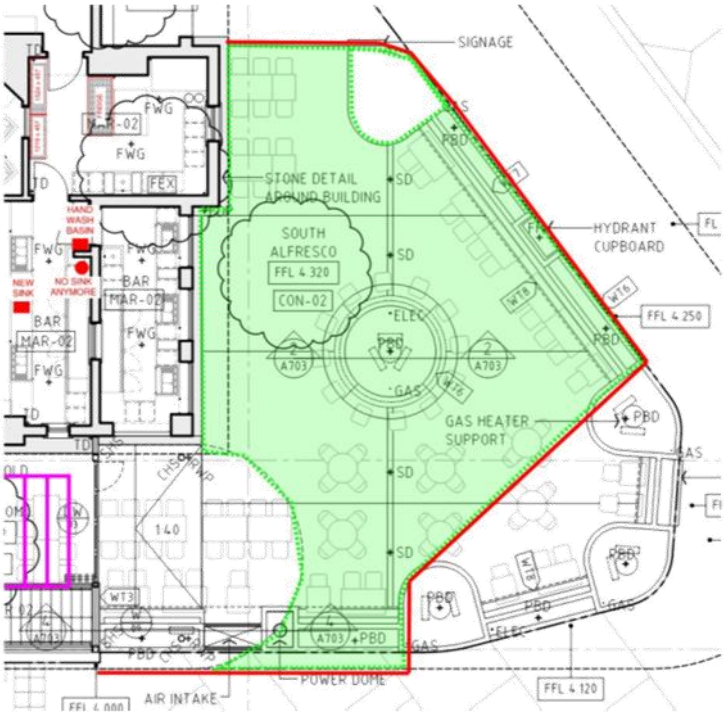
which are bounded by brick parapets. The main entrance is located on the east side of the venue through Mends Street, and has been operating since December 2023.

All southern doors of the venue are assumed to be open at all times, except for the rear door that leads to the colonnade, which must remain closed. Management has informed ACA that an automatic closing device has been installed.

The proposal is to treat the front outdoor/ alfresco area on the south side of the premises. These modifications will apply on the area highlight on green show on **Figure 3**.

Figure 3 Site plan, area for treatment



The venue has been operating since December 2023, 7 days a week from:

- 6:30 am to 12:00 am on Monday to Saturday;
- 7:00 am to 11:00 pm Sunday.

The venue provides entertainment to patrons with amplified music which currently count with seven speakers hung on walls around the area overlooking the alfresco.

The identified key noise sources associated with the site are:

- Food and beverage background noise operations;

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- Music played through the speakers; and
- Outdoor crowd.

2.3. Proposed Modifications

The proposed modifications for the area shown in **Figure 4**.

Figure 4 Site plan, area of treatment

The proposed additions/modifications are described below:

- Install a new awning in the designated area (marked in highlight red).
- Apply PVC café blinds to the southern section of the site (indicated by the orange line).
- Add glazing to the western side of the site (indicated by the blue line).
- Install a glass door at the eastern side (indicated by the purple line).

2.4. Assessment Scenarios

This assessment focuses on the noise sources of primary relevance to current typical operations of the site and the relative impact of the proposed additions. For the purposes of assessment, the 'worst-case' scenarios have been identified from a typical busy weekend where the following noise sources are to be considered:

- Outdoor crowd seating in the Alfresco based on typical operations (as observed during the site visit on a weekend night).
- Background music played through the existing PA.

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- The southern doors are assumed to be open at all times. From our inspection, it was determined that breakout noise through doors do not significantly contribute to the overall noise emissions from the site.

Scenario 1: Current situation

Scenario 2: With proposed Additions

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THE STATION, SOUTH PERTH
PROPOSED ADDITIONS NOISE ASSESSMENT

Report 10.00952R-01

1. INTRODUCTION

ACA has been commissioned to undertake an environmental noise assessment for proposed modifications of the alfresco areas at The Station, located at 1 Mends Street, South Perth.

The assessment focuses on the proposed modifications and additions and their impact on the expected environmental noise emissions. Current site operations have been monitored and quantified based on noise measurements. Further, cumulative impact of the venue once the modifications are in place have been estimated since the noise footprint and dynamics of the current venue's layout will change.

The aims of this assessment are:

- To identify the main sources of noise from the proposal and the nearest noise sensitive receivers;
- to conduct an objective noise assessment based on a 3D noise model calibrated with measurements conducted at the venues during busy operations; and
- to provide recommendations according to the proposed modifications that will set basis for noise management, where required.

The site lays within commercial use land and it is in close proximity to residential and commercial use.

This assessment has been prepared in accordance with the WA Environmental Protection (Noise) Regulations 1997 (EPNR). The methodology and Standards used to conduct the assessment, as well as the numeric assessment results are presented in the following sections of this report.

Acoustic terms used in this report are defined in the Glossary of **Appendix A**.

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3. NOISE CRITERIA

Noise emissions from commercial premises received at nearby sensitive receivers are covered by the Environmental Protection (Noise) Regulations (EPNR). To achieve compliance with this policy, noise levels at nearby receivers are not to exceed defined limits. These limits are determined from consideration of prevailing background noise levels and 'influencing factors' that consider the level of commercial and industrial zoning in the locality.

The influencing factor considers zoning and road traffic volumes surrounding the nearest sensitive receiver of interest, within 100 m and 450 m radii (see **Figure 5**).

Figure 5 Influencing factor calculation map

The resulting influencing factor is 13.5 dB, based on the following:

- A commercial zoning factor of 5.5 dB due to 57 % commercial/mixed use area within the inner circle, and 54% commercial/mixed use area in the outer circle;
- Transport factor of 6 dB due to Labouchere Road considered a major road (Mains Roads Traffic map detector data; Site 3592: 14,527 vehicles/day), within the inner circle and the major road, Mill Point Road (Mains Roads Traffic map detector data; Site 3692: 18,542 vehicles/day), within the outer circle.

A summary of the applicable outdoor noise criteria is provided in **Table 2**.

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Table 2 WA EPNR Assigned Noise Levels

Type of premises receiving noise	Time of day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area	0700 to 1900 hours Monday to Saturday	59	69	79
	0900 to 1900 hours Sunday and public holidays	54	64	79
	1900 to 2200 hours All days	54	64	69
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	49	59	69
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial premises	All hours	60	75	80

Table 3 summarises noise emission character adjustments, as defined in Regulation 9, Subregulation (3).

Table 3 Noise character adjustments

Adjustment where noise emission is not music			Adjustment where noise emission is music	
Where tonality is present	Where modulation is present	Where impulsiveness is present	Where impulsiveness is not present	Where impulsiveness is present
+5 dB	+5 dB	+10 dB	+10 dB	+15 dB

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4. ASSESSMENT

The noise impact assessment has been conducted based on the following steps:

- Identification of all noise sources and respective noise emission spectra using measured/published data and/or relevant calculation methods;
- Noise modelling, with 3D noise prediction software model. A model has been prepared and calibrated in reference to the measurements conducted. The model is the model is then used to predict noise levels at the surrounding noise sensitive receivers; and
- Assessment of predictions against the applicable noise criteria.

4.1. Noise Measurements

A site visit was conducted for noise measurements on Saturday 23th August 2015 between 8:00 pm and 9:00 pm, during the typical worst-case/peak operational noise conditions.

The following table lists the equipment used to measure existing noise levels.

Table 5 Monitoring Equipment

Sound Level Meter			
Make and model	Type	Serial No.	Calibrated on
NTI XL2	1	A2A-18134-E0	
Field Calibrator			
Make and model		Serial No.	Calibrated on
SVANTEK SV-33 (Type 1)		76674	

Note: This equipment is NATA certified, IEC 61672 Type 1. It is common practice to use Type 1 (or 2) noise loggers for measuring ambient noise levels in accordance with the Australian Standard AS 1055.1 *Acoustics – Description and measurement of environmental noise*.

The sound level meters were set to 'Slow' response. The instrumentation employed during the noise measurement surveys were designed to comply with AS IEC 61672.2-2004 *Electroacoustics-Sound level meters–Specifications*. The sound levels meters were field calibrated before and after the measurements with the calibrator. No significant drift (greater than 0.5 dB) in calibration was detected

The monitoring locations used to calibrate the noise model were:

- Location 1: Attended monitoring inside the south alfresco area, approximately 2 meters away of the middle speakers and tree.
- Location 2: Attended monitoring ,2 metres away of the façade of the site, to the south, on the public footpath by Labouchere Rd.
- Location 3: Attended monitoring, 19 metres away from the side, to the south, on the public footpath across Labouchere Rd

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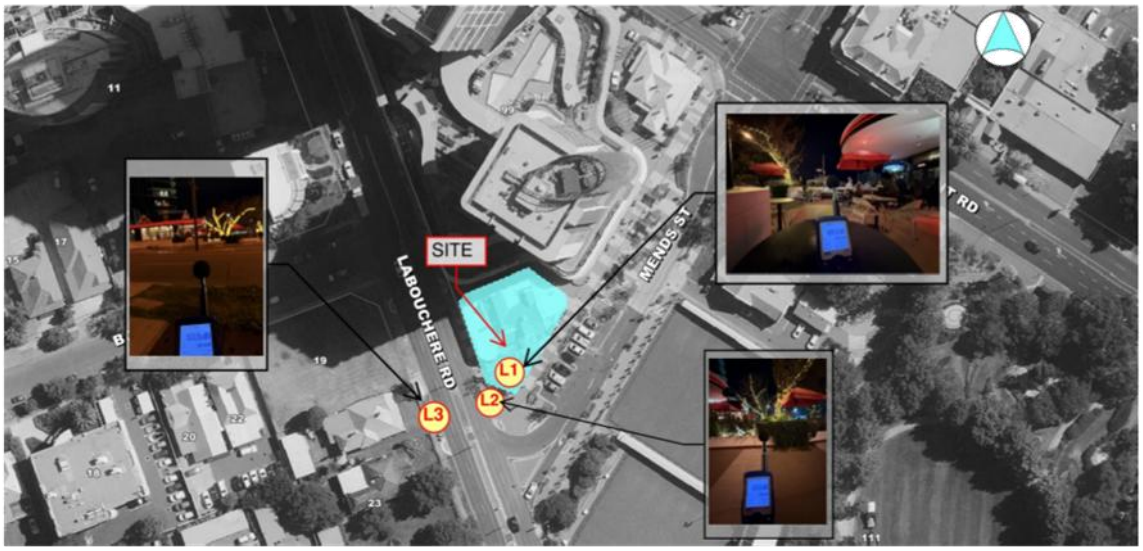
The measurements captured overall noise emissions generated by the alfresco areas. **Figure 6** shows the measurement positions.

Figure 6 Noise measurement locations



4.1.1. Results

During attended measurements, the most significant noise-generating events were identified and evaluated throughout the monitoring process. These being:

- Background music from the alfresco area.
- Crowd on the alfresco area.

The results of these measurements are shown below, in **Table 6.**

Table 6 Noise measurements results

Location	Start time (hh:mm)	Approximate Duration in minutes	L_{Aeq} (dBA)	L_{ASmax} (dBA)	L_{A10} (dBA)	L_{A90} (dBA)
L1	20:34	15	68	77	71	64
L2	17:59	15	65	78	68	60
L3	18:20	15	66	77	71	52

The site measurements and observations are the basis of the site-calibrated noise model.

4.2. Noise Modelling

4.2.1. 3D Model

SoundPLAN V.8.2 was used to model the proposed additions using ISO 9613:1996 standard. It is noted that noise predictions are considered reasonably representative of 'worst case' scenarios, and it is expected that actual noise levels would typically be less than that predicted for the majority of adjacent receivers. For the model, the southern doors of the building will not affect the modelling whether they are open or closed.

Figures 8 and **9** show outputs from the noise model, including the prediction points representing the receivers.

Figure 8 Noise model (Scenario 1)

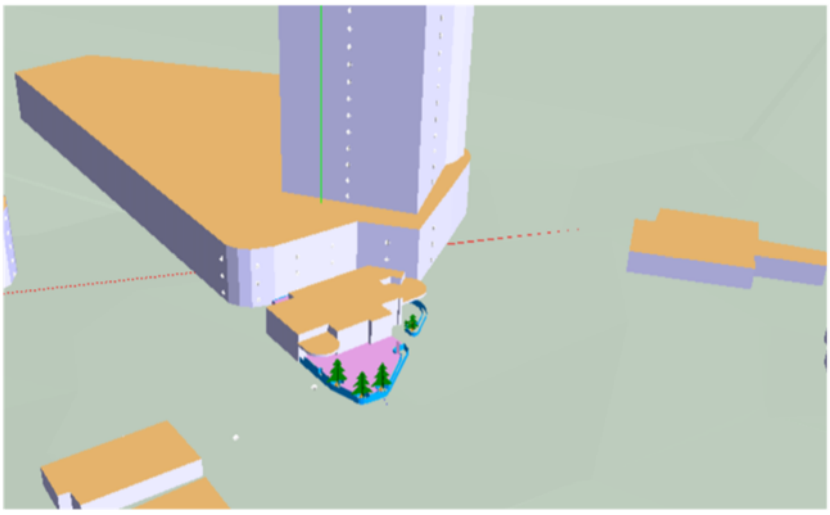


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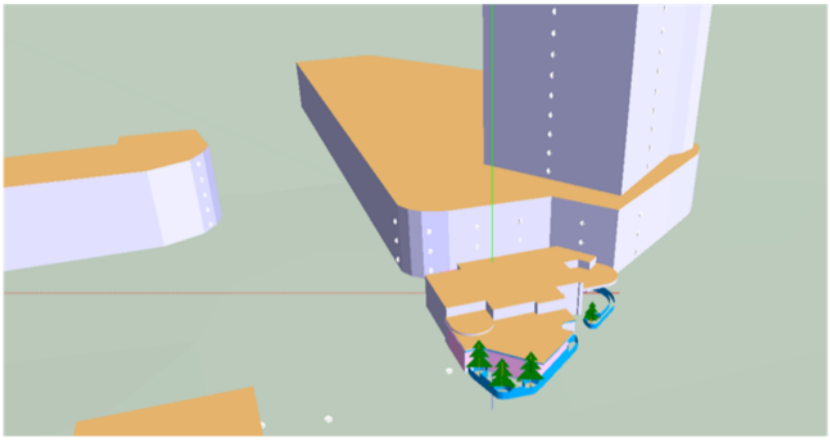
Figure 9 Noise model (Scenario 2)



4.2.2. Noise Prediction Results

Noise contour maps have been generated (See **Appendix B**) for the two modelling scenarios. Noise predictions from music have been adjusted with +10 dB. These resulting noise character-adjusted predictions are presented in **Table 7**.

Table 7 Outdoor noise levels results

Receiver / Location	Predicted L_{A10} Noise Levels: Scenario 1 (dB)	Predicted L_{A10} Noise Levels: Scenario 2 (dB)
R1 - 25 Labouchere Rd	49	43
R2 - 23 Labouchere Rd	50	45
R3 - 27 Labouchere Rd	39	29
R4 - Civic Heart Apartments Tower	40 - 42	40 - 43
R5 - Civic Heart Apartments Tower	44 - 46	33 - 35
R6 - Civic Heart Apartments Tower	43 - 45	33 - 34

4.3. Assessment and Discussion

The results presented in the previous section have been assessed against the EPNR noise criteria (per **Section 3**) and the results are presented in **Table 8**.

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THE STATION, SOUTH PERTH
PROPOSED ADDITIONS NOISE ASSESSMENT

Table 8 Assessment of results

Receiver	Worst-Case Time Period	Noise Criteria	Noise Prediction	Difference (dB)	Comments
Scenario 1: L_{A10} – Current alfresco					
R1	Evening – All days	L_{A10} 44 dB	49	+4	Exceedance
R2	Evening – All days	L_{A10} 44 dB	50	+6	Exceedance
R3	Evening – All days	L_{A10} 44 dB	39	-5	Compliant
R4	Evening – All days	L_{A10} 44 dB	42	-2	Compliant
R5	Evening – All days	L_{A10} 44 dB	46	+2	Marginal exceedance
R5	Evening – All days	L_{A10} 44 dB	45	+4	Exceedance
Scenario 2: L_{A10} – Fully enclosed Alfresco					
R1	Evening – All days	L_{A10} 44 dB	43	-1	Compliant
R2	Evening – All days	L_{A10} 44 dB	45	+1	Compliant
R3	Evening – All days	L_{A10} 44 dB	29	-15	Compliant
R4	Evening – All days	L_{A10} 44 dB	43	-1	Compliant
R5	Evening – All days	L_{A10} 44 dB	35	-9	Compliant
R6	Evening – All days	L_{A10} 44 dB	34	-10	Compliant

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5. RECOMMENDATIONS

Table 9 outlines the considerations of various noise mitigation options to reduce impact on residents from operations at the restaurant and alfresco. The table is divided in 3 sections:

- Treating the source: This refers to ways of reducing emissions directly at the source of sound generation (i.e. sound system, speakers).
- Treating the path: This refers to treatment to the medium that is physically in between the source and the receivers (i.e. air paths, buildings, reflective surfaces, supporting structures).
- Management: This refers to measures that will be required by the management to minimise noise from operations.

Table 9 Noise mitigation options

Item #	Recommendation	Reasoning
Treating the Source		
1	Background music may be played at background listening levels. As a reference, music played inside the building shall not exceed L_{Aeq} 71 dB at listeners' positions.	To reduce risk of excessive noise intrusion.
Treating the Path		
2	**Alfresco Awning** The material used for the roof should be such to provide a sound reduction index (Rw) of 27 dB or greater. This can be accomplished by using the suggested Polycarbonate roof panel system, such as the Sunpal Multiwall 18 mm.	- To minimise breakout noise through the roof and alfresco area
3	**Blinds and Retractable Awnings:** - The alfresco areas must have blinds and awnings along all their boundaries, avoiding gaps at junctions. - They shall be built using minimum 1.5 mm PVC or any other material with a similar surface density/weight. - Air gaps shall be minimised by installers. - Blinds are not required to be down before 7 pm.	
4	**Fixed Window:** The proposed window is recommended to use 10.5 mm Vlam Hush Glass	
5	Fit sound absorption panelling where possible to the exposed walls. Absorptive panels class A NRC 1.0 acoustic panels are highly recommended.	To reduce reverberant noise.
Management		
6	Update and review the noise controls to include management recommendations and set environmental performance indicators. Periodic noise monitoring would be recommended; however subject to Noise Management Plan, as requested.	To maintain a proactive noise mitigation strategy.

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THE STATION, SOUTH PERTH
PROPOSED ADDITIONS NOISE ASSESSMENT

APPENDICES

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APPENDIX A: Glossary of Acoustic Terms

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1 Sound Level or Noise Level

Sound consists of minute fluctuations in atmospheric pressure capable of evoking the sense of hearing. Noise is often used to refer to unwanted sound.

The human ear responds to changes in sound pressure over a very wide range. The loudest sound pressure to which the human ear responds is ten million times greater than the softest. The decibel (abbreviated as dB) scale reduces this ratio to a more manageable range by using logarithms.

The symbols SPL, L or L_P are commonly used to represent Sound Pressure Level.

The symbol L_A represents A-weighted Sound Pressure Level. The standard reference unit for Sound Pressure Levels expressed in decibels is 2×10^{-5} Pa.

2 "A" Weighted Sound Levels

The overall level of a sound is usually expressed in terms of dB(A), which is measured using a sound level meter with an "A-weighting" filter. This is an electronic filter with a frequency response corresponding approximately to that of human hearing.

People's hearing is most sensitive to sounds at mid frequencies (500 Hz to 4000 Hz), and less sensitive at lower and higher frequencies. Thus, the level of a sound in dB(A) is a good measure of the loudness of that sound. Different sources having the same dB(A) level generally sound about equally loud.

A change of 1 dB or 2 dB in the level of a sound is difficult for most people to detect, whilst a 3 dB to 5 dB change corresponds to a small but noticeable change in loudness. A 10 dB(A) change corresponds to an approximate doubling or halving in loudness. The table below lists examples of typical noise levels:

Typical noise levels and subjective scale

Sound Pressure Level dB(A)	Noise Source	Subjective Evaluation
130	Threshold of pain	Intolerable
120	Heavy rock concert	Extremely loud
110	Grinding on steel	
100	Loud car horn at 3 m	Very loud
90	Construction site with pneumatic hammering	
80	Kerbside of busy street	Loud
70	Loud radio or television	
60	Department store	Moderate to quiet
50	General Office	
40	Inside private office	Quiet to very quiet
30	Inside bedroom	
20	Recording studio	Almost silent

Other weightings (e.g. B, C and D) are less commonly used than A-weighting in environmental acoustics. Sound Levels measured without any weighting are referred to as "linear" and the units are expressed as dB(Lin) or dB.

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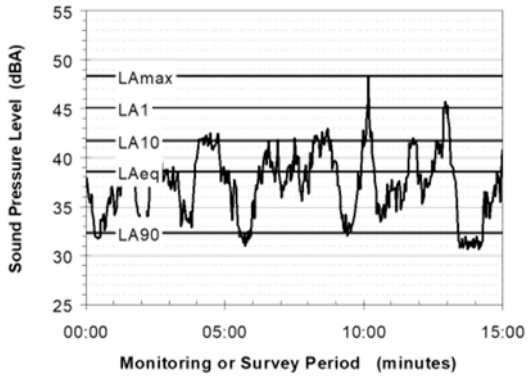
3 Sound Power Level

The Sound Power of a source is the rate at which it emits acoustic energy. As with Sound Pressure Levels, Sound Power Levels are expressed in decibel units, and these may be identified by the symbols SWL or L_W. The Sound Power definitions expressed in dB are typically referenced to the acoustic energy unit 10^{-12} W.

4 Statistical Noise Levels

Sounds that vary in level over time, such as road traffic noise and most community noise, are commonly described in terms of the statistical exceedance levels L_{AN}, where L_{AN} is the A-weighted sound pressure level exceeded for N% of a given measurement period. For example, the L_{A1} is the noise level exceeded for 1% of the time, L_{A10} the noise exceeded for 10% of the time.

The following figure presents a hypothetical 15-minute noise survey, illustrating various common statistical indices of interest.



Of particular relevance, are:

L_{A1} The noise level exceeded for 1% of the 15-minute interval.

L_{A10} The noise level exceeded for 10% of the 15-minute interval. This is commonly referred to as the average maximum noise level.

L_{A90} The noise level exceeded for 90% of the sample period. This noise level is described as the average minimum background sound level (in the absence of the source under consideration), or simply the background level.

L_{Aeq} The A-weighted equivalent noise level (basically the average noise level). It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.

When dealing with numerous days of statistical noise data, it is sometimes necessary to define the typical noise levels at a given monitoring location for a particular time of day. Standardised methods are available for determining these representative levels. Different jurisdictions would choose to define their own preferred Standard.

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APPENDIX B: NOISE CONTOURS

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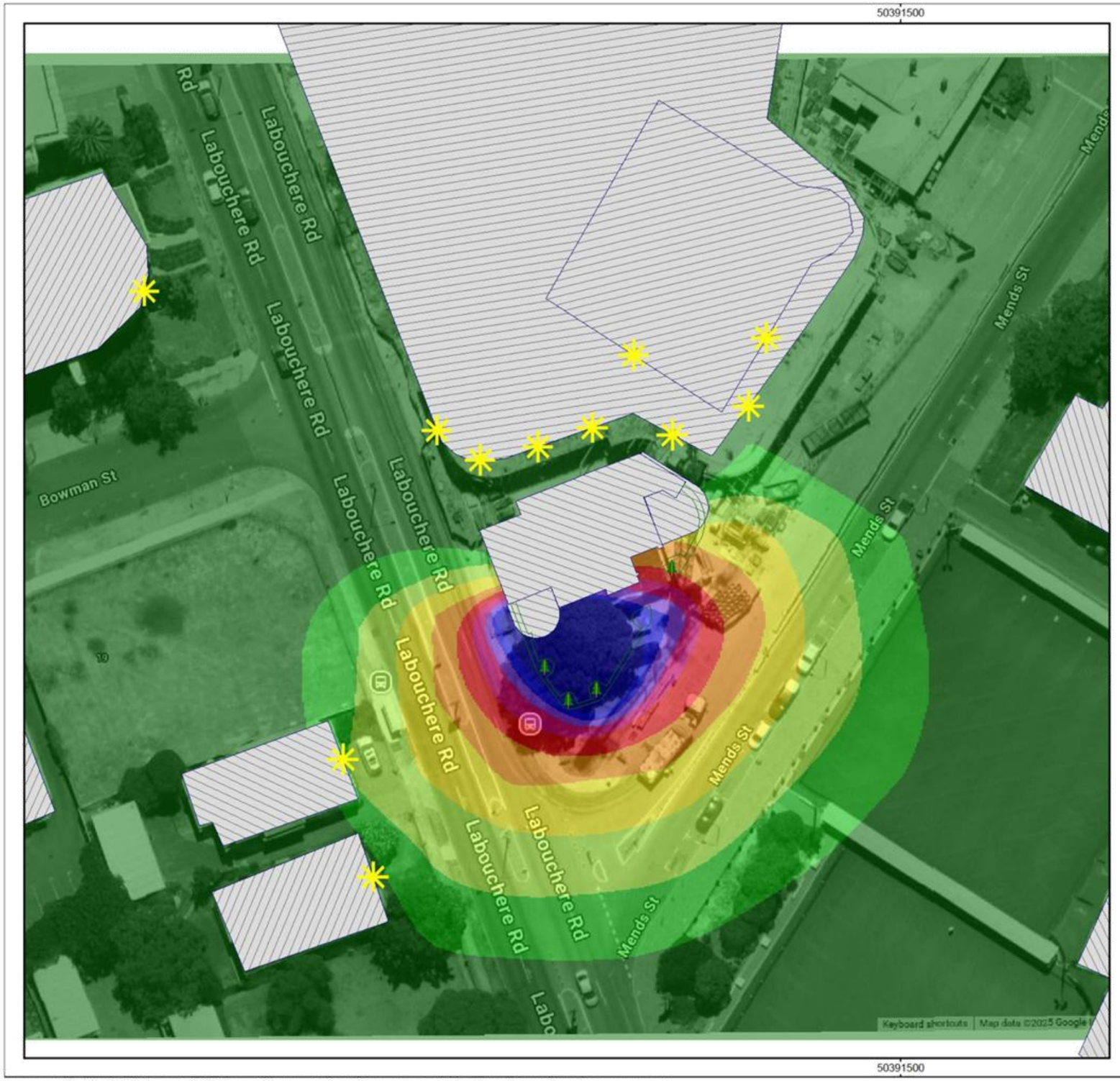

Customer: The Station

Project: The Station South PerthV2
Project-No. 10.00952

THE STATION
SOUTH PERTH

Scenario
1

SCENARIO 1
CURRENT TYPICAL OPERATIONS

Crowd and music (Front Alfresco)
Rear alfresco is quiet
Calculation in 1.5 m above ground

Project engineer: SH
Created: 5/12/2025
Processed with SoundPLAN 8.2, Update 11/05/2022

Levels Day
in dB(A)

	< 49
	49 - 51
	51 - 53
	53 - 55
	55 - 57
	57 - 59
	59 - 61
	61 - 63
	63 - 65
	>= 65

Signs and symbols
- Road axis
- Emission line
- Surface
- Central reservation
- Wall
- inside tunnels
- Signal
- Railway axis
- Emission line
- Surface
- Wall
- inside tunnels

Length scale 1:500
0 5 10 20 30 m

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Customer: The Station

Project: The Station South PerthV2
Project-No. 10.00952

THE STATION
SOUTH PERTH

Scenario
2

SCENARIO 2
With proposed additions

Crowd and music (Front Alfresco)
Rear alfresco is quiet
Calculation in 1.5 m above ground

Project engineer: SH
Created: 5/12/2025
Processed with SoundPLAN 8.2, Update 11/05/2022

Levels Day
in dB(A)

	< 49
	49 - 51
	51 - 53
	53 - 55
	55 - 57
	57 - 59
	59 - 61
	61 - 63
	63 - 65
	>= 65

Signs and symbols
- Road axis
- Emission line
- Surface
- Central reservation
- Wall
- inside tunnels
- Signal
- Railway axis
- Emission line
- Surface
- Wall
- inside tunnels

N

Length scale 1:500
0 5 10 20 30 m

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DATE:	29 January 2026
FROM:	Miguel de la Mata Acoustics Consultants Australia – Director
TO:	Ross Drennan Nokturnl
SUBJECT:	**The Station, 1 Mends Street, South Perth – Proposed Additions Noise Assessment**
REFERENCE:	10.00952L-1

Dear Ross,

Acoustics Consultants Australia (ACA) completed a Noise Assessment of the proposed additions at The Station tavern located at 1 Mends Street, South Perth. ACA issued a report (ACA ref. 10.00952R-01, 'the Report') dated 5 December 2025, which was reviewed and received commentary by the planning department of the City of South Perth before the project application may be given further consideration.

This document provides itemised clarification and/or expands on technical details, as required. The comments provided by the City have been itemised and listed in the attached table in the following pages together with our response.

Should you have any further questions, please contact me directly by any of the means provided in the letterhead.

Sincerely,

Miguel de la Mata (M.A.A.S. MIEAust)
DIRECTOR | Acoustics Consultants Australia
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Table 1 Acoustic Review Register

Item	Comment Received	ACA Report Section Reference	ACA Response
1	*In reference to page 6 of the acoustic report, the property address of the nearest noise sensitive receivers is required to be provided. This information can be obtained from the strata plan.*	Table 1, Section 2.1	The receivers noted in the report R4, R5 and R6 are arrays of parallel receivers with various heights that represent all receiver levels in the building along each section of the façades. The intention of this is to calculate every floor level around each façade as some higher levels can have higher noise levels than lower levels. It is not practical to provide a single apartment number.
2	*In reference to page 6, Table 1, the distance between the receiver and the site boundary appears to be incorrect.*	Table 1, Section 2.1	Noted. Receivers R3 to R6 have variable distances that are not exactly those noted in the Table. These distances were given for general background information only and did not have any impact on the results.
3	*In reference to page 7, the impact of noise from the speakers and the use of those speakers for amplified music and quiz nights that are outside in the proposed patio area and northern alfresco areas are required to be addressed.*	Section 2.2	Music played through speakers has been assessed for both, the south end alfresco and the northern end alfresco. The northern end alfresco has been fully modelled in SoundPLAN with noise breaking out the new façades as the area would turn into an enclosed alfresco.
4	*In reference to page 7, the impact of the door in the northern elevation is required to be addressed (including the use of the door and operational management procedures). It may the case that this door does not assist in noise attenuation if it is opened.*	Section 2.2	While the northern alfresco was not specifically described in this report, it was part of the assessment and assumed as a running section of the venue at full capacity. Calculations of sound transmission through closed doors are included in all assessment scenarios. Opening of door for patrons entering or leaving the premises may only be assessed for L_{max} assigned noise limits, due to the short duration of these events. This does not represent worst-case assessment scenario and have not been specifically assessed.
5	*In reference to page 8, please provide the specifications of the proposed new glazed door on the eastern façade of the proposed patio.*	Section 2.3	The glass door has not been specified yet as detailed design would take place after planning approval. The preliminary acoustic design considers a 10.38 mm laminated glass providing a sound reduction index of Rw 35 dB.
6	*In reference to page 8, the impact of the new door in the eastern elevation is required to be addressed (including the use of the door and operational management procedures). It may be the case that this door does not assist in noise attenuation if it is opened.*	Section 2.3	As stated in Item 4, temporary opening of doors may be assessable to L_{max} or L_1 metrics, which are not worst-case assessment scenarios. It is noted that all doors will require site management, for security and noise reasons, which would take place in a Noise Management Plan (NMP) to be developed prior operations restart after venue modifications.
7	*In reference to page 8, "2.4 Assessment Scenarios" This section states"…scenarios have been identified from a typical busy weekend where the following noise sources are to be considered:* • *Outdoor crowd seating in the Alfresco based on typical operations (as observed during the site visit on a weekend night).* • *Background music played through the existing PA."* *What does a typical busy weekend comprise of? What PAX number? All patrons seated or mix of seated and standing? What does background music comprise of? What style, what level, through how many speakers? The Assessment Scenarios has not documented noise source details. The Assessment Scenarios has not included current operations of live music, DJs and amplified quiz nights which take place in the alfresco areas subject to this development application.*	Section 2.4	From ACA's field notes during noise measurements, these were conducted under the following conditions: - Approximately 40 pax in the alfresco bar, mostly seated. More patrons inside the venue, which were inaudible outside; - Electronic background music is music played at a level where conversation with normal vocal effort at 600 mm separation can be maintained. Noise contribution from music was approximately 70 dBA. - Background music levels can be referenced from the Association of Australasian Acoustical Consultants' Licensed Premises and Patron Noise Assessment Technical Guideline Version 3.0, Table 1, where background music is defined for the 67-77 dBA noise level range. ACA acknowledges that every potential operational scenario has not been assessed, as the intent of the noise report was to identify the relative benefit of the proposed new awning. Thus, the 'worst-case scenario' assessed in the report corresponds to typical busy venue weekend operation, as opposed to a weeknight quieter scenario.
8	*In reference to page 9, can you please clarify which doors do not contribute to breakout noise if open? If it is the case, what was the difference with the doors shut?*	Section 2.4, third bullet point	All doors from the venue facing south were open during the inspection and, breakout noise through such doors was negligible in comparison to noise generated within the front outdoor alfresco. It was not possible to determine/measure or subjectively assess noise breaking out through doors as this would be much lower comparative to outdoor noise.
9	*In reference to page 10, the influencing factor used in the report is 13.5 and has been rounded up to 14 (in Table 2), which is high. This has been miscalculated as the commercial influencing factor was calculated at 5.5dB and the transport factor 6. 5.5 + 6 = 11.5dB not 13.5dB. This needs correcting. Please also identify accurate influencing factors for the individual receiving locations (or if the influencing factor is the same for locations, advise if that is the case).*	Section 3	The report missed annotating that there is a third factor of 2 dB adjustment to the influencing factor due to the presence of a sporting field with a building linked to it within the inner 100m circle (the South Perth Bowling Club). [EPNR Schedule 3 '*Determination of influencing factor on noise sensitive premises*', Regulation 2, Subregulation (8)]
10	*In reference to page 12 "4.1 Noise measurements" it states that a site visit was conducted for noise measurements on Saturday 23th August 2015 between 8:00pm and 9:00pm" This is likely a typo, please clarify?*	Section 4.1	Noted, typo. Should be 2025.
11	*In reference to page 12 "4.1 Noise measurements" there are also no calibration dates in Table 5. The monitoring locations used to calibrate the noise model – what is the justification and methodology used for choosing those locations?*	Section 4.1	Noted. Calibration dates of instruments: - NTI Audio sound level meter (26 February 2024) - Svantek calibrator SV33 (21 March 2025)
12	*In reference to page 13, the report states "The measurements captured overall noise emissions generated by the alfresco areas." This would appear to be only the southern alfresco area being captured (and not alfresco areas generally), hence, the measurements near that area. Please have your acoustic consultant clarify this.*	Section 4.1	During measurements only the southern alfresco area was occupied and had music played. The rear alfresco had no patrons at the time.

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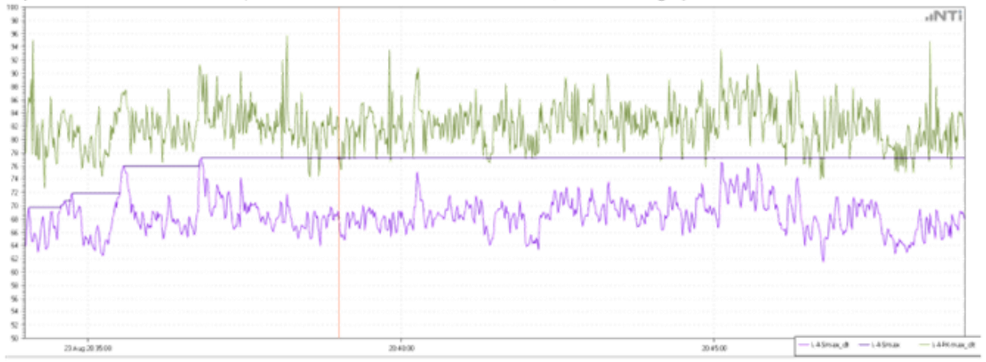
Item	Comment Received	ACA Report Section Reference	ACA Response
13	*In reference to page 13, "4.1.1 Results" The most significant noise-generating activities were identified as background music from the alfresco area and crowd in the alfresco area. If that was the case, what was the crowd size, how many people? Were they all seated or mix of seated and standing? What did background music comprise of? What style, what level, through how many speakers? What level was music set at? Was this the maximum level? What about noise from other parts of the premises? There is no context/explanation around the parameters/levels shown in "Table 6 Noise Measurement Results" and if/how they have been used for any modelling.*	Section 4.1.1	See item 7 for context of the measurements. Out of the measurements' results, the metrics used to calibrate the model were: - L_{A10} 71 dB measured at location L1, within the southern alfresco, was used as sound power per square meter throughout the licenced area of the alfresco; - L_{A90} 60 dB measured at location L2 was a point of calibration at location L2 (verge by Labouchere Road); and - L_{A90} 52 dB measured at location L3 was a point of calibration at location L3 (across Labouchere Road). The above were consistent with field notes regarding the relative contribution of the site at the points of measurement. L_{90} metrics were used to calibrate the location/points outside the venue due to the impact of Labouchere Road noise to L_{Aeq} and L_{A10} metrics.
14	*In reference to page 14. Noise modelling for scenarios is said to be "…reasonably representative of 'worst case' scenarios…" The modelling was based on three calibration locations near the southern alfresco, with no information on music sound level, wind direction or crowd number. How is the worst case justified? It states that, "Figures 8 and 9 show outputs from the noise model, including the prediction points representing the receivers" The figures do not offer any tangible information.*	Section 2.1	Refer to item 7. A reasonable worst-case scenario was considered a weekend of operations with music played in the southern alfresco area. ISO9613 standard considers downwind conditions (2 m/s) in all directions for a conservative assessment. Regardless of wind conditions, these would not have any impact for receivers at 100 m away from the site or closer, which is the case for the most sensitive receivers. The figures show the geometry input to the model. The model output is shown in Appendix B (Noise contours).
15	*In reference to page 15, Noise predictions from music have been adjusted with +10dB" This means it takes music to not be impulsive and hence not applying the +15dB adjustment. However, the style and level of music has not been articulated. What about DJ music? How has the noise model arrived at these levels for the receiver locations? What are the specific receiver locations?*	Section 4.2.2	There is no evidence to ascertain that music played from the venue would generate impulsiveness. Impulsiveness, which is to measured/predicted at the receiving point, would require sound drivers such a sub-woofer with excessive low frequency presence or live music with a percussive/snare sound generation. This was not the case from measurements carried out on site, no impulsiveness was detected. L_{Apk} was at no time 15 dB above the L_{ASmax}, below is the graph of the two metrics measured on site. 
16	*In reference to page 16, Table 8 is for noise from the southern alfresco only. It does not include the northern alfresco and the rest of the premises.*	Section 4.3, Table 8	Predictions do include noise from the northern alfresco (to be enclosed) and rest of the premises. However, further detail can be expanded prior to an NMP assessment.
17	*In reference to page 16, please clarify how the How has the noise criteria of LA10 44dB been derived? That LA10 44dB criteria is not referenced anywhere else in the report. Table 2 on page 11 gives a level of LA10 49dB which is 35dB + 14dB (noting the report rounded the IF 13.5 up 14, up). Has the noise prediction level included the +10dB adjustment for non-impulsive music?*	Section 4.2.2	Noise predictions were not adjusted up by +10 dB, instead the noise criterion for evening times was adjusted down by -10 dB. Thus, conclusions of assessment Table 8 are the same; however, report does not state the direction of adjustment correctly. The reported exceedances or compliances stand. Amendment of this can be extended in a NMP.
18	*In reference to page 17, Table 9, it states "As a reference, music played inside the building shall not exceed LAeq 71 dB at listeners' positions." How has this figure been derived and what levels does it translate to at receiving locations? How will this be ensured/managed? What system level is this? Is this only for the southern alfresco area? Which speakers, which areas, how many?*	Section 5, Table 9	The modelling shows compliance of EPNR terms with the sound power level modelled equals to 71 dBA per square meter, or what is the same, averaged sound pressure across the entire alfresco area not exceeding L_{A10} 71 dBA. This applies to the new awning proposed for the southern alfresco. NMP shall address limits and trigger levels at the venue, including potential for permanent noise measuring devices.
19	*In reference to page 17, Table 9, it states "Blinds are not required to be down from 7pm." Why are the blinds not required to be down from 7pm and how will it be managed?*	Section 5, Table 9, item 3	The report recommends that 'Blinds are not required to be down before 7pm', as this would not be required for compliance. The NMP will include management direction to condition this.
20	*In reference to page 17, Table 9, it states Periodic noise monitoring would be recommended; however subject to Noise Management Plan as requested." Clarification is required as to whether the acoustic consultant is recommending a Noise Management Plan to demonstrate compliance of management of noise.*	Section 2.1	Correct. An NMP shall be prepared with comprehensive detail of monitoring and compliance terms.

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AUTHOR QUALIFICATIONS

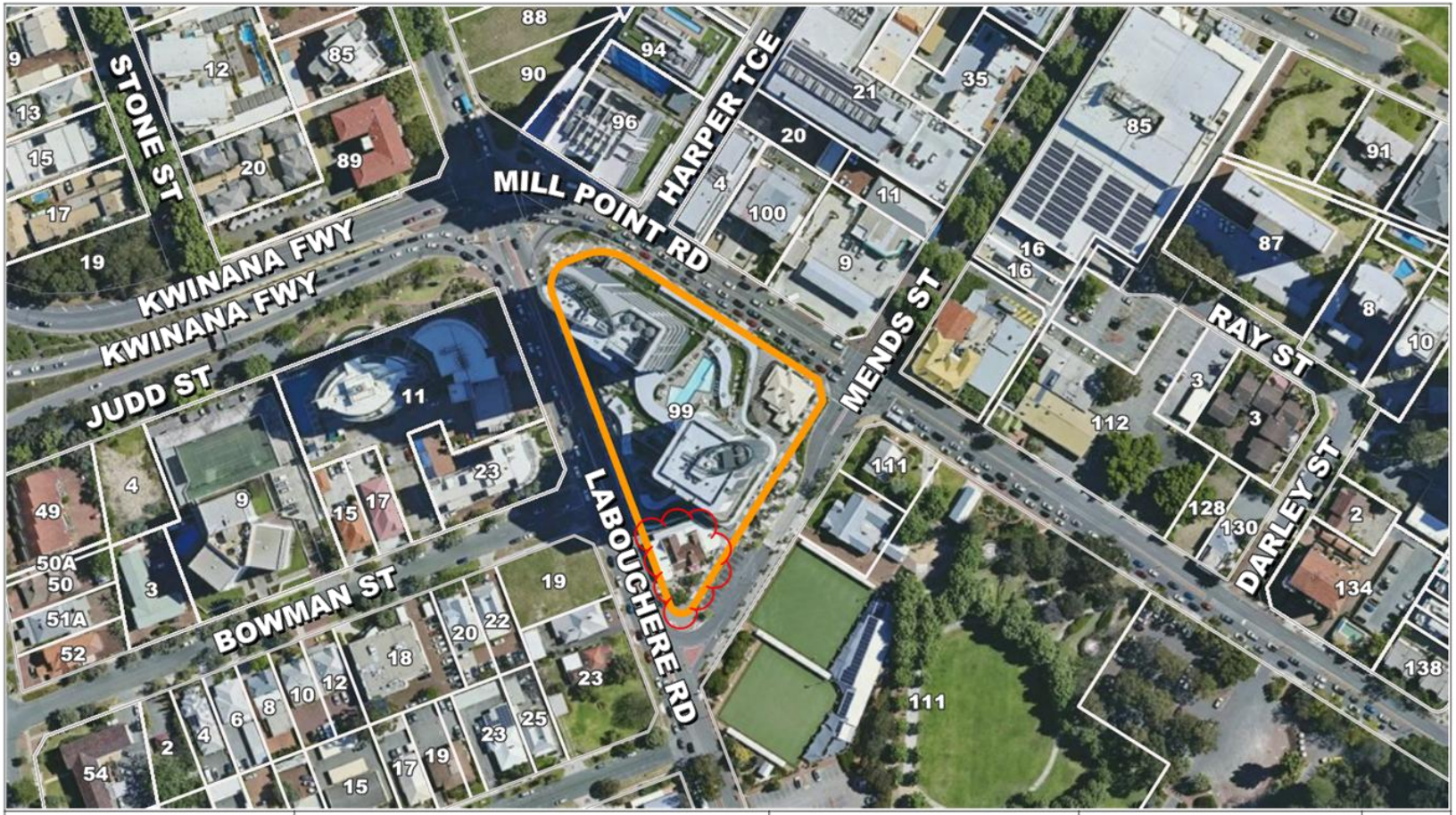
The author has provided engineering consulting services for the past 17 years in occupational, industrial, buildings and environmental acoustics in a broad range of industries. The author is Member of the Australian Acoustical Society (MAAS) and current Member of the WA Division Committee.

The author's professional experience includes design and assessment associated with a variety of projects ranging from local government and infrastructure assets to projects across multiple States and jurisdictions.

LIMITATION

This letter has been prepared by ACA with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by our agreement. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid. This report is for your exclusive use.

No warranties or guarantees are expressed or should be inferred by any third parties. This document may not be relied upon by other parties without written consent from ACA. ACA disclaims any responsibility to you and others in respect of any matters outside the agreed scope of the work.



City of South Perth	The City of South Perth accepts no responsibility whatsoever for the accuracy or otherwise of any information within this application. The IntraMaps pages are amended regularly to provide the latest and most accurate information available. Some information may, however, not be current. Viewers must take account of these facts when reading the data.	Aerial image of subject site	02/02/2026 1:2257	N

Schedule of Submission

Proposed Change Additions to Tavern (The Station) Lot 688 (No.1) Mends Street, South Perth

1	Glenn Taylor and Michelle Chafin Civic Heart, 108/3 Mends Street, South Perth

Objection

Summary of Submission		Comment
1.1	This submission identifies fundamental deficiencies in the assessment of Development Application PDDA-2025/3350, including failure to assess the closest residential receiver (Apartment 108 (Lot 215) at approximately 3.5 metres), reliance on unrepresentative acoustic testing conditions, omission of the northern alfresco interface, and unassessed cumulative impacts relating to acoustics, patron behaviour, mechanical noise, visual amenity, parking, servicing, and consultation. Approval in the absence of this information would rely on assumptions and future compliance rather than demonstrated performance, exposing the City to material planning and governance risk.	Noted.
1.2	We are the occupiers of Apartment 108 (Lot 215) at Civic Heart, located at podium level directly opposite The Station. The apartment is situated approximately 3.5 metres from the venue's northern alfresco area and represents the closest and most noise-sensitive residential receiver. This submission does not oppose the existence of the venue per se, but concerns whether the proposed and existing development has been adequately assessed in its current built form and operational context. We lodge this submission in objection to the development application on the basis that it seeks retrospective approval of alfresco structures and	Noted.

	operations without a complete, representative, or site-specific assessment of impacts, and therefore fails to demonstrate that acceptable residential amenity and orderly planning outcomes can be achieved.	
1.3	The application seeks approval for: - installation of a patio/awning structure over the southern alfresco area - partial enclosure of the western and eastern sides of the southern alfresco area with glazing - approval of existing works, including enclosure of the northern alfresco dining area From direct observation, the northern alfresco works are already constructed and operational. The application therefore functions, in part, as a retrospective approval. Where retrospective approval is sought, there is an elevated obligation on the decision-maker to ensure that the actual built and operational condition has been rigorously assessed, particularly where impacts on residential amenity are already being experienced.	Noted. The glazing enclosure of the northern alfresco area is existing, and the applicant is seeking approval for those works as part of this application.
1.4	This application must be assessed against an established acoustic environment, not a hypothetical future condition. Apartment 108 (Lot 215) is located directly adjacent to the northern alfresco area at podium level and represents the closest and most sensitive residential receiver. Noise from venue operations is already experienced within habitable rooms of Apartment 108 (Lot 215). Any acoustic assessment supporting the application must therefore explicitly address this receiver and interface.	Noted. As the proposed patio is not currently existing, the acoustic assessment cannot be assessed against the established acoustic environment. However, the cumulative impact of the proposed patio in addition to the noise generated by the existing use is required to be considered. The City has also identified that the closest sensitive noise receiver along with other matters had not been addressed satisfactorily in the applicant's acoustic report and has recommended this be addressed in a revised acoustic report prior to the submission of a Building Permit application. Acoustic reports submitted with development applications are required to assess the anticipated noise from a proposed development. It is standard

		practice that a Noise Management Plan which contains noise mitigation measures and strategies and submitted prior to a building permit once the structural design is confirmed. Notwithstanding the acoustic report assessment submitted as part of this development application, the development is still required to comply with the Environmental Protection (Noise) Regulations 1997.
1.5	The plans accompanying the development application do not identify or depict the location of nearby residential apartments, including the podium-level apartments at Civic Heart. As a result, the extreme proximity of Apartment 108 (Lot 215) — located approximately 3.5 metres from the northern alfresco area — is not evident from the submitted material. Persons reviewing the plans, including members of the public consulted as part of the process, may reasonably assume a substantially greater separation distance between the venue and residential receivers. This omission is significant. In the absence of plans that clearly show the location of residential receivers and separation distances, neither the consultation process nor the assessment can be said to be fully informed.	The development plans are only required to depict the existing and proposed development on the lot subject to the application. Additional location maps and site photos have been provided in the report to depict the context of the proposed development and its setting. The address of the proposed development was clearly provided on all advertising material, with advertising to nearby and adjacent residents undertaken. In addition, the City provides a map showing the subject site where the development is proposed for all advertised development applications on its website. The acoustic report also contains maps that show the locations of nearby sensitive receivers although it has been noted by the City that some specific addresses have been omitted. It is recommended this be addressed in a revised acoustic report prior to the submission of a Building Permit application Acoustic reports submitted with development applications are required to assess the anticipated noise from a proposed development. It is standard practice that a Noise Management Plan which contains noise mitigation measures and strategies and submitted prior to a building permit once the structural design is confirmed. Notwithstanding the acoustic report assessment submitted as part of this development application, the development is still required to comply with the Environmental Protection (Noise) Regulations 1997.

1.6	The submitted acoustic report does not provide a complete or representative assessment of the development as built and operated.	The acoustic report has been submitted in relation to the proposed development only. The acoustic report is not required to assess the existing development except where relevant to the assessment of noise impacts from the proposed development.
1.7	The report states that measurements undertaken on Saturday 23 August 2025 represent worst-case operational conditions. No justification is provided as to why winter conditions — typically colder and wetter — would represent peak alfresco usage or noise emission. No assessment has been undertaken for: - summer trading conditions, when patron numbers, dwell times, and - external congregation are materially higher, - warm or dry weather operation, which directly correlates with increased alfresco use, - extended evening patron use, including foreseeable higher-energy operating modes such as live bands and DJ-led music during warmer periods, and Monday quiz nights involving amplified MC speech and - intermittent music bursts that occur year-round.	The City has recommended a condition to ensure that a worst-case scenario noise assessment based on the closest sensitive noise received is carried out as part of a revised acoustic report. The City has included an advice note to clarify that a worst-case scenario assessment (i.e. an assessment that considers the following factors: • Maximum Patron Capacity; • Highest Volume Entertainment; • Simultaneous Noise Source; • Time of Day; • Open Doors/Windows; • Unfavourable Weather; and • Lowest Background Noise.)
1.8	The submitted drawings and receiver tables do not identify Apartment 108 (Lot 215) or depict its direct proximity to the northern alfresco area. Residential receivers are instead generalised, with separation distances stated at 20 metres or greater, which does not reflect the actual condition of Apartment 108 (Lot 215).	The City has recommended a condition specifying that the address of the closest sensitive noise receiver (Lot 215, 108/3 Mends Street, South Perth) is to be listed in the report and measurements are to be recalculated accordingly in a worst-case assessment scenario.
1.9	Noise contour diagrams and modelling presented in the acoustic report show emissions from the southern alfresco area only. There is no modelling, measurement, or prediction of noise emissions from	The City has recommended a condition requiring this to be clearly addressed in a revised acoustic report.

	the northern alfresco area toward Apartment 108 (Lot 215).	
1.10	The acoustic report identifies the nearest residential receiver as being approximately 20 metres from the site boundary. This distance reflects residential receivers located across Labouchere Road and within the Mends Street tower to the north, but does not represent the podium-level residential interface at Apartment 108 (Lot 215), which is located approximately 3.5 metres from the northern alfresco area. Accordingly, the acoustic assessment cannot be relied upon as a sound evidentiary basis for decision-making.	The City has recommended a condition specifying that the address of the closest sensitive noise receiver (Lot 215, 108/3 Mends Street, South Perth) is to be listed in the report and measurements are to be recalculated accordingly in a worst-case assessment scenario.
1.11	In Western Australia, where alfresco dining or entertainment areas are proposed in close proximity to residential receivers, it is common planning practice for approval to be supported by: - independent acoustic modelling predicting impacts at nearby dwellings - clear identification of the closest noise-sensitive receivers - enforceable conditions addressing patron numbers, operating hours, and sound sources - physical acoustic treatments demonstrated to achieve compliance - a Noise Management Plan forming part of the approval framework None of these elements have been provided in relation to the northern alfresco area or Apartment 108 (Lot 215).	The applicant has submitted an acoustic report prepared by a qualified acoustic consultant as part of the development application. The City has recommended a condition specifying that the address of the closest sensitive noise receiver (Lot 215, 108/3 Mends Street, South Perth) is to be listed in the report and measurements are to be recalculated accordingly in a worst-case assessment scenario. The City has also recommended a Noise Management Plan as a condition of approval. A Noise Management Plan contains noise mitigation measures and strategies which can include both operational strategies and noise attention within the materiality of structures to address noise emissions.
1.12	The acoustic assessment relies on assumed operating conditions that are	The applicant's acoustic assessment has recommended a Noise Management Plan which has been recommended as a condition

	neither defined nor secured through enforceable controls. These assumptions align with an "ambient music only" scenario typically associated with liquor licensing, rather than a planning assessment of higher energy or reasonably foreseeable operating modes. Approval would therefore rely on future compliance rather than demonstrated performance, shifting enforcement risk onto residents and regulators.	of approval which is enforceable under the *Planning and Development Act 2005.* The City has recommended a revised acoustic report addressing various noise sources including amplified music and speakers.
1.13	Parking availability within and around Civic Heart is already constrained, as recorded in Council of Owner minutes. The Civic Heart loading bay has a restricted height that prevents access by larger delivery vehicles, resulting in displaced servicing activity to surrounding streets and increased traffic and safety impacts. The application contains no assessment of projected patron numbers, parking demand, or servicing impacts associated with intensified alfresco use.	No additional car parking bays are required by the proposed development. No changes to existing servicing arrangements for deliveries is proposed as part of this development application. The alfresco areas are existing; the application relates to enclosure of the existing northern alfresco area and a patio and partial enclosure of the existing southern alfresco area only.
1.14	The acoustic assessment relies on measurements undertaken on Saturday 23 August 2025. However, this testing occurred during an anomalously cold winter period in Perth. Days immediately surrounding the testing period were recorded as among the coldest conditions experienced in five decades. Such conditions are not representative of typical or peak alfresco usage. Contemporaneous resident logs indicate that venue activity during this period was atypically low relative to normal and foreseeable operation, particularly during warmer months.	The City has recommended a condition to ensure that a worst-case scenario noise assessment is carried out as part of a revised acoustic report. Wind and temperature are relevant considerations when measuring and assessing noise impacts.

1.15	Patrons continue to congregate externally to smoke or socialise, and to continue conversations before bidding their farewells or re-entering the venue, immediately adjacent to residential bedrooms.	The City has recommended that noise associated with the temporary opening of the door in the northern alfresco area be addressed as part of a revised acoustic assessment. It is noted that patron behaviour once they leave the premises is not a matter that can be addressed via this development application as the use is existing and this development application relates to additional works only
1.16	Signage requesting patrons to exit via the front after approximately 9:30 pm is inconsistently deployed and frequently ignored.	Operational matters that relate to the control and mitigation of noise impacts would form part of the recommended Noise Management Plan. The Noise Management Plan would be enforceable as a condition of development approval under the *Planning and Development Act 2005.*
1.17	While the polycarbonate roof was pre-existing, the introduction of new wall framing and glass walls has increased sound reverberation. As a result, raised voices, amplified music, quiz-night MC speech, pedestrian movement, and vehicle traffic are perceptively louder within Apartment 108 (Lot 215).	The City has recommended that amplified noise within the northern alfresco area be addressed as part of a revised acoustic report. Please note that vehicle traffic noise and pedestrian movement are not located within the lot and are not a relevant consideration when assessing this application.
1.18	The curved north-eastern corner of the alfresco remains unenclosed, despite being a regular congregation point. When easterly winds prevail, sound is audibly carried along the podium walkway toward Apartment 108 (Lot 215).	The curved north-eastern alfresco area is not part of this development application as no alternations are proposed to this area.
1.19	Residents of Apartment 108 (Lot 215) have experienced persistent low-frequency humming consistent with air-conditioning and refrigeration mechanical plant operation for approximately 18 months. During this period, repeated complaints were made regarding pulsating noise generated by a refrigeration unit located in proximity to the air-conditioning plant. While remedial works eventually reduced the pulsation, the underlying low-	The proposed development does not propose any changes to external air conditioning infrastructure. The City undertook a site inspection at street level and could not identify any visually prominent or new servicing infrastructure. Further details have been requested from the submitter, noting this is a separate matter to this development application.

	frequency humming was never fully resolved. Since the enclosure and servicing changes associated with the alfresco works, the humming has noticeably increased. At the same time, external air conditioning ducting and pipework is now visually prominent within the primary residential outlook, indicating intensified or altered mechanical servicing arrangements that have not been assessed as part of the development application. The development approval includes conditions requiring external infrastructure to be visually unobtrusive and to protect the amenity of neighbouring properties. It is unclear how these conditions were assessed or satisfied in relation to the recent mechanical servicing changes, further reinforcing the absence of a holistic assessment of acoustic and visual impacts.	
1.20	When considered collectively, these deficiencies demonstrate a systemic failure of assessment, rather than isolated omissions. Acoustic, operational, visual, parking, servicing, and consultation impacts have not been assessed in combination, and approval would rely on assumptions rather than evidence.	Noted.
1.21	For clarity, the table below summarises the key assessment deficiencies identified in this submission. *Note - (table included in original submission attached).*	Noted.
1.22	This development application seeks to retrospectively approve built and operational outcomes that have not been adequately or representatively assessed. The application does not demonstrate orderly and proper planning, nor does it provide assurance that residential	Noted. For the reasons outlined in the report, is recommended that the application be approved subject to conditions. Given that the applicant has responded to the majority of the City's comments in relation to the acoustic report, it is considered that deferral is not warranted in this instance as the remaining

	amenity can be protected without unreasonable reliance on future compliance and enforcement. It is therefore respectfully submitted that the application should be refused or alternatively deferred pending the submission and independent review of a complete, independent, and representative assessment addressing acoustic, operational, visual, traffic, parking, servicing, and cumulative impacts at the closest residential interface. For the avoidance of doubt, the matters raised in this submission are not matters of subjective amenity preference, but of demonstrable assessment deficiency and decision-maker risk, as outlined in the Decision-Maker Risk Summary above.	matters can be addressed prior to the submission of a building permit.

Public Submission

Development Application – Additions to Tavern (The Station)
Civic Heart Tavern, 1 Mends Street, South Perth
Application Reference: PDDA-2025/3350

Submitted by:
Occupiers
Apartment 108 (Lot 215)
Civic Heart
3 Mends Street
South Perth WA 6151

Decision-Maker Risk Summary

This submission identifies fundamental deficiencies in the assessment of Development Application **PDDA-2025/3350**, including failure to assess the closest residential receiver (Apartment 108 (Lot 215) at approximately 3.5 metres), reliance on unrepresentative acoustic testing conditions, omission of the northern alfresco interface, and unassessed cumulative impacts relating to acoustics, patron behaviour, mechanical noise, visual amenity, parking, servicing, and consultation.

Approval in the absence of this information would rely on assumptions and future compliance rather than demonstrated performance, exposing the City to material planning and governance risk.

1. Introduction and Standing

We are the occupiers of Apartment 108 (Lot 215) at Civic Heart, located at podium level directly opposite The Station. The apartment is situated approximately **3.5 metres** from the venue's northern alfresco area and represents the **closest and most noise-sensitive residential receiver**.

This submission does not oppose the existence of the venue per se, but concerns whether the proposed and existing development has been adequately assessed in its current built form and operational context.

We lodge this submission in objection to the development application on the basis that it seeks retrospective approval of alfresco structures and operations **without a complete, representative, or site-specific assessment of impacts**, and therefore fails to demonstrate that acceptable residential amenity and orderly planning outcomes can be achieved.

2. Nature of the Proposal and Retrospective Works

The application seeks approval for:

- installation of a patio/awning structure over the southern alfresco area
- partial enclosure of the western and eastern sides of the southern alfresco area with glazing
- approval of existing works, including enclosure of the northern alfresco dining area

From direct observation, the northern alfresco works are already constructed and operational. The application therefore functions, in part, as a **retrospective approval**.

Where retrospective approval is sought, there is an elevated obligation on the decision-maker to ensure that the **actual built and operational condition** has been rigorously assessed, particularly where impacts on residential amenity are already being experienced.

3. Established Acoustic Context and Residential Sensitivity

This application must be assessed against an **established acoustic environment**, not a hypothetical future condition.

Apartment 108 (Lot 215) is located directly adjacent to the northern alfresco area at podium level and represents the **closest and most sensitive residential receiver**. Noise from venue operations is already experienced within habitable rooms of Apartment 108 (Lot 215).

Any acoustic assessment supporting the application must therefore explicitly address this receiver and interface.

Absence of Residential Context in Submitted Plans

The plans accompanying the development application do not identify or depict the location of nearby residential apartments, including the podium-level apartments at Civic Heart.

As a result, the extreme proximity of **Apartment 108 (Lot 215)** — located approximately **3.5 metres** from the northern alfresco area — is not evident from the submitted material. Persons reviewing the plans, including members of the public consulted as part of the process, may reasonably assume a substantially greater separation distance between the venue and residential receivers.

This omission is significant. In the absence of plans that clearly show the location of residential receivers and separation distances, neither the consultation process nor the assessment can be said to be fully informed.

4. Inadequacy of the Submitted Acoustic Assessment

The submitted acoustic report does not provide a complete or representative assessment of the development as built and operated.

4.1 Unsupported "Worst-Case" Assumption

The report states that measurements undertaken on **Saturday 23 August 2025** represent worst-case operational conditions. No justification is provided as to why winter conditions — typically colder and wetter — would represent peak alfresco usage or noise emission.

No assessment has been undertaken for:

- summer trading conditions, when patron numbers, dwell times, and external congregation are materially higher,
- warm or dry weather operation, which directly correlates with increased alfresco use,
- extended evening patron use, including **foreseeable higher-energy operating modes such as live bands and DJ-led music during warmer periods, and Monday quiz nights involving amplified MC speech and intermittent music bursts that occur year-round.**

4.2 Omission of Apartment 108 (Lot 215) from Receiver Mapping

The submitted drawings and receiver tables do not identify Apartment 108 (Lot 215) or depict its direct proximity to the northern alfresco area.

Residential receivers are instead generalised, with separation distances stated at **20 metres or greater**, which does not reflect the actual condition of Apartment 108 (Lot 215).

4.3 Northern Alfresco Area Not Assessed

Noise contour diagrams and modelling presented in the acoustic report show emissions from the **southern alfresco area only**.

There is no modelling, measurement, or prediction of noise emissions from the northern alfresco area toward Apartment 108 (Lot 215).

4.4 Confirmation of Scope Limitation

The acoustic report identifies the nearest residential receiver as being approximately **20 metres from the site boundary**. This distance reflects residential receivers located across Labouchere Road and within the Mends Street tower to the north, but does not represent the podium-level residential interface at Apartment 108 (Lot 215), which is located approximately **3.5 metres** from the northern alfresco area.

Accordingly, the acoustic assessment cannot be relied upon as a sound evidentiary basis for decision-making.

5. Accepted Planning Practice for Alfresco Uses Near Residential Interfaces

In Western Australia, where alfresco dining or entertainment areas are proposed in close proximity to residential receivers, it is common planning practice for approval to be supported by:

- independent acoustic modelling predicting impacts at nearby dwellings
- clear identification of the closest noise-sensitive receivers
- enforceable conditions addressing patron numbers, operating hours, and sound sources
- physical acoustic treatments demonstrated to achieve compliance
- a Noise Management Plan forming part of the approval framework

None of these elements have been provided in relation to the northern alfresco area or Apartment 108 (Lot 215).

6. Limitations of the Assumed Operating Scenario and Reliance on Future Compliance (Planning Risk Assessment

The acoustic assessment relies on assumed operating conditions that are neither defined nor secured through enforceable controls.

These assumptions align with an **"ambient music only"** scenario typically associated with liquor licensing, rather than a planning assessment of higher-energy or reasonably foreseeable operating modes.

Approval would therefore rely on future compliance rather than demonstrated performance, shifting enforcement risk onto residents and regulators.

7. Additional Amenity Impacts: Parking, Traffic, and Servicing

Parking availability within and around Civic Heart is already constrained, as recorded in Council of Owners minutes.

The Civic Heart loading bay has a **restricted height that prevents access by larger delivery vehicles**, resulting in displaced servicing activity to surrounding streets and increased traffic and safety impacts.

The application contains no assessment of projected patron numbers, parking demand, or servicing impacts associated with intensified alfresco use.

8. Representativeness of August 2025 Testing Conditions

The acoustic assessment relies on measurements undertaken on **Saturday 23 August 2025**.

However, this testing occurred during an **anomalously cold winter period** in Perth. Days immediately surrounding the testing period were recorded as among the coldest conditions experienced in five decades. Such conditions are not representative of typical or peak alfresco usage.

Contemporaneous resident logs indicate that venue activity during this period was **atypically low** relative to normal and foreseeable operation, particularly during warmer months.

9. Failure of Rear Alfresco Enclosure to Mitigate Noise and Introduction of Additional Impacts

9.1 Persistence of External Patron Behaviour

Patrons continue to congregate externally to smoke or socialise, and to **continue conversations before bidding their farewells or re-entering the venue**, immediately adjacent to residential bedrooms.

9.2 Ineffectiveness of Management Controls

Signage requesting patrons to exit via the front after approximately 9:30 pm is inconsistently deployed and frequently ignored.

9.3 Increased Reverberation from New Reflective Surfaces

While the polycarbonate roof was pre-existing, the introduction of new wall framing and glass walls has increased sound reverberation. As a result, **raised voices, amplified music, quiz-night MC speech, pedestrian movement, and vehicle traffic** are perceptively louder within **Apartment 108 (Lot 215)**.

9.4 Selective Enclosure and Wind-Assisted Noise Pathways

The curved north-eastern corner of the alfresco remains unenclosed, despite being a regular congregation point. When easterly winds prevail, sound is audibly carried along the podium walkway toward Apartment 108 (Lot 215).

9.5 Mechanical Noise and Visual Amenity Impacts

Residents of Apartment 108 (Lot 215) have experienced persistent low-frequency humming consistent with **air-conditioning and refrigeration mechanical plant operation** for approximately **18 months**. During this period, repeated complaints were made regarding pulsating noise generated by a refrigeration unit located in proximity to the air-conditioning plant. While remedial works eventually reduced the pulsation, the underlying low-frequency humming was **never fully resolved**.

Since the enclosure and servicing changes associated with the alfresco works, the humming has **noticeably increased**. At the same time, **external air-conditioning ducting and pipework is now visually prominent within the primary residential outlook**, indicating intensified or altered mechanical servicing arrangements that have not been assessed as part of the development application.

The development approval includes conditions requiring external infrastructure to be visually unobtrusive and to protect the amenity of neighbouring properties. **It is unclear how these conditions were assessed or satisfied in relation to the recent mechanical servicing changes**, further reinforcing the absence of a holistic assessment of acoustic and visual impacts.

10. Cumulative Impact and Systemic Assessment Failure

When considered collectively, these deficiencies demonstrate a **systemic failure of assessment**, rather than isolated omissions.

Acoustic, operational, visual, parking, servicing, and consultation impacts have not been assessed in combination, and approval would rely on assumptions rather than evidence.

11. Summary of Key Assessment Deficiencies

For clarity, the table below summarises the key assessment deficiencies identified in this submission.

Assessment Element	Required	Provided	Outcome
Closest receiver assessed (Apartment 108 – 3.5 m)	Yes	No	Deficient
Northern alfresco assessed	Yes	No	Not assessed
Representative worst-case testing	Yes	No	Unrepresentative
Cumulative acoustic & amenity impacts	Yes	No	Omitted

12. Conclusion

This development application seeks to retrospectively approve built and operational outcomes that have not been adequately or representatively assessed.

The application does not demonstrate orderly and proper planning, nor does it provide assurance that residential amenity can be protected without unreasonable reliance on future compliance and enforcement.

It is therefore respectfully submitted that the application should be **refused** or alternatively **deferred** pending the submission and independent review of a complete, independent, and representative assessment addressing acoustic, operational, visual, traffic, parking, servicing, and cumulative impacts at the closest residential interface.

For the avoidance of doubt, the matters raised in this submission are not matters of subjective amenity preference, but of demonstrable assessment deficiency and decision-maker risk, as outlined in the Decision-Maker Risk Summary above.

OFFICIAL

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

Addressee's ref: PDDA-2025/3350
Our ref: P2390-53175
Enquiries: Karen Jackson (08) 6552 4150

Chief Executive Officer
City of South Perth
enquiries@southperth.wa.gov.au

Attention: Courtney Wynn

Dear Madam

SOUTH PERTH POLICE STATION

Thank you for referring the below proposal to the Heritage Council under the provisions of Section 73 of the *Heritage Act 2018*.

Place Number	P2390
Place Name	South Perth Police Station
Street Address	1 Mends Street, South Perth
Referral date	19 December 2025
Proposal Description	Proposed awning and revised landscape plan

We received the following information:
Landscape Plan – Ground floor
Renders
Assessment plans

The proposal has been considered in the context of the identified cultural heritage significance of *South Perth Police Station,* and the following advice is given:

Findings

- *South Perth Police Station* has cultural heritage significance as an important and familiar landmark in South Perth.
- The proposal is for proposed awning to the front garden and revised landscaping plan, as well as retrospective advice for acoustic glazing to the north side of the building.
- The proposed awning comprises Bronze powder coated steel columns to match existing new elements, and polycarbonate grey roof sheeting. The awning is independent from the heritage building and is capable of being removed.

140 William Street Perth WA 6000 | Locked Bag 2506 Perth WA 6001 | (08) 6551 8002
info@dplh.wa.gov.au | www.dplh.wa.gov.au
ABN 68 565 723 484

- The proposed awning will have a minor impact on the landmark values of *South Perth Police Station* although it has been designed to minimise the visual impact. The proposed glazing to the north side of the building will not impact the landmark status.
- Overall, the proposal will have little discernible impact on the cultural heritage significance of *South Perth Police Station*.

Advice

The proposal, in accordance with the plans submitted, is supported.

Please note that this advice considers State heritage matters only and does not replace the need for consideration of local heritage matters and Local Planning Polices.

Please be reminded that you are required under r.42(3) of the *Heritage Regulations 2019* to provide us with a copy of the Council determination within 10 days after making the decision.

If you have any queries about this advice please contact Karen Jackson at karen.jackson@dplh.wa.gov.au or on 6552 4150.

Yours faithfully

L Ryan

Louise Ryan
A/Assistant Manager
Historic Heritage Conservation

19 January 2026

cc: Drew Flanagan Director, Nokturnl, drew@nokturnl.com.au

Design Review Report

1 Mends Street South Perth

Date: 2026-01-27

Design Review Report		
Subject	1 Mends Street South Perth Design Review	
Date	2026-01-27	
Time	N/A	
Location	N/A	
Design Reviewers	Name	Dominic Snellgrove
Proponent	Ross Drennan	
Project Team	N/A	
Planning Authority	City of South Perth	
Stakeholders	N/A	
Declarations	None	
Briefings		
Relevant Authorities Project Team	N/A	
Design Review Report endorsement		
Reviewer's signature	 (Name) Dominic Snellgrove	

Introductory Comments		
The proposed project at 1 Mends Street incorporates a lightweight pergola structure within the alfresco space in front of the existing South Perth Police Station building. The proposal seeks to improve customer comfort and mitigate acoustic issues. It includes the removal of an existing tree currently set within the middle of the alfresco space but retain five other existing trees around the perimeter. It is understood through correspondence that the Heritage Council support the proposal and consider that the proposed awning will have minimal impact on the landmark value of the South Perth Police Station.		
Design quality evaluation		
		Supported
		Pending further attention
		Not yet supported
		Yet to be addressed
Strengths of the Proposal		• A lightweight structure that has minimal visual impact on the landmark value of the South Perth Police Station and is supported by the Heritage Council. • An awning pergola structure that provides enhanced amenity by way of shade and weather protection to patrons. • An awning pergola structure that provides enhanced amenity to neighboring buildings and occupants by way of improved acoustic attenuation. • The retention of 5 out of 6 existing trees and associated canopy • Proposed retention of the central planter with a smaller tree to replace the removed tree. • Appropriate materials finishes including bronze powder coat to match existing finishes.
Principle 1 **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		a) The proposed pergola structure is visually unobtrusive and lightweight in its structural arrangement. b) The result is a structure that has minimal visual impact on the landmark value of the South Perth Police Station and has the capacity to sit comfortably within its context and not detract from the overall character of the location.
Recommendations		**1. Supported**
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		a) With 5 of the 6 existing trees being retained the overall provision of tree canopy remains generous. b) The retention of the central planter and its reuse for additional planting including a small under-canopy tree will provide for a generous landscaped central seating area. c) Whilst the re-location of the central tree to sit between the two trees on the eastern boundary would have been preferred, the location of the fire hydrant prevents this from being feasible.
Recommendations		**1. Supported** **2. However, it is recommended, as suggested by the Proponent, that the existing central tree be re-homed in another location.**
Principle 3 **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*

[Type here]

		a) The built form and scale of the proposed pergola structure is considered appropriate. b) See comments under Principle 1 Context and Character.
Recommendations		**1. Supported**
Principle 4 **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		a) The proposed pergola adds to the functionality and amenity for the current building use for both patrons and adjoining residents. b) The awning pergola provides enhanced amenity by way of shade and weather protection to patrons. c) The awning pergola provides enhanced amenity to neighboring buildings and occupants by way of improved acoustic attenuation. d) The proposed bronze powder coat finish too the structure is considered appropriate and durable.
Recommendations		**1.**
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		a) The proposal is independent of the existing buildings and designed to be complexly removable
Recommendations		• **Supported**
Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
		a) The proposed pergola adds to the amenity for the current building use for both patrons and adjoining residents. b) The awning pergola provides enhanced amenity by way of shade and weather protection to patrons. c) The awning pergola provides enhanced amenity to neighboring buildings and occupants by way of improved acoustic attenuation. d) The retention of the central planter with associated soft landscape contributes to retaining a high-level of amenity by way of soft landscape and canopy.
Recommendations		**1. Supported**
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		a. The proposed lightweight and slender structure has minimal visual impact on legibility and the landmark value of the South Perth Police Station. b. Visual permeability of the South Perth Police Station is maintained, and the overall proposal is supported by the Heritage Council.
Recommendations		**1. Supported**
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		a. The proposal has little or no impact on passive surveillance and issues associated with either public or patron safety. b. The light weight and slender structure do not obstruct views to or from the al fresco space.
Recommendations		**1. Supported**
Principle 9 **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*

		a) The proposal offers enhanced amenity for patrons and therefore the local and broader community. b) The awning pergola provides enhanced amenity to neighboring buildings and occupants by way of improved acoustic attenuation. c) Whilst the removal of 1 out of 6 trees is reduces the overall canopy cover the remaining 5 trees provide a generous landscape canopy frame to the al fresco space and the central planter is proposed to be retained with a smaller under-canopy tree. d) The Proponent has offered, within correspondence, to re-home the central tree at an alternative venue.
Recommendations		**1. Supported** **2. However, it is recommended, as suggested by the Proponent, that the existing central tree be re-homed in another location.**
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		b) The proposed pergola structure is visually unobtrusive and lightweight in its structural arrangement. c) The result is a structure that has minimal visual impact on the landmark value of the South Perth Police Station and has the capacity to sit comfortably within its context and not detract from the overall character of the location. d) The retention of 5 out of 6 existing trees and associated canopy retains a generous landscape frame for the proposal. e) The proposed retention of the central planter with a smaller tree to replace the removed tree will retain the sense of a space arranged within and around a generous landscape frame. f) The proposed materials palette and finishes including bronze powder coat to match existing finishes is considered appropriate.
Recommendations		**1. Supported**

[Type here]

Concluding Remarks

1. **This review is supportive of the proposal.**
2. **The proposed light weight and slender pergola structure will have minimal impact on the landmark quality of the existing South Perth Police Station. Its slender profile and lightweight construction ensure that visual permeability to and from the al fresco area is maintained at an adequate level.**
3. **The provision of a lightweight canopy will enhance patron comfort by providing shade, wind and weather protection.**
4. **The canopy will also provide enhanced acoustic attenuation for adjoining residents and owners by partly enclosing the al fresco space and mitigating noise spill.**
5. **Whilst the removal/relocation of one tree is not preferred the retention of 5 out of 6 trees as well as the replacement of the removed tree with a smaller under/canopy tree is acceptable within the constraints of the site.**
6. **The canopy has been conceived of as an independent structure which will allow for full flexibility to remove, dismantle and recycle at a later stage should it be desired.**

		Design Review progress.
		Supported
		Pending further attention
		Not yet supported
		Yet to be addressed

	DR1	*DR2*	*DR3*		
Principle 1 - **Context and character**					
Principle 2 - **Landscape quality**					
Principle 3 - **Built form and scale**					
Principle 4 - **Functionality and build quality**					
Principle 5 - **Sustainability**					
Principle 6 - **Amenity**					
Principle 7 - **Legibility**					
Principle 8 - **Safety**					
Principle 9 - **Community**					
Principle 10 - **Aesthetics**					

Attachment (a) Site Photos

Photograph of the tree taken 13 January 2026 whilst tree damaging activity was taking place.

Photograph of the tree taken 13 January 2026 whilst tree damaging activity was taking place.

Photograph of the tree taken 13 January 2026 whilst tree damaging activity was taking place.

Photograph of the tree taken 14 January 2026 after tree damaging activity occurred.

Photograph of the tree taken 14 January 2026 after tree damaging activity occurred.

Street view imagery dated January 2023 showing the tree.

Arborist Assessment & Tree Removal Justification Report

Title Page

Project: Emergency Tree Removal – Eucalyptus citriodora
Site Address: 20 Karoo Street, South Perth, WA

Client / Authority: Simon and Kate Woods/City of South Perth

Prepared By:
Arborist: Gareth Walsh, Qualified Certificate 3 (AHC30810) Arborist – 16 years' industry experience
Position: Working Director/Arborist
Company: Arbor EWP Hire PTY LTD

Date of Inspection & Works: 13 January 2026
Report Date: 15 January 2026

1. Introduction

1.1 Purpose of Report

This report has been prepared to formally document the arboriculture assessment and subsequent removal of a Eucalyptus citriodora located at 20 Karoo Street, South Perth. The purpose of this report is to outline the professional reasoning for removal based on an assessment of imminent and severe risk to public safety, buildings, infrastructure, and the surrounding environment.

1.2 Site Description

The subject tree was located adjacent to a public driveway, pedestrian verge/pathway, residential dwelling, backyard, and neighbouring vegetation within a high pedestrian and vehicle traffic area. The site is generally urban residential in nature with open exposure to prevailing winds. Soils in the area are typically sandy, offering reduced anchorage strength when combined with increased wind loading.

2. Tree Details (Tree Schedule)

Tree No.	Location	Common Name	Scientific Name	Age Class	Height (est.)	Canopy Spread	DBH (est.)	Vitality	Structure & Form
T1	Back of property – adjacent public access	Lemon-scented Gum	*Eucalyptus citriodora*	Mature	Approx 25m	Reduced by 50% asymmetric	Approx 382cm	Declining	Severely compromised due to past pruning and trunk failure

Note: Measurements are indicative due to emergency nature of works.

3. Arboriculture Assessment

3.1 Previous Pruning Impacts

The subject Eucalyptus citriodora had been previously lopped/pruned unprofessionally, with an estimated loss of up to 50% or more of total canopy mass. This level of canopy removal is considered excessive and inconsistent with accepted arboriculture standards.

In my professional opinion, this prior pruning:

- Severely stressed the tree
- Compromised structural integrity
- Significantly increased vulnerability to wind loading
- Increased susceptibility to pests, disease, and decay
- Accelerated decline and increased likelihood of premature failure

(Appendix A – Photograph 1,2,3 showing extensive canopy loss)

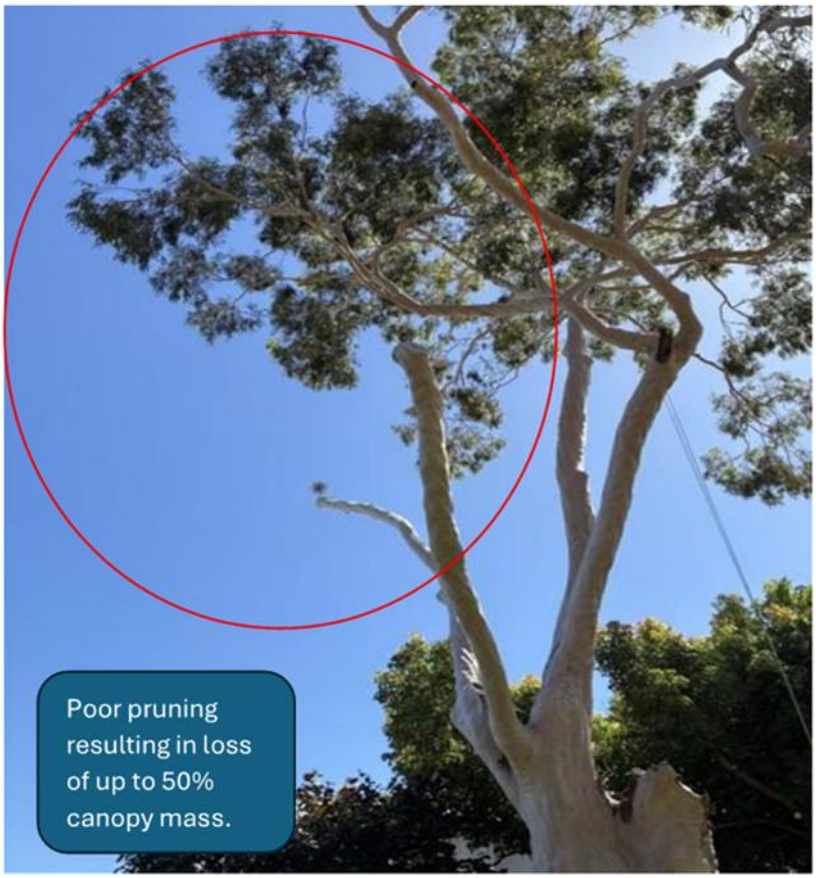
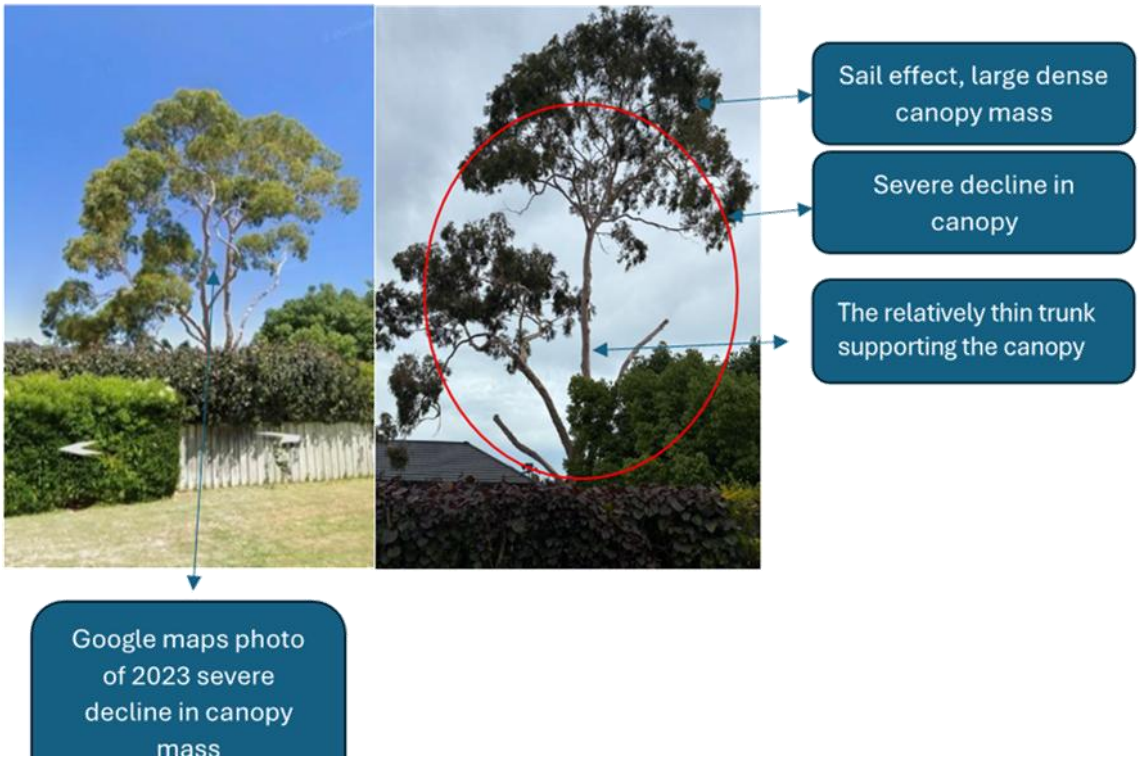


Photo 2.

Photo 3.



3.2 Structural Instability & Form

The natural balance and form of the tree had been destroyed by the previous pruning works (not undertaken by our company). This resulted in:

- Severe uneven weight distribution
- Development of weakly attached epicormic regrowth from poor pruning practices
- Increased likelihood of future limb failure
- Evident structural failure

The tree exhibited an unnatural lean extending over:

- A public driveway
- Pedestrian strip/pathway
- Residential dwelling and backyard
- Adjacent trees

Given the high level of public exposure, any structural failure had the potential to result in serious injury, fatality, or significant damage to property and infrastructure.

3.3 Wind Loading, Lever Arm & Sail Effect

The remaining canopy was assessed as top-heavy, significantly increasing the lever arm and torque acting upon the trunk and root plate.

Key observations included:

- Elevated centre of gravity
- Dense canopy mass concentrated high in the crown
- Increased wind pressure acting at canopy height
- More wind prone due to severe canopy loss

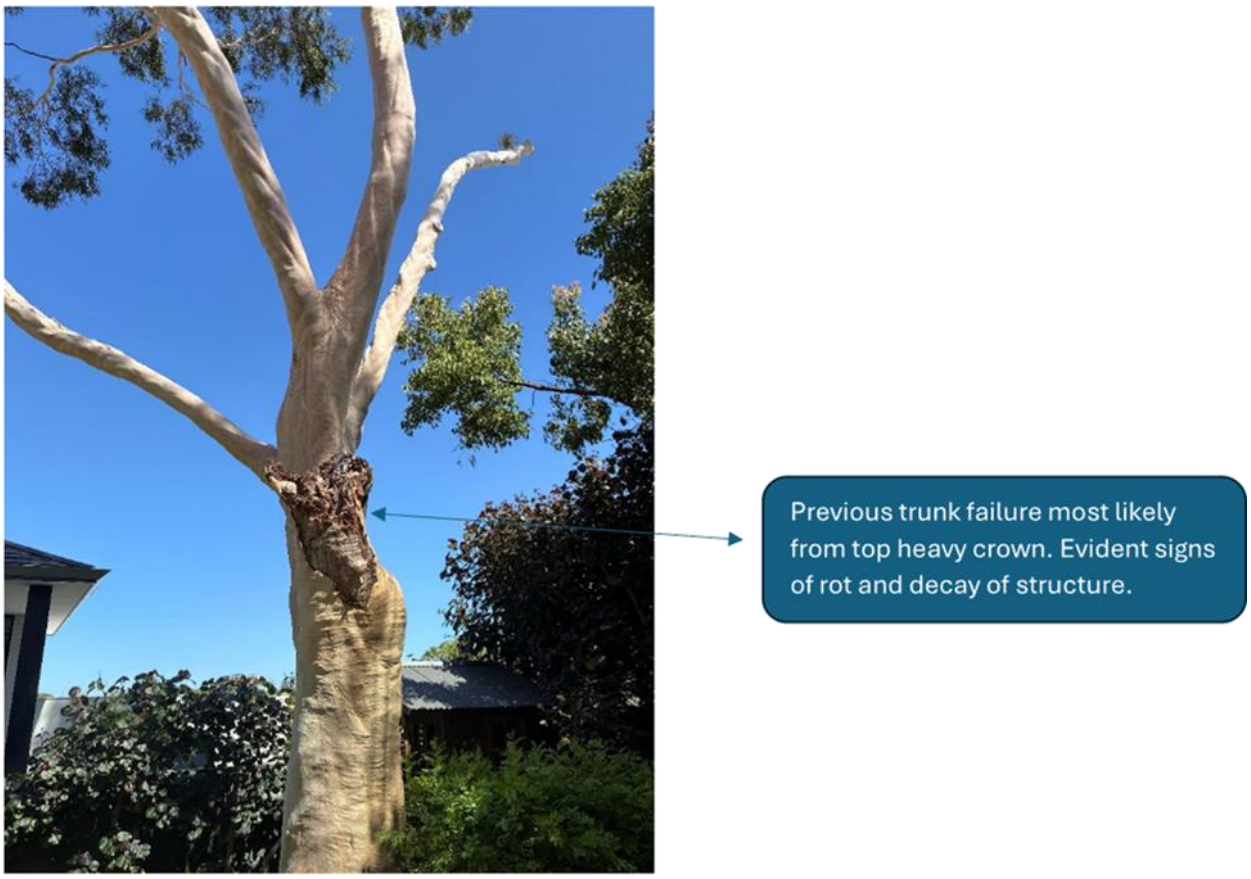
A top-heavy tree functions as a long lever: the greater the height and mass of the canopy, the greater the rotational force applied to the base of the tree during wind events. During both external ground assessment and aerial inspection, wind pressure was observed to be exerting significant force within the upper canopy.

This generated increased torque at:

- The trunk
- Crown union
- Root plate

The tree already displayed evidence of previous trunk failure, confirming that these forces had begun to exceed the tree's structural capacity.

Photo 4.



Additionally, the canopy configuration created a “sail effect”, further increasing wind resistance and transferring stress to lower structural components. This was of serious concern given:

- The relatively thin trunk supporting the canopy
- The pronounced lean
- Proximity to buildings, infrastructure, and public access areas

The tree showed visible signs of increased sway and ongoing structural compromise.(Refer to Appendix A3 – Photographs illustrating canopy imbalance and poor pruning outcomes)

4. Risk Assessment

Based on visual assessment and professional judgement, the tree was determined to pose a SEVERE / IMMINENT RISK.

Hazard	Likelihood	Consequence	Risk Rating
Major limb failure	High	Severe injury/death	Extreme

Trunk failure	Moderate–High	Severe damage/injury	Extreme
Uprooting during wind	Moderate	Severe damage/injury	High

The risk level was deemed unacceptable for a tree located within a high-use public environment.

5. Decision to Remove

On 13 January 2026, considering all observed defects, site conditions, and exposure to targets, I formed the professional opinion that the tree posed a serious and imminent risk to public safety, buildings, infrastructure, and the surrounding environment.

Accordingly, the decision was made to remove the tree as an emergency risk management action.

This decision was made based on:

- Professional arboriculture knowledge
- 16 years of industry experience
- Duty of care to public safety

6. Regulatory Acknowledgement

I note that I was unaware of regulatory changes introduced in August 2025 within the City of South Perth at the time of removal. Had I been aware, I would have produced this report and followed the updated council process, as I have consistently done throughout my professional career.

Our company has always maintained a strong record of compliance with council regulations and professional standards. We regularly undertake regulated works and council contracts and take our obligations seriously.

7. Professional Statement

I am a strong advocate for tree retention, recognising that without trees there is no arboriculture profession. However, in this instance, the level of risk outweighed the potential for retention.

Even in its current state, the remaining structure is considered unsuitable for long-term retention, as future regrowth would likely reintroduce structural instability and risk of failure.

This matter has served as an important professional reminder regarding the necessity of remaining up to date with evolving local government regulations.

8. Conclusion

The removal of the Eucalyptus citriodora at 20 Karoo Street was undertaken due to a genuine and professionally assessed concern for imminent risk. The action was taken in good faith to prevent potential injury, loss of life, and damage to property and infrastructure. I sincerely apologise for any regulatory non-compliance and look forward to resolving this matter with the City of South Perth.

Appendices

Appendix A: Photographic Evidence – Previous Poor Pruning, Canopy Loss & Structural Failure

Photograph 1: Overall canopy reduction resulting from previous poor pruning, showing loss of approximately 50% canopy mass and asymmetric form.

Photograph 2: Google maps photo of tree. Evident showing amount of canopy loss.

Photograph 3: Poor pruning cuts and epicormic regrowth from stubs, contributing to weak attachment and increased failure risk. Upper canopy view highlighting dense regrowth and top-heavy canopy structure following excessive lopping.

Photograph 4: Trunk failure and structural compromise at the main stem, demonstrating evidence of load stress and loss of structural capacity (referenced in Section 3.3 – Wind Loading, Lever Arm & Sail Effect).

Appendix B: Glossary of Arboriculture Terms

Appendix C: Limitations & Disclaimer

Glossary of Arboriculture Terms

Arboriculture
The cultivation, management, and study of individual trees, shrubs, vines, and other perennial woody plants, particularly in urban environments.

Canopy
The upper portion of a tree formed by branches and foliage. The canopy plays a critical role in photosynthesis, wind resistance, and overall tree balance.

Canopy Reduction
A pruning practice involving the selective removal of branches to reduce canopy size. Excessive or incorrect canopy reduction can compromise tree health and structural integrity.

DBH (Diameter at Breast Height)
The diameter of a tree trunk measured at 1.4 metres above ground level. DBH is a standard arboricultural measurement used to assess tree size, age class, and structural loading.

Epicormic Growth
Weakly attached shoots that emerge from dormant buds on the trunk or branches, often in response to stress such as heavy pruning. Epicormic growth is structurally inferior and prone to failure.

Failure (Tree Failure)
The breaking, splitting, uprooting, or collapse of any part of a tree due to structural weakness, decay, or external forces such as wind.

Hazard
A condition or defect in a tree that increases the likelihood of failure, such as decay, cracks, weak unions, excessive lean, or poor pruning history.

Lever Arm
The distance between the point where force is applied (typically the canopy) and the pivot point (usually the base of the trunk or root plate). A longer lever arm increases torque and the risk of structural failure.

Likelihood of Failure
An assessment of the probability that a tree or part of a tree will fail within a given timeframe under normal or foreseeable conditions.

Risk Assessment
The process of evaluating the likelihood of tree failure combined with the severity of potential consequences to people, property, or infrastructure.

Root Plate
The mass of roots and soil at the base of a tree that provides anchorage and stability. Failure of the root plate can result in tree uprooting.

Sail Effect
A condition where dense or top-heavy canopy structure increases wind resistance, causing greater force to be transferred through the trunk and root system.

Structural Integrity
The ability of a tree to support its own weight and withstand external forces such as wind without failure.

Structural Failure
The loss of load-bearing capacity of the trunk, branches.

Disclaimer

This assessment is based on a visual ground-level inspection and aerial assessment undertaken at the time of works. No invasive testing, internal decay detection, or subsurface investigation was carried out unless otherwise stated.

Trees are living and dynamic organisms, and their condition, stability, and risk profile may change over time due to environmental factors including weather events, soil conditions, pests, disease, and human activity.

The opinions and conclusions expressed in this report represent the professional judgement of the arborist at the time of inspection only and are based on conditions observed at that time. No guarantee is given or implied regarding the future condition or performance of the tree beyond the date of assessment.

Application for Tree Removal

Local Planning Policy 3.2 – Tree Retention

Property: 20 Karoo Street, South Perth
Tree Species: Eucalyptus citriodora
Date of Assessment: 13 January 2026
Prepared by: Qualified Arborist certificate 3 in Arboriculture (16 years' experience)

1. Purpose of Application

This application seeks retrospective approval for the removal of a regulated Eucalyptus citriodora located at 20 Karoo Street, South Perth.

The tree was removed due to it posing a serious and imminent risk to public safety, buildings, infrastructure, and the surrounding environment, consistent with the intent of Local Planning Policy 3.2 and Schedule 2, Part 7, Clause 61(b) of the Planning and Development (Local Planning Schemes) Regulations 2015.

2. Assessment Against Local Planning Policy 3.2 Objectives

While the City's policy prioritises tree retention and canopy cover, it also recognises that removal may be supported where a regulated tree presents unacceptable risk.

In this instance:

- Tree retention was carefully considered.
- The tree's condition, structure and risk profile were assessed on site.
- Retention or remediation was determined to be unreasonable and unsafe.

Removal was considered the only appropriate risk mitigation outcome.

3. Tree Identification and Condition

The subject tree meets the definition of a regulated tree under Policy 3.2 due to its height, canopy spread and trunk dimensions.

Species: Eucalyptus citriodora
Health and Structural Condition: Poor
Useful Life Expectancy: Severely reduced

The tree had previously been subjected to excessive and unprofessional pruning, with more than 50% of the canopy removed (not undertaken by our company). This historic damage had resulted in:

- Severe physiological stress.
- Compromised structural integrity.
- Increased susceptibility to wind loading, pests and disease.
- Accelerated decline and premature failure risk.

Refer to photographic evidence provided in arborist report.

4. Structural Integrity and Safety Risk Assessment

(Policy 3.2 – Clauses 6.1(a), (i), (l) and 7.2(b))

The previous pruning destroyed the tree's natural balance and form, creating significant and irreversible structural instability.

Key risk factors identified:

- Uneven and unnatural weight distribution.
- Development of weak epicormic regrowth from pruning stubs.
- An established and increasing lean toward:
    - A public driveway and pedestrian access area.
    - Residential buildings and backyard areas.
    - Adjacent infrastructure and vegetation.
    - Previous failure in the trunk.

The location of the lean over areas of high pedestrian and vehicle traffic significantly elevated the likelihood of severe injury, fatality, or substantial property damage in the event of failure.

5. Canopy Structure, Wind Loading and Evidence of Failure

(Policy 3.2 – Clause 6.1(i))

The remaining canopy was top-heavy, resulting in excessive lever arm forces and torque being applied to the trunk and root plate.

During both ground-based inspection and aerial assessment, the following were observed:

- Wind loading concentrated high in the canopy.
- Increased rotational forces acting at the tree's base.
- Pronounced "sail effect" during wind events.
- Excessive sway well beyond acceptable tolerances.

Importantly, the tree already recognisably displayed prior trunk failure, including:

- Structural cracking.
- Internal decay and rot at failure points.

These indicators confirmed that failure was not hypothetical but already occurring.

Photographic evidence included in arborist report.

6. Retention Considerations and Feasibility

(Policy 3.2 – Clauses 4.2, 6.1(e), 7.1)

Retention options were considered, however:

- Further pruning was not viable without worsening instability.
- Canopy reduction would have further increased epicormic growth and failure risk.

- Structural remediation or support was not appropriate for the size, species or defect profile.
- The Tree Protection Zone could not be maintained without ongoing unacceptable risk.

In my professional opinion, retaining the tree would have resulted in inevitable future failure, regardless of intervention.

7. Compliance With Exemptions – Public Safety

(Policy 3.2 – Clause 5(b))

The removal was undertaken on the basis that the works were urgently necessary for public safety, consistent with:

Schedule 2, Part 7, Clause 61(b)(i) — works urgently necessary for public safety.

At the time of action, the tree posed an immediate and unreasonable risk, and deferral would have exposed the public and property to potential catastrophic failure.

8. Arborist Qualifications

(Policy 3.2 – Definition of Arborist Report)

This report has been prepared by a suitably qualified and experienced arborist with over 16 years of professional experience in the arboriculture industry.

9. Regulatory Acknowledgement

It is acknowledged that amendments to Local Planning Policy 3.2 were adopted in August 2025. At the time of removal, I was unaware that a development application was required despite the urgent safety circumstances.

Had I been aware of the updated policy requirements, a formal application would have been lodged prior to works.

As a business, we have an established history of compliance with local government regulations and have never previously breached requirements for regulated trees.

10. Conclusion

Based on:

- The tree's poor health and compromised structure.
- Clear evidence of existing failure.
- Extreme imbalance and wind loading risks.
- Proximity to high-use public areas and structures.

Removal of the tree was justified, necessary and consistent with the intent of Local Planning Policy 3.2, particularly in relation to public safety and risk mitigation.

In my professional opinion, the tree had no reasonable retention pathway, and removal was the only responsible outcome.

I respectfully request the City of South Perth approve this application and acknowledge that the works undertaken were necessary to protect public safety, infrastructure and the surrounding environment.

11. Willingness to Offset / Replant

I support the objectives of tree retention and canopy enhancement and am willing to discuss appropriate replacement planting or other mitigation measures if required by the city.

Prepared by:
Gareth Walsh
Qualified Arborist
Certificate 3 in Arboriculture
(AHC30810)

Arbor EWP Hire PTY LTD

Simon Woods
20 Karoo Street,
South Perth WA 6151

simon@waib.com.au

Dear Councillors

20 Karoo Street, South Perth – Tree Removal – Lemon Scented Gum

We provide this letter and documents in support of our development application. We ask that the following in addition to the various attachments is noted:

1. In none of the sale documents or at any point regarding our purchase of the property at 20 Karoo Street South Perth did we receive advice that the tree could not be removed. It was obvious to all and an untrained eye that the tree canopy had been pruned poorly, somewhat haphazardly and that the trunk was split and in parts it was hollow.

2. We had also been informally advised by the real estate agent that the previous owner (Lowden's) believed it was unsafe and it could and should be removed. The Lowden's advised the real estate agent that they through their contacts could get an arborist to say it was unsafe. They had also witnessed branch and trunk failures (refer point 5).

3. The Lowden's advised us (via the agent) that the tree had been incorrectly pruned not by them but by others. This likely caused the sail effect and trunk failure which both ours and the City of South Perth's arborists say was the likely cause (of the photographic evidenced) previous failure and likely future inevitable failure.

4. The changes in the canopy and the trunk since circa 2023 are apparent in the various photos provided.

5. Branches / trunk structures had fallen close to the house, play equipment etc. and endangered the Lowden's. Attached as part of this submission are photos of fallen branches and the split trunk the Lowden's have provided. I was not prepared to risk the same.

6. We asked Gareth Walsh, our arborist who has 16 years' experience, to view the tree and Gareth concluded also that the tree represented a significant and imminent risk to people and property.

   Arborist Report (Arbor EWP Hire Pty Ltd, 15/01/26), provided as part of this Application for removal (Arbor EWP Hire Pty Ltd 13/01/26).

7. As an insurance broker and professional risk management adviser with more than 30 years' experience it was my view that it was prudent risk management to prevent injury and property damage for the tree to be removed immediately, and as soon as we had ownership of the property.

8. The risk was clear from both a first party property and personal own family risk and as a third-party liability risk given the proximity of the tree to a rear public laneway and the surrounding houses, backyards etc.

9. I have since been informed of the application process introduced by the council in August 2025. However, we maintain regardless of this that this tree was exempted by the development application process based on:

   Tree damaging activity requires development approval except in any of the following circumstances:

   (b) The tree damaging activity is carried out in the course of works in accordance with the Regulations Schedule 2 Part 7 Clause 61(b) item 18:

   "Works that are urgently necessary for any of the following

   i) Public safety;"

   Where public safety is assumed to mean: *'the prevention of and protection from events that could endanger the safety and security of the public through significant injury or property damage.'*

10. Notwithstanding the above, we have been asked to submit this development application because a couple of members of the public had a different completely uninformed view and advised Council. The tree had been significantly pruned / cut back etc. by Gareth and his team by this stage.

11. While forming this view we have witnesses saying that these members of the public have likely trespassed on our property, and we are considering our legal rights in this regard.

Finally, photographic evidence showing fallen branches in the backyard next to children and their play equipment is compelling, and a clear and 'severe imminent risk'. This is supported by Gareth in his report where he says the tree 'posed a serious and imminent risk to public safety, buildings, infrastructure, and the surrounding environment'. This supports the conclusion that removal of this tree was exempted from approval per point 9 above.

Split trunks and falling branches from damaged trees are not predictable, lemon scented gums even healthy have a propensity to drop branches, they have earned themselves the nickname 'Widowmaker'.

The former famous Australian gardener - Don Burke has been quoted as saying: *'The Lemon Scented Gum tree is prone to dropping large branches. It is a magnificent tree on larger properties, but it should be planted at least 15m away from houses and sheds... Do not camp under gum trees either'.* Angus Stewart of Gardening Australia fame said of the Lemon Scented Gum *'It grows to around 35 metres tall, so is only suited to parks and large properties.'*

Thus, even a healthy tree of this type is an inappropriate tree for a backyard. Refer further appendix to this letter 'Grow Me Instead' a Western Australian publication that says it is

considered a *'serious weed'* and *'It is also considered dangerous if planted in parks and gardens as it can drop large limbs'*

The Western Australian Department of Education also in their 2013 publication 'Potential Hazard Trees' recommended to 'avoid' lemon scented gums at schools as they have a *'propensity to shed large, heavy limbs when stressed'*.

I would challenge any member of council who has children, grandchildren, pets or considers public safety important, that they wouldn't have taken a similar view presented with the same evidence and information. This was no longer a healthy tree; it was a tree that had been hacked at and severely compromised by poor and probably concealed haphazard pruning by others and prior to us, it was fundamentally dangerous.

It is now recommended by both the City's and our own arborist that it would be best practice from an arboriculture perspective that the tree is removed entirely.

We thank the City of South Perth and Councillors for your co-operation and understanding.

Sincerely

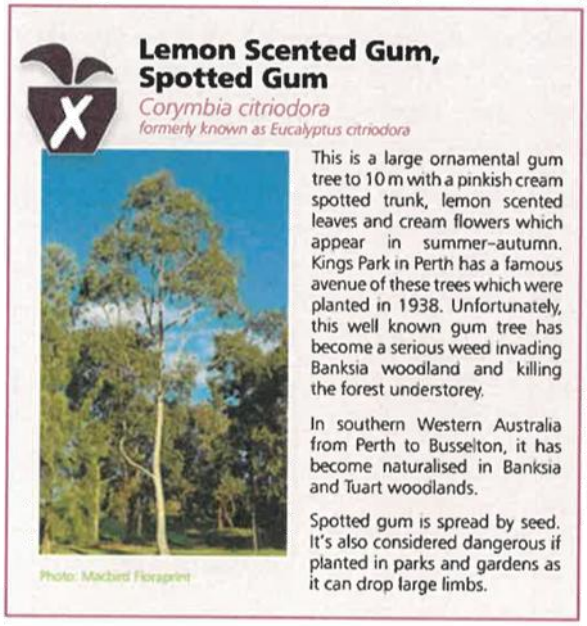
SIMON WOODS
BCom, ANZIIF (Fellow), CIP, QPIB, DipFinServ (Insurance Broking)

Appendix 1: Grow Me Instead

Note the following, a Lemon Scented Gum is not recommended as shown by the large flowerpot cross.

1. Is considered a 'serious weed'
2. 'It is also considered dangerous if planted in parks and gardens as it can drop large limbs'.

Source: This Western Australian 'Grow Me Instead' has been produced by NGIA in conjunction with the Australian Government. Australian Government Department of Environment, Water, Heritage and Arts Mail: GPO Box 787, Canberra ACT 2601 Australia Phone: +61 (0)2 6274 111



Lemon Scented Gum, Spotted Gum

Corymbia citriodora

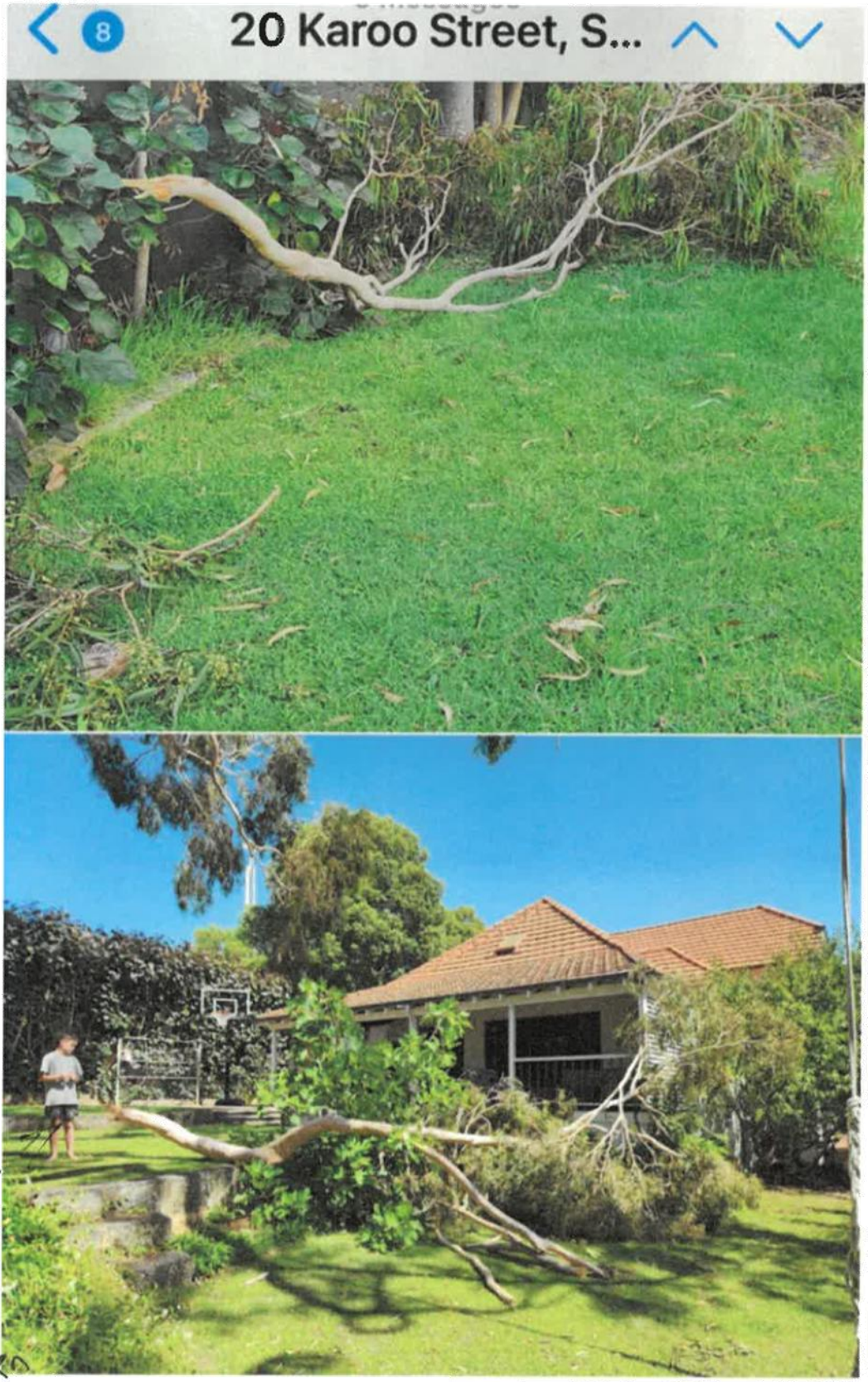
formerly known as Eucalyptus citriodora

Photo: Macbird Floraprint

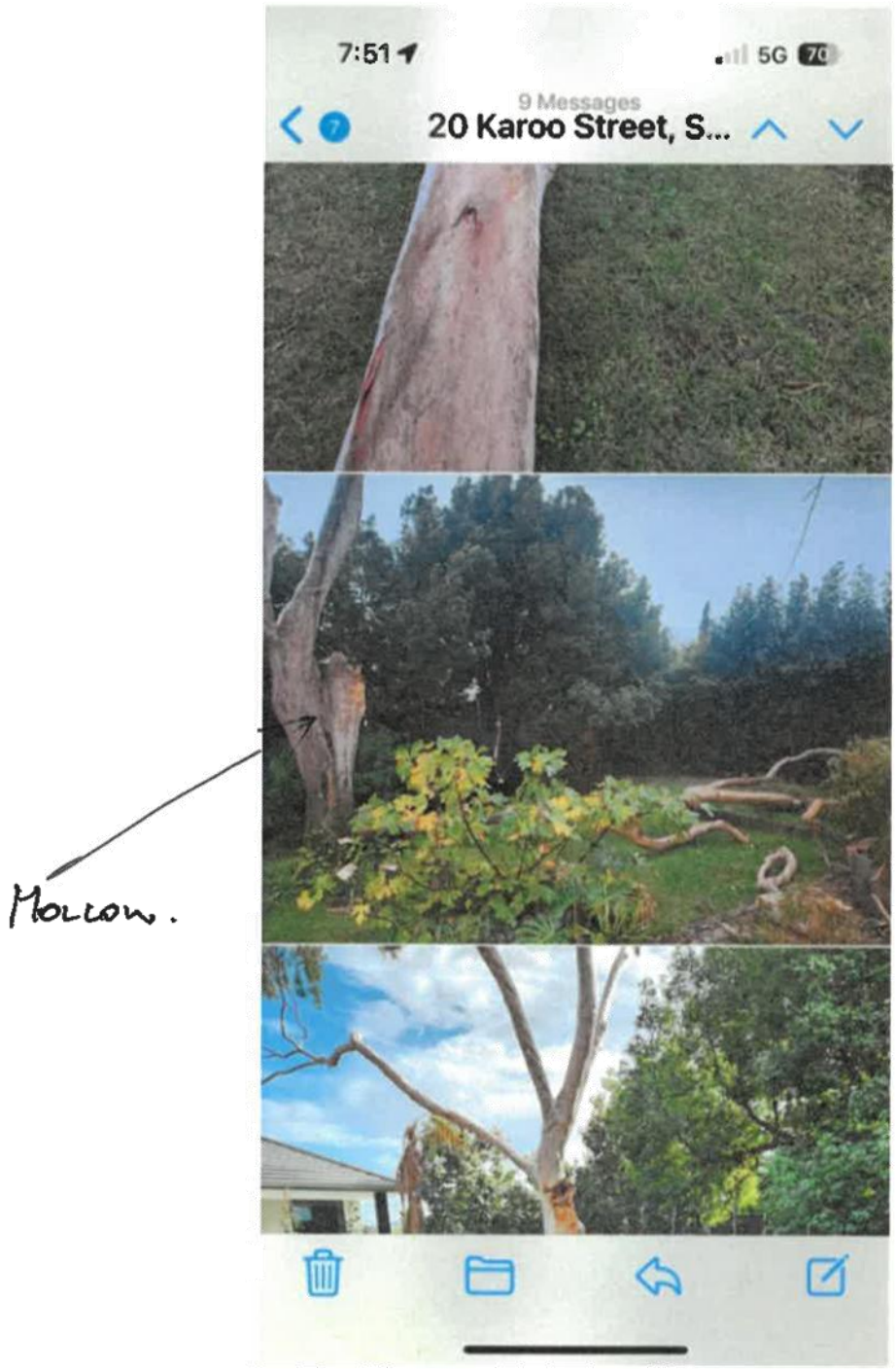
This is a large ornamental gum tree to 10 m with a pinkish cream spotted trunk, lemon scented leaves and cream flowers which appear in summer–autumn. Kings Park in Perth has a famous avenue of these trees which were planted in 1938. Unfortunately, this well known gum tree has become a serious weed invading Banksia woodland and killing the forest understorey.

In southern Western Australia from Perth to Busselton, it has become naturalised in Banksia and Tuart woodlands.

Spotted gum is spread by seed. It's also considered dangerous if planted in parks and gardens as it can drop large limbs.


8
20 Karoo Street, S...
NOTE CHILD! IN BACKYARD
- CLEARLY BRANCHES FALLING OF THIS SIZE PRESENTS AN IMMINENT RISK!


7:51
5G
9 Messages
20 Karoo Street, S...
This Branch Had Been Removed Not By Us.
This Area. Was Hollow.
TRAMPOLINE!


7:51
5G
9 Messages
20 Karoo Street, S...
Motion.

Google Maps 19 Karoo St

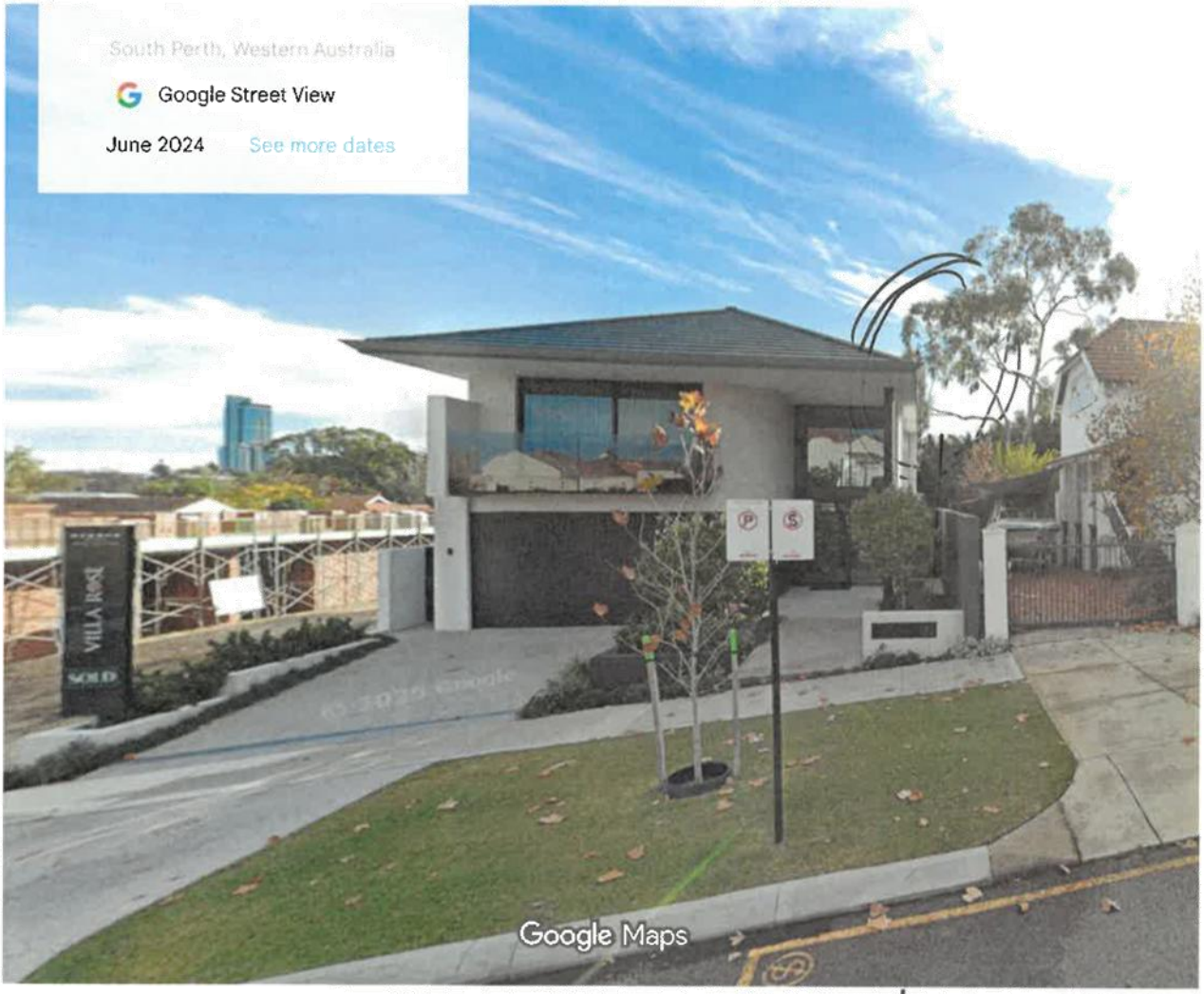


Image capture: June 2024 © 2026 Google

June 2024
This part of canopy was removed sometime after this & not by us.

June 24 & Removals.

17 Karoo St

AERIAL MAY 2025.
NB: CANOPY HAS SIGNIFICANTLY REDUCED SINCE & PRIOR OUR OWNERSHIP

NB: ALSO CANOPY SHOWN HERE OVERLAPS WITH ANOTHER TREE IN BACKYARD

Assessment Process Commentary – Tree Removal – Corymbia citriodora – Lemon Scented Gum - 20 Karoo Street, South Perth.

Where tree damaging activity is proposed to a regulated tree the following will be given due regard in the assessment process:

a) Health, maturity, species, and location of the tree;

The tree was unhealthy according to the City of South Perth's Arborist he said *'the noted previous failure of a large co-dominant stem likely resulted in significant changes to the canopy profile of the subject tree, this appears to have been compounded moderately by additional poor internodal pruning (lopping) of two lower scaffold stems. The tree was unhealthy due to poor pruning with these changes likely had a notable impact to overall structural integrity of the subject tree and may have increased dynamic loading onto the remaining canopy in high wind events. Various other small historic wounds were observed throughout the main scaffold which could have also impacted integrity to some degree'.*

Our Arborist agrees the tree was unhealthy and an imminent safety risk but suggests the poor pruning was the reason for the large co-dominate stem failure not the other way around.

Please note we did not conduct the poor pruning – this we believe was conducted by the neighbours and prior to us purchasing the house.

The tree was located in a backyard – refer detail that follows

The tree is a weed and environmentally invasive – refer detail that follow.

b) Ecological, biodiversity and environmental values of the tree;

In the publication 'The introduced flora of Australia and its weed status' By R.P. Randall | CRC for Australian Weed Management Department of Agriculture and Food, Western Australia which is provided as a direct link from the website of the WA State Department of Primary Industries and Regional Development this tree is classified as a weed of the natural environment and an invasive species.

***Page:194 of 528 Eucalyptus citriodora* Hook.**

Myrtaceae = *Corymbia citriodora* (Hook.)

K.D.Hill & L.A.S.Johnson

◆ Weed - Nn - 1A - 2A – 5

Where the above means:
Weed: There is a published reference to this plant as a weed somewhere in the world.
N: This plant has naturalised somewhere in Australia.
Nn: This plant is an Australian native species that has naturalised beyond its native range within Australia.
1: This plant has been recorded as a weed of the natural environment.
2: This plant has been recorded to escape from cultivation.
3: This plant has been recorded as a weed of agriculture.
4: This plant has been recorded as a noxious (declared) weed. This is a legal category and may take the form of a prohibition on entry, sale and movement to requirements to eradicate or control.
5: This plant has been recorded as an invasive species. This is the most serious criterion that can be applied to a plant and is generally used for serious high impact environmental and / or agricultural weeds that spread rapidly and often create monocultures.

A: The capital A after any of the preceding numbers indicates that this species has met this criterion in Australia.

Point 5 reiterated is only applied to serious high impact environmental and/or agricultural weeds, therefore in this environment it has no Ecological, biodiversity or environmental value 'it is a weed of the natural environment'.

c) Contribution of the tree to the streetscape;

The tree is in a private property backyard, so it didn't contribute to 'streetscape' as it is not on the Street.

d) The preservation of any other regulated tree on the subject site; Page 3 of 6

Not applicable, no other regulated trees have been impacted.

e) The location of the tree within the development site and capacity for a modified building design or subdivision to maximise tree retention;

A sub-division or modified building is not proposed currently. A sub-division (although we have appropriate zoning) is not proposed by us as we planning to renovate the existing house.

(f) Any existing development on the site;

There is an existing residence and existing outdoor patio structures within 4 metres of the tree trunk on the site. Fencing and neighbours' property is also within 2-5 metres, and rear fence and a public rear laneway is approximately also 4-6 metres away. The Canopy that was not already removed by the neighbours was obviously wider than these amounts.

(g) Design and location of proposed crossovers to retain trees;

Not applicable

(h) Topography and the potential impact from excavation/fill;

Not applicable

(i) Possible safety risks due to tree limb failure and infrastructure and/or structural damage associated with the retaining the tree;

Very high, refer photos of previous failures and Arborists report noting the tree was unhealthy due to tree damaging activity undertaken previously. This species of tree even healthy is known to 'drop limbs' it has the nickname 'Widowmaker'. It is completely inappropriate for a back yard with significant commentary available that suggests that it is only 'suited to parks and large properties'. In the Education Department of WA's 2013 publication Hazard Trees, it is noted as a tree that shouldn't be planted in schools therefore why would it be planted or should it be in a small backyard. Noting also that this species of Eucalypt is not on the City of South Perth's recommended planting lists, probably because 1) it's a weed, 2) they are unsafe (even when healthy) as they drop limbs and 3) they are invasive and damage the natural environment.

(j) Tree Protection Zone(s) (as per Australian Standard 4970-2009 – Protection of Trees on Development Sites);

This is not a development site and is an existing residence so this is not applicable.

(k) Tree replacement and/or planting proposed;

None proposed but happy to consider an appropriate replacement, we are considering various other new trees / bushes and natives to be added to the backyard. Noting again that this species is not on the City of South Perth's recommended planting lists.

(l) Recommendations of an Arborist Report;

Both the City's and our own arborist are recommending the tree be removed entirely now. The cities arborist has said '*From a best-practice arboricultural perspective, removal and replacement would normally be recommended in this situation.*'

(m) The objectives of this Policy.

The trees removal was considered in line with Public and Private (Family) Safety based on its 'unhealthy' state and that it had been pruned previously poorly and haphazardly by the neighbours and others, and not by us. These types of trees are known as 'Widowmakers' as they drop large limbs (as this one had already demonstrated refer photos provided) and are completely inappropriate for backyards. Our Arborist and in my capacity as the owner of the property and using my 32 years' experience as an insurance and risk management professional concluded this tree presented a clear and present public and personal safety risk. Where public safety is assumed to mean: *'the prevention of and protection from events that could endanger the safety and security of the public through significant injury or property damage*. This was in line with the policy as follows:

Tree damaging activity requires development approval except in any of the following circumstances:

(b) The tree damaging activity is carried out in the course of works in accordance with the Regulations Schedule 2 Part 7 Clause 61(b) item 18: "works that are urgently necessary for any of the following —

(i) Public safety;

We are also aware that the following in respect to this type of tree would also apply:

and iv) The protection of the environment";

In the publication 'The introduced flora of Australia and its weed status By R.P. Randall | CRC for Australian Weed Management - Department of Agriculture and Food, Western Australia which is a direct link from the website of the WA State Department of Primary Industries and Regional Development this tree is classified as an invasive species.

***Page:194 of 528 Eucalyptus citriodora* Hook.**

Myrtaceae = *Corymbia citriodora* (Hook.)

K.D.Hill & L.A.S.Johnson

◆ Weed - Nn - 1A - 2A – 5

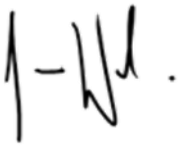
Where the 5 means this plant has been recorded as an invasive species. This term is only applied to *serious high impact environmental* and/or agricultural weeds.

Furthermore e) also applies:

(e) Tree damaging activity to a species contained on a State or local weed register or a palm tree;

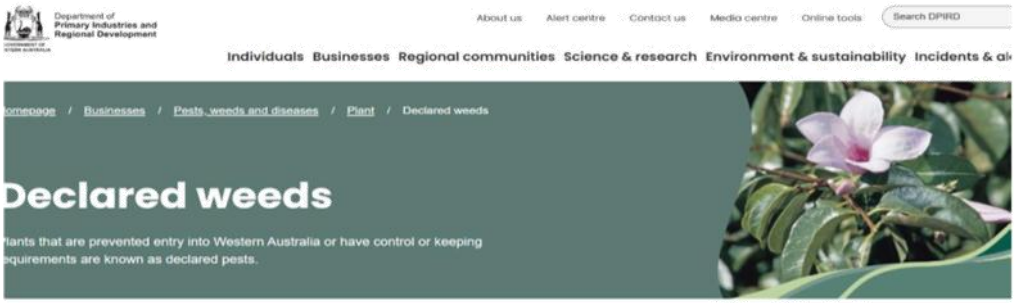
The tree is a declared weed as defined and is contained on a State register ie refer the above-mentioned publication and its availability on the website of the WA State Department of Primary Industries and Regional Development (refer next page).

Furthermore, in the publication 'Grow Me Instead' it says of the Lemon Scented Gum *'Unfortunately, this well-known gum tree has become a serious weed invading Banksia woodland and killing the forest understorey'*.



SIMON WOODS

BCom, ANZIIF (Fellow), CIP, QPIB, DipFinServ (Insurance Broking)



	Permit Number: PER13333
The introduced flora of Australia and its weed status, R.P. Randall, CRC for Australian Weed Management, 2007 (researchgate.net)	A compendium of plants that have been introduced to Australia and their weed status in Australia.

The introduced flora of Australia and its weed status
By R.P. Randall | CRC for Australian Weed Management
Department of Agriculture and Food, Western Australia

All plants listed in this text have been introduced into Australia with the exception of the 606 natives that are known to have naturalised outside their native range within Australia. The codes used in the text are:

Weed: There is a published reference to this plant as a weed somewhere in the world.
N: This plant has naturalised somewhere in Australia.
Nn: This plant is an Australian native species that has naturalised beyond its native range within Australia.
1: This plant has been recorded as a weed of the natural environment.
2: This plant has been recorded to escape from cultivation.
3: This plant has been recorded as a weed of agriculture.
4: This plant has been recorded as a noxious (declared) weed. This is a legal category and may take the form of a prohibition on entry, sale and movement to requirements to eradicate or control.
5: This plant has been recorded as an invasive species. This is the most serious criterion that can be applied to a plant and is generally used for serious high impact environmental and / or agricultural weeds that spread rapidly and often create monocultures.
A: The capital A after any of the preceding numbers indicates that this species has met this criterion in Australia.

Page:194 of 528 Eucalyptus citriodora Hook.

Myrtaceae = *Corymbia citriodora* (Hook.)

K.D.Hill & L.A.S.Johnson

◆ Weed - **Nn** - 1A - 2A – 5

Lemon Scented Gums – Weed evidence

City of Melville

Tree Removal Notice

Several large Lemon Scented Gums (Eucalyptus citrodora) will soon be removed from Blue Gum Reserve to make way for native regeneration.

Lemon Scented Gums are an introduced species which quickly become a weed due to the amount of seed they produce, and how easily they germinate. They also consume a lot more water and nutrients than native species, reducing survival of under storey species, and shed their bark yearly which becomes a fire hazard.

Table 3: Some common weed species known from the Margaret River region			
Scientific name	Common name	Scientific name	Common name
Acacia elata	Mountain cedar wattle	*Gomphocarpus* spp.	Cottonbush
Arundo donax	Giant reed	*Histiopteris incisa*	Bat's wing fern
Asparagus asparagoides	Bridal creeper	*Homalanthus novo-guineensis*	Bleeding heart
Cenchrus clandestinus	Kikuyu, Kikuyu grass	*Hyparrhenia hirta*	Tambookie grass
Centranthus ruber	Valerian	*Hypericum perforatum var. angustifolium*	St John's Wort
Chamaecytisus palmensis	Tree lucerne, Tagasaste	*Ipomoea indica*	Blue morning glory
Chasmanthe floribunda	African cornflag	*Kunzea baxteri*	Kunzea
Cyathea cooperi	Rough tree fern	*Lavender spp.*	Italian/French lavender
Echium fastuosum	Pride of Madeira	*Leptospermum laevigatum*	Victorian teatree
Echium plantagineum	Paterson's curse	*Lonicera japonica*	Japanese honeysuckle
Ehrharta calycina	Perennial veldtgrass	*Melaleuca armillaris*	Bracelet honey-myrtle
Ehrharta longiflora	Annual veldtgrass	*Moraea flaccida*	One-leaf cape tulip
Eragrostis curvula	African love grass	*Paspalum dilatatum*	Paspalum
Eucalyptus citriodora	Lemon-scented gum	*Pinus radiate*	Radiata pine
Eucalyptus globulus	Blue gum	*Psoralea pinnata*	Taylorina, Psoralea
Gladiolus undulatus	Wavy Gladiolus	*Vinca major*	Blue Periwinkle

A Global Compendium of Weeds - 3rd Edition 2017: page 1052/3659 R P Randall

Corymbia citriodora (Hook.) K.D.Hill & L.A.S.Johnson Myrtaceae Synonym/s (n° of refs): Corymbia citriodora (Hook.) K.D.Hill & L.A.S.Johnson subsp. citriodora (1), Eucalyptus citriodora Hook. (21) Total N° of Refs: 54 Global Risk Score: 1.44 Rating: Low Habit: Tree Preferred Climate/s: Mediterranean, Tropical Origin: Aust Major Pathway/s: Crop, Ornamental Dispersed by: Humans References: United States of America-N301, United States of America-N-839, United States of America-N-101, ParaguayN-876, Australia-N-354, United States of America-I-1046, United States of AmericaQ-1197, Australia-E-1261, United States of America-N-1292, La Reunion-U-1321, Madagascar-N-1000, India-N-1345, Global-I-1404, Australia-E-1456, Brazil-N1733, China-N-1796, El Salvador-N-1796, Gambia-N-1796, Morocco-N-1796, Australia-N-1902, -I-, Australia-W-1977, Cameroon-W-1977, Cuba-W-1977, IndiaW-1977, Marshall Islands-W-1977, Myanmar-W-1977, Pakistan-W-1977, Peru-W-1977, Rwanda-W-1977, Viet NamW-1977, Zimbabwe-W-1977, Global-- 1324.

Key:

E - Environmental Weed Species that invade and impact on native ecosystems. (5,688 - 4,980)

W - Weed Most common term used. These plants are nearly always economic weeds (i.e., pests of agriculture, horticulture, turf, nurseries etc.). However, when a source is not conclusive in this area then 'weed' is used. (20,630 - 17,882)

N - Naturalised Species has self-sustaining and spreading populations with no human assistance, but does not necessarily impact upon the environment. A species' capacity to naturalise in foreign environments, however, is a good indicator of its weed potential. The letters 'nC' means that naturalisation has not been confirmed. (22,588 - 18,048)

PLANTS out of place

Managing weeds in Perth's Eastern Region


Cotton Bush Pg. 20

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Acknowledgements

Shire of Mundaring - Environmental Services Team
City of Kalamunda - Environmental Services Team
City of Swan - Environmental Services Team
Eastern Region Catchment Management Program
Jane Brook Catchment Group
Photographs provided by Una Bell, Tamara Wilkes-Jones, Cliff Burns, Renee D'Herville, Mick Davis, Heidi Dougherty and Diane Richmond.

First published 2013. Revised edition reprinted 2020.

Introduction

We can all take action to solve the weed problem. This booklet aims to provide easy identification of some of the most threatening weeds that occur around the Perth hills and recommends methods of control. This compact booklet is great in the field and will help you get to know the weeds in your local area. Also available to view online for larger images and clickable links in the references and further information page. Check your local council webpage for a link to the online publication.

What is a Weed?

A weed, also known as an invasive plant, is any plant that requires some form of action to reduce its effect on the environment. A weed colonises and persists in an ecosystem in which it did not previously exist. Many garden and agricultural plants introduced into Australia in the last 200 years are now weeds, impacting on natural remnant ecosystems.

Although most of Australia's weeds are from other countries, Australian native plants can also become weeds when species are moved from within their natural habitat to new areas where they compete with indigenous plants for space and nutrients.

Why Weed?

Weed invasions change the natural diversity and balance of ecological communities. These changes threaten the survival of many plants and animals as the weeds compete with native plants for space, nutrients and sunlight. Weeds typically produce large numbers of seeds which assists their spread and they can rapidly invade disturbed sites. Seeds spread into natural and disturbed environments, via wind, waterways, people, vehicles, machinery, birds and other animals. They can establish in monocultures which can outcompete and exclude all other plant species. These areas often provide very little of benefit to our local fauna.

Weeds can dramatically alter fire regimes by adding to the available fuel load with some species also being highly flammable. Some weeds can actually benefit from fire, where fire reduces competition, and provides a window of opportunity in which the weeds can spread rapidly. In these cases the new flush of weed growth following a fire can add to the available fuel load for future fires, potentially creating a cycle of high-fuel, intense burns followed by a period of immense weed growth. Larger woody weeds can alter the behaviour of a fire by providing a ladder for a ground fire to reach the tree canopy.

The removal and control of weeds can provide better outcomes for local biodiversity and also a reduction in fire hazards.

Identification

It is important to correctly identify a weed to ensure that it is a weed and not a native plant. Correct identification is an important step in making sure that new weeds can be eradicated before they become established. Factors to consider when identifying weeds include:

- where and when the weed is growing
- what group the weed belongs to (herb, grass, shrub, bulb, vine)
- leaves – shape and size, colour of the weed
- flower, seed head or fruiting body of the weed

Along with this booklet, there are many resources such as field guides, fact sheets and websites to help you correctly identify weeds. A list of suggested resources is provided at the back of this booklet. If you cannot identify a weed using these resources, identification can be gained by sending a sample or photo to your local council Environment Officer or Landcare staff. For further assistance you can also enquire at the Western Australian Herbarium.

Best Weed Management Practices

Early detection and prevention of new invasive weeds is invariably cheaper and more successful than eradicating established infestations. In the event that weed infestations become established, procedures and methods for their control are available to reduce their impact. Here are some conservation and land management principles to help get you started:

Hygiene - we often contribute to the spread of weeds. Cleaning weed seeds from tools, equipment, machinery, vehicles (especially tyres), pets, clothing and boots is fundamental to the success of weed control. Place seed heads and plant material in bags, such as wool bale bags, shopping bags or old chaff bags. Prevent seed spread by ensuring bags are clean before taking into bushland areas.

Before removing weeds, it is important to consider the wildlife that may be using them for habitat and food. Provide natural habitat or alternative shelter before removing the weeds.

If in doubt, don't pull it out! Ensure that you have correctly identified the plant as a weed before removing it.

Consider your control technique in view of the whole ecosystem. Are you causing more harm than good? Are you achieving something to benefit the whole ecosystem?

Look beyond boundaries - most weeds don't distinguish fences. The weeds and plants that occur in bushland and in garden areas are all linked. Weeds are introduced into the bush from surrounding gardens and agriculture and once in the bushland they are able to re-invade backwards and forwards across these boundaries.

Start at the top - weed seeds and other plant parts move down into and along catchments by being carried by water and rolling down slopes. Where possible, it is more efficient and effective to start controlling weeds at the top of the catchment or watercourse so that weeds upstream do not keep re-infesting treated areas downstream.

Control Techniques

All methods of weed control include some degree of risk, mainly to the person undertaking weed control activities, but this may extend to other persons, and also the environment, depending on the control method chosen and the level of expertise of the individual engaging in these activities. Tools, machinery, manual labour and herbicides all have risks that must be managed. The most appropriate method of weed control will depend on the weed species, location, and resources available. It is always worth considering engaging a licensed and reputable weed control contractor for larger weed infestations and for the use of chemical control methods. If you choose to undertake chemical control yourself, **ensure you read and understand the manufacturer's instructions and follow all recommendations for the use of the chemical and required Personal Protective Equipment (PPE).**

There has been a recent increase in herbicides which are being marketed as organic, however this does not mean they are not hazardous. These products still have associated risks with some being highly corrosive or acidic. There is very little data available on the long term risks from exposure to these products. If you choose to use these products **ensure you read the Safety Data Sheet (SDS) for the product. Read the manufacturer's instructions and follow all recommendations for the use of the chemical and required Personal Protective Equipment (PPE).**

This guide was revised and updated in 2020 to take into account the range of control techniques currently available and the personal preferences of those who wish to undertake weed control activities. Where possible both chemical and non-chemical control methods have been provided for the weeds included in this booklet. The time taken to control the weeds and the effectiveness of these methods will vary considerably. In some cases it may take many years to effectively control some weed species, depending on the method chosen.

If you are volunteering on a Local Government reserve, please refer to your Friends Group Manual for further information on chemical weed control requirements.

Basal Barking

The application of a suitable herbicide around the full circumference of the trunk or stem of a plant to a height of 60cm. This method allows the herbicide to enter the vascular system and slowly kill the weed. The weed will die but remain in-situ, this can assist with erosion control on slopes whilst retaining ideal perching

and nesting structures that many native birds desire. Most useful on thin-barked woody weeds and younger weedy tree species. This method is best performed by a qualified and licensed contractor.

Cut and Paint or Cut and Remove Regrowth

This method allows the immediate removal of the weed and is mainly used on trees and woody weeds. It involves cutting off a tree or shrub at close to ground level using a chainsaw, hand saw, axe or brush cutter. Herbicide is then applied as soon as possible to the cut stump, with the objective of killing the stump and root system. For larger stumps the herbicide need only be applied to the cambium layer, just inside the bark.

If you prefer not to use herbicide, the regrowth from the stump can be continually removed as it emerges which will eventually exhaust the energy reserves in the root system and cause the weed to die. The continual removal of all above ground vegetative material will prevent photosynthesis and can eventually exhaust most plants including bulbs, tubers and rhizomes although this may take many years of regular follow-up.

De-Heading, Slashing and Mowing

Weed flower heads can be cut off. If seed is present, they should be sealed in a strong garbage bag and disposed of in normal waste bins to prevent spread. In most cases this method will not kill the plant but it will prevent it spreading.

Slashing and mowing of annual grasses and other herbaceous weeds can also be effective if done prior to flowering and seed set.

Drill and Fill

This method involves drilling a series of holes into the cambium layer just under the bark, approximately 5cm apart, around the base of the trunk of larger woody weeds. These holes are then filled with herbicide via a specialised tree injector, syringe or squirt bottle. As with basal barking the tree remains in-situ and slowly dies.

Foliar Spraying and Wiping

Herbicide is diluted to manufacturer recommended rates for targeted weeds and applied to the foliage, ensuring good coverage but avoiding run-off. It is important to use the recommended mixing rates, as a stronger mix may burn foliage but not kill the weed, which can lead to herbicide resistance. Spraying is most effective when weeds are actively growing and plants are not under temperature or moisture stress. Various spray units are available which can be vehicle or trailer mounted, knapsack or hand-held. Foliar spraying is suited to shrubs, grasses, dense herbs and low growing vines. Spot spraying can be used to

treat individual plants. Advantages include speed and economy, disadvantages include the potential for spray drift and off-target damage.

Wiping can be used in sensitive areas and on certain weed species, such as bulbs, located among native vegetation. A weed wand brush, which is a brush at the end of a chemical reservoir, is commercially available. Alternatively a paint brush can be used or a weed wiper can be constructed from a set of tongs with

pieces of sponge glued to the inside surface at the ends. This can be dipped into herbicide and used to grasp and wipe the foliage of the weeds.

Manual Removal

Manual control techniques encompass hand-pulling, grubbing and digging treatments using tools such as tree poppers, trowels, forks, mattocks, shovels, rakes, chisels and knives. A small screwdriver can be inserted in the ground and used to loosen soil around bulbs and smaller weeds to assist in removing the entire weed when hand pulling. A knife can be used to cut under the plant at the top of the roots of certain weeds, especially weedy grasses. Removing weeds manually can be the most sensitive method, but care should be taken not to disturb the soil excessively which may result in erosion. A tree popper is a tool which provides mechanical advantage to pull out woody weeds up to 60mm stem diameter. These are very useful tools if you have a large population of saplings to remove. Enquire with your local government Bushcare department on the availability of a Tree Popper loan service.

Mulching

The use of mulch can be very effective at suppressing weed growth. There are many different options for mulches, they can be organic, inorganic or living. Organic mulch such as wood chip or straw will break down over time. Inorganic mulch such as pebbles or recycled bricks will not break down over time and may be a better choice in areas with increased fire risk as they will not burn. Living mulch such as low growing, dense ground cover plants will provide shade to the soil.

Solarisation

Solarisation is the technique of placing black plastic sheets over weeds for a period of time during their main growth season to inhibit photosynthesis and increase temperatures beyond tolerance levels. This treatment is particularly effective on small infestations of various rhizomatous species where there is little or no indigenous ground flora present. Ensure plastic is adequately weighed down to prevent it being blown around. After treating an area, re-use the plastic on other areas or dispose of it in an appropriate manner.

Grasses & Rushes

African Love Grass

(Eragrostis curvula)

ORIGIN

South Africa

KEY POINTS

- An agricultural pasture escapee
- Common weed infesting road verges and degraded areas

DESCRIPTION

A large, vigorous, drought resistant, densely tufted perennial grass which grows to about 1.2m tall. The seed heads are present from November to May and are grey in colour.

CONTROL METHODS

- Seed heads should be removed and bagged to prevent spread.
- Plants can be dug out, care should be taken to remove all parts as small sections tend to break off and regrow.
- A tree popper can be used to help pull out clumps.
- Spray with 1% glyphosate mixture while actively growing during summer or before seed set. Ensure good spray coverage as the clump is made up of many small individual plants.
- Following fire, spray regrowth when it is 5-10cm high.

Annual Veldt Grass, Perennial Veldt Grass

(Ehrharta longiflora, E. calycina)

ORIGIN

South Africa

KEY POINTS

- Common weeds along creeklines and roadsides
- Perennial Veldt Grass is a weed in bushland
- Fire enhances seed germination

DESCRIPTION

Winter-active grasses growing from 30-60cm tall. Annual Veldt Grass has large spikelets which are purple and green. Perennial Veldt Grass has smaller spikelets, often purple and straw-coloured.

CONTROL METHODS

- Small populations can be easy to hand-pull, as roots are very shallow, ensuring crown removal.
- Plants can be sprayed with a grass selective herbicide or spot sprayed with a 1% glyphosate mixture, over autumn and winter, before seed heads emerge. Follow-up treatment may be necessary. Spray seedlings within four to six weeks of emergence.

Annual Veldt Grass

Annual Veldt Grass

Perrenial Veldt Grass

Perrenial Veldt Grass

Grasses & Rushes

False Bamboo or Giant Reed

(Arundo donax)

ORIGIN

Asia, southern Europe

KEY POINTS

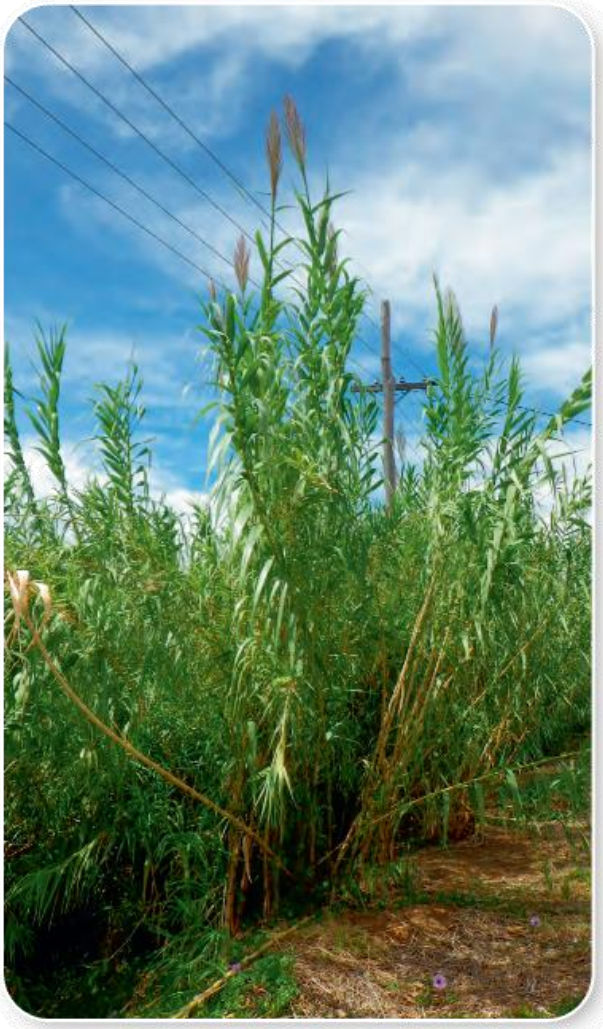
- A garden escapee that is now a weed along watercourses, wetlands and moist disturbed areas
- Forms dense thickets
- Can be confused with bamboo

DESCRIPTION

A large rhizomatous grass with bamboo-like woody stems 2-8m tall. A plume-like inflorescence 30-60cm long is produced in autumn and winter.

CONTROL METHODS

- Smaller infestations can be removed manually, this can be labour intensive as all underground rhizomes must be removed to prevent regeneration. This method is more selective and may be necessary to protect nearby native plants. However, the soil disturbance may encourage erosion.
- Larger plants can be cut near the base and immediately painted with glyphosate. Re-growth should be sprayed before reaching 60cm in height with 1% glyphosate mixture + penetrant e.g. Pulse®.
- For non-chemical control, cut stems as close to the ground as possible and remove any new growth as soon as it emerges. This will eventually exhaust the rhizomes, but may take several years.



Fountain Grass

(Cenchrus setaceus)

ORIGIN

Africa, Middle East

KEY POINTS

- Introduced as an ornamental grass, now a weed of disturbed areas near drains, roads and on rocky areas
- Out competes native vegetation

DESCRIPTION

Upright, tufted perennial grass with very narrow leaves to 60cm long. Flowering stems to 1m or more high with long, cylindrical, spike-like seed heads 6-30cm long which are reddish, pinkish or purplish in colour.

CONTROL METHODS

- Small infestations can be removed by hand digging, ensure any seed heads are bagged to prevent further spread.
- Regular slashing during winter, prior to seed head development can assist in control.
- Extensive infestations can be spot sprayed with 1% glyphosate + penetrant e.g. Pulse® from spring to autumn. Slashing 8 weeks prior to spraying can improve effectiveness.
- The long lived seeds make continued monitoring and follow-up treatment of the area for emerging seedlings essential.

Haas Grass

(Tribolium uniolae)

ORIGIN

South Africa

KEY POINTS

- Introduced as a pasture grass but now infesting road verges, jarrah forest and wandoo woodlands
- Fire encourages germination of seed leading to massive seedling recruitment

DESCRIPTION

A densely tufted upright perennial grass to 60cm high. Inflorescence is up to 7cm long and is green, maturing to straw colour. Flowers October to January. Reproduces mainly by small lightweight seed. May reproduce from material that breaks off from the base.

CONTROL METHODS

- Small isolated populations can be removed by hand, ensure any seed heads are bagged to prevent spread. Loosen soil and pull plants out or use a knife to cut roots below the base of the plant ensuring all of the plant is removed.
- Spot spray with a 1% glyphosate mixture
- Follow-up will be required for up to 10 years due to long seed viability.
- Ensure follow-up after any fire to treat seedlings and prevent re-infestation.

Pampas Grass

(Cortaderia selloana)

ORIGIN

South America

KEY POINTS

- A garden escapee
- An aggressive coloniser, especially in moist and disturbed areas

DESCRIPTION

A large and long-lived tussock grass can grow to 4m high. Leaves are long, up to 2m, finely serrated, blue-green above and dark green below. It has fluffy pale inflorescence which is held high above the leaves. The seeds can be dispersed over long distances by wind or water. Flowers in winter.

CONTROL METHODS

- Manual removal is the best method of control where possible. Slash back or brush-cut the sharp leaves first. If present, carefully remove plumes and place in a large garbage bag for disposal. Plants can be dug out, ensuring to remove all the roots. Remove all uprooted plants to prevent them re-sprouting.
- Slash or brush-cut clumps prior to spraying. Small seedlings and re-growth can be sprayed with a 1% glyphosate mixture.

Grasses & Rushes

Sharp Rush

(Juncus acutus)

ORIGIN

Africa, Europe, North America

KEY POINTS

- Sharp Rush is a significant threat to wetlands and bushland areas
- Ensure positive identification prior to treatment as there are very similar looking native species such as Juncus pallidus.
- Be careful if collecting seed for revegetation, as it can be confused with native species
- Can be identified by the sharply pointed tips of the leaves which are painful to touch with the hand, try patting the top of the tussock with your palm. Generally native rushes can be sharp, but not painful to pat your hand on

DESCRIPTION

An erect tussock-forming perennial to 1.5m high. Salt tolerant and often found growing in saline areas. It features stiff, sharply pointed leaves and bracts, which are blue-green in colour, round in cross-section and 2-4mm diameter. These are very hard and almost impossible to squash between thumb and finger, unlike most native rushes which can be crushed. Flowers throughout the year but mostly in spring and summer.

CONTROL METHODS

- Small tussocks or small infestations can be dug up using a mattock, taking care not to disperse the seed.
- Slashing/burning alone results in low levels of mortality, but this can be useful to gain access for follow-up spraying of regrowth and seedlings. Check local burning regulations prior to disposing of weeds by burning.
- Spray with a 2% glyphosate mixture, use Roundup Biactive® in wet areas, during the warmer months, while plants are actively growing. If no surface water is present, a penetrant such as Pulse® can be added to increase effectiveness.

Tambookie Grass

(Hyparrhenia hirta)

ORIGIN

South Africa

KEY POINTS

- Introduced as an agricultural pasture grass, which is now found along roadsides, rivers and creeks
- Out competes local native plants
- Fire stimulates vigorous regrowth

DESCRIPTION

A densely tufted perennial to 1m high often forming tussocks. The seed heads are produced from November to July and are grey in colour. It spreads by seeds. Ensure positive identification, some native grasses look similar.

CONTROL METHODS

- Cut off seed heads and bag for disposal to prevent further spread.
- Hand remove small infestations, ensuring to remove the whole root.
- Larger plants can be sprayed with a 1% glyphosate + penetrant e.g. Pulse® mixture, when actively growing from spring to autumn.
- In large degraded areas, slash or brush-cut plants before seed maturity then follow-up spray the re-growth with a 1% glyphosate + penetrant e.g. Pulse® mixture.
- Care should be taken to limit off-target damage in areas with native grasses.

African Veldt Daisy

(Osteospermum ecklonis)

ORIGIN

South Africa

KEY POINTS

- Garden escapee, occasionally found growing around old settlements
- Often grows from dumped garden rubbish

DESCRIPTION

Soft, spreading perennial herb to 1m high. Leaves have a distinctive smell when crushed. Stem can be woody at the base. Flowers are purple or white. Flowering occurs in winter and spring.

CONTROL METHODS

- Remove flower heads and dispose of to prevent seed set.
- Hand remove small infestations, ensure removal of roots to prevent re-sprouting.
- Remove plant material from site to prevent it taking root.
- Spot spray with a 1% glyphosate + penetrant (e.g. Pulse®) mixture.
- Follow-up required to remove emerging seedlings.

Blackberry Nightshade

(Solanum nigrum)

ORIGIN

Europe

KEY POINTS

- A weed of wasteland, pastoral land and cropping
- Readily spread by birds into bushland

DESCRIPTION

A small short lived shrub growing to around 1m high. It produces clusters of 4-12 white flowers followed by green berries that become dull black at maturity.

CONTROL METHODS

- Prevent seed set for several years.
- Manually remove plants, if berries are present, bag and dispose of in rubbish.
- Spot spray with a 1% glyphosate + penetrant e.g. Pulse® mixture when actively growing in spring and summer.
- Seeds usually only germinate on bare ground. Encourage shrub species and leaf litter build up to reduce re-infestation.

Cottonbush

(Gomphocarpus fruticosus)

ORIGIN

South Africa, Mediterranean

KEY POINTS

- Declared pest in Western Australia
- Introduced as a garden plant, now a serious environmental weed that has spread into disturbed, moist sites and bushland
- Toxic to humans and stock, avoid contact with the toxic sap
- Spreads by light fluffy seeds and lateral root suckers

DESCRIPTION

An upright shrub to 2m tall with narrow leaves 5-12cm long. Stems and leaves produce poisonous white milky sap when damaged. It produces white flowers in small drooping clusters from spring through to autumn. Following flowering, distinctive inflated, green, swan shaped seed pods covered in soft bristles are formed which turn brown with age and open to release seeds which are topped with a tuft of silky hairs.

CONTROL METHODS

- The shallow root system means small infestations can be dealt with by hand pulling.
- All seed material should be removed, bagged and disposed of carefully to prevent spread.
- Larger infestations are best managed with a combination of slashing or brush cutting with follow-up spraying of regrowth and seedlings.

Dock

(Rumex spp.)

ORIGIN

Europe, Asia

KEY POINTS

- A robust, upright perennial with a root system that can reach 3 m in depth
- Often found along creeklines, drains and in wetlands

DESCRIPTION

Grows from a perennial, carrot-like tap-root which produces annual top growth 50-150cm high in winter. It forms a basal rosette of large leaves at ground level followed by upright flowering stems. Flowers are produced in clusters which are green to reddish in colour. The seed heads become rusty brown and conspicuous as they mature in early summer.

CONTROL METHODS

- Remove and bag seed heads to prevent spread.
- Single plants can be controlled by deep hoeing. Cut the root at least 20cm below ground level.
- Larger infestations can be spot sprayed with a 1% glyphosate + wetting agent mixture. Use Roundup Biactive® in wetland areas.

Flat-weed

(Hypochaeris radicata)

ORIGIN

Europe, Asia, north Africa

KEY POINTS

- Widespread and can be found on roadsides, watercourses and disturbed areas
- Can be toxic to horses

DESCRIPTION

Flat-weed is a perennial with a robust, deep tap-root. It produces a rosette of leaves at ground level with upright flowering stems to 50cm high. Flowers are bright golden yellow and are produced year round but mainly in spring. Can produce hundreds of fine feathery seeds, which are spread by wind, and germinate in autumn.

CONTROL METHODS

- Can be hand pulled but tends to break off in harder ground. Use a weed fork to assist in removing entire tap root.
- Spot spray with a 1% glyphosate mixture.
- Carefully remove and bag seed heads to prevent spread.

Lavender

(Lavandula stoechas)

ORIGIN

Mediterranean

KEY POINTS

- Garden escapee
- Establishes on disturbed, bare ground, often along roadsides
- Forms dense stands that exclude all other ground flora and smaller shrubs

DESCRIPTION

A small upright shrub to 1m high. Leaves are downy, greyish-green and fragrant when crushed. Flowers are deep purple in cylindrical heads, topped with a few distinctive petal-like purple bracts. Flowers are produced from July to November followed by abundant seed in late spring and early summer.

CONTROL METHODS

- Plants are easily hand-pulled or dug out, particularly in moist soil.
- To minimise soil disturbance stems can be cut and painted with a 50% glyphosate mixture.
- Foliar spray with 1% glyphosate + wetting agent mixture.

Nasturtium

(Tropaeolum majus)

ORIGIN

South America

KEY POINTS

- Garden escapee, now a weed of roadsides, disturbed areas and creeklines
- Mainly spread to new areas by the dumping of garden waste or intentional planting

DESCRIPTION

A soft, sprawling or scrambling herb, usually annual, but occasionally short lived perennial. It has fleshy stalks which are attached to the round leaves in the centre. Showy trumpet-shaped flowers are produced mainly in spring. Flowers are yellow, orange or red in colour.

CONTROL METHODS

- Hand weeding is relatively easy due to the soft stems and limited root system. If seed is present bag and remove waste.
- Follow-up required as there is often a mass germination of seedlings after the removal of parent plants.
- Remove flowers before seed set to prevent spread.
- Spray larger infestations with a 1% glyphosate + wetting agent mixture.

Paterson's Curse

(Echium plantagineum)

ORIGIN

Europe, North Africa, Canary Islands

KEY POINTS

- Declared pest in Western Australia
- Introduced as a garden plant and considered a useful fodder species in times of drought
- Widespread on agricultural land, roadsides and vacant land
- Out-competes local annual species

DESCRIPTION

Emerges in autumn and forms a large basal rosette of leaves. Upright, branched and leafy flowering stems are produced in late winter. Clusters of purple-blue or occasionally white, trumpet shaped flowers form during spring to early summer. The stems and leaves are covered in tiny, stiff bristles which can cause skin irritation if touched.

CONTROL METHODS

- Isolated plants can be hand pulled.
- Regular slashing when flowering stems emerge can supress flowering.
- Flowering and seeding plants should be destroyed (e.g. burning), as the seeds will continue to develop even after being cut or pulled. Check local burning regulations prior to disposing of weeds by burning.
- Spot spray with 1% glyphosate + wetting agent at seedling or rosette stage and while plant is actively growing prior to flowering.
- Follow-up required for several years to treat emerging seedlings.

Soursob

(Oxalis pes-caprae)

ORIGIN

South Africa

KEY POINTS

- A weed of roadsides, waterways and bushland
- Poisonous to stock
- Bulbils produced on the roots
- Smothers native vegetation
- Can form mono-culture patches and displace most native species

DESCRIPTION

A small upright herb producing annual foliage from a perennial bulb. Leaves are bright green, sometimes with dark markings, and consist of three heart shaped leaflets. It produces clusters of bright yellow, trumpet shaped flowers on tall stalks above the leaves. Flowering occurs from June to October.

CONTROL METHODS

- Solarisation of mono-culture, with no remnant vegetation, for the growing season.
- Hand pull emerging seedlings before bulbil formation, with regular follow-up to exhaust bulbs.
- Plants can be carefully dug out, but hand removal after bulbil formation will dislodge bulbils, contributing to spread.
- Chemical control is often the most practical option available for dense infestations in bushland, as it avoids soil disturbance and erosion. Spray with a 1% glyphosate + wetting agent mixture at bulb exhaustion, just on flowering.

Whiteflower Fumitory

(Fumaria capreolata)

ORIGIN

Europe, Northern Africa

KEY POINTS

- A weed of roadsides, shrub lands, crops and gardens. Colonises degraded sites
- It prefers partly shaded, moist areas, where it can form a dense groundcover or climb up and smother low growing native vegetation

DESCRIPTION

An annual climbing or sprawling herb with narrow, weak stems which grow up to 1m long. Foliage is soft, green or blue-green in colour with deeply-lobed, small, carrot-like leaves. In late winter to spring, bunches of small white tubular flowers with reddish-black tips are produced.

CONTROL METHODS

- Hand remove seedlings for small infestations.
- Larger plants can be easily hand pulled due to weak stems. Larger, more mature populations can be rolled up like a mat for removal, preferably before flowering and seed set.
- Follow-up control for seedling which emerge after initial hand weeding is required throughout the growing season.
- Spot spray with a 1% glyphosate + wetting agent mixture in degraded areas.

Bulbs

Arum Lily

(Zantedeschia aethiopica)

ORIGIN

South Africa

KEY POINTS

- A garden escapee which is now found in moist areas in creeks, rivers and wetlands
- Out competes local native vegetation and can impede water flow
- Can be toxic to stock
- All parts of the plant are poisonous to humans if consumed

DESCRIPTION

An annual tuft of dark green, shiny, succulent leaves arising from perennial tuberous roots. Leaf blades are heart or arrow-shaped and are 25cm long. The large, white, funnel-like flower is 10cm wide, has a yellow spike and is produced in late winter to spring. The orange-yellow berries are spread by birds and water.

CONTROL METHODS

- Glyphosate is relatively ineffective and can send tubers into dormancy for up to 5 years.
- Manual removal will cause soil disturbance which can lead to erosion. It is more effective with younger plants. All of the tuberous root must be removed.
- Cut the flowers to prevent birds spreading seed
- Continual, regular removal of all vegetative material at ground level will prevent photosynthesis and eventually exhaust the rhizome. This may take many years of regular follow-up.
- Current recommendations on chemical control methods for arum lily is available from Dept. of Primary Industries and Regional Development, formerly known as the Dept. of Agriculture ***https://www.agric.wa.gov.au/herbicides/arum-lily-control***.
- Consider using a licensed and reputable spray contractor for chemical control.

Baboon Flower

(Babiana angustifolia)

ORIGIN

South Africa

KEY POINTS

- Introduced as a garden ornamental which has escaped to become a serious weed in native bushland
- It is dispersed mainly by the dumping of garden refuse and earthworks

DESCRIPTION

Produces annual leaves and stems from a perennial corm and grows to 35cm high. Leaves are hairy, striped or ribbed and are folded lengthwise like a fan. Flower spike is produced from August to October and has 3 -10 individual flowers which are purple, blue or mauve with red to black markings. Reproduces by corms and seed.

CONTROL METHODS

- Hand weed small infestations in sensitive areas, ensuring to remove the entire corm, loosening the soil before pulling can help prevent the stem breaking off
- Spot spray larger infestations or wipe individual plants with glyphosate and wetting agent before flowering

Bulbs

Cape Tulip - One-leaf

(Moraea flaccida)

ORIGIN

South Africa

KEY POINTS

- Garden escapee which has now become a significant weed throughout southern Australia
- Difficult to control due to the dormancy of corms below the ground with up to 60% remaining dormant each growing season
- Highly toxic to stock and may invade pastures

DESCRIPTION

Usually produces one dark green, strap-like leaf up to 70cm long, annually from a small corm. The branched flowering stem is produced in late winter and spring and has short-lived pink to orange flowers, each flower has six petals. Reproduces by corms and seed. Prior to flowering, Cape Tulip can be recognised by the browning off of the leaf tips.

CONTROL METHODS

- Individual and small numbers of plants can be dug out. The corms and any seed heads should be disposed of by burning or bagged and placed in rubbish bin
- Can be effectively and economically controlled with glyphosate, repeated over several seasons. This is most effective just prior to flowering. Spray with a 1% glyphosate mix or wipe leaves with one part glyphosate to two parts water
- Treatment must be undertaken annually to reduce the population due to the number of corms which remain dormant each year

Freesia

(Freesia alba x leichtlinii)

ORIGIN

South Africa

KEY POINTS

- Freesia is a horticultural hybrid which is now a serious bushland weed occurring in a variety of disturbed habitats

DESCRIPTION

Tufted plants with soft, light basal leaves arising annually from a perennial corm. The erect flowering stem is bent to one side just below the lowest flower. It has white or creamy yellow flowers which have yellow to orange markings. The tubular flowers occur in spring, arranged on one side of the flower stalk and are sweet, strongly scented. Freesias reproduce by seed, bulbils and corms.

CONTROL METHODS

- Cut flowers to prevent seed set
- Repeated mowing or hand removal of plants before flowering over several years can provide good control. When hand weeding, it helps to loosen the soil prior to removal to prevent the corm breaking off
- Painting or wiping with a one part glyphosate to two parts water mix can be used in sensitive areas
- Larger infestations can be spot sprayed with a 1% Glyphosate with wetting agent mixture
- The area will require follow-up hand weeding or spraying of the tiny seedlings for several years

Gladiolus

ORIGIN
South Africa

KEY POINTS
- Garden escapees
- Easily spread by soil disturbance or roadworks
- These plants can be difficult to control by hand weeding as they produce many small cormels around the main corm which usually dislodge and remain in the soil

DESCRIPTION
Gladiolus species produce 3–6 erect sword-shaped leaves annually which die back in summer to a perennial underground corm. An upright flower spike is produced above the basal leaves. Reproduction is by seed and cormels.

Pink Gladiolus *(G. caryophyllaceus)* leaves have distinct red margins, in young plants the leaves twist spirally in an anti-clockwise direction. Flowers are bright pink and occur from August to November. Spreads rapidly with large numbers of seeds produced and dispersed in addition to cormels.




Wavy Gladiolus *(G. undulatus)* leaves have purple-red sheaths at the base. Flowers are large and showy, white or cream in colour, sometimes tinged with green. Each flower has 6 pointed lobes or 'petals' which are pointed at the tip with a wavy margin along the edge. Flowering time is generally October to December.


Long-tubed Painted Lady *(G. angustus)* has white flowers with pink marking in the throat.

CONTROL METHODS

- Wipe individual leaves with a one part glyphosate to two parts water mixture in sensitive areas or spot spray infestations in degraded areas with metsulfuron methyl 0.2 g/15 L + glyphosate 1% + wetting agent just on flowering in late winter to early spring
- Plants can be dug out using a small trowel to remove the soil around the bulb which contains the tiny cormels. Ensure all soil containing cormels is sealed in bags and disposed of in normal rubbish or solarised to prevent further spreading
- Follow-up control will be required for several years to control any remaining seedlings sprouting from cormels

Bulbs

Three-cornered Garlic or Onion Weed

(Allium triquetrum)

ORIGIN

Africa, southern Europe

KEY POINTS

- Found in damp areas, frequently near creeks or granite rocks
- Capable of forming dense colonies, dominating native understorey

DESCRIPTION

Three-cornered Garlic has a tuft of soft leaves arising annually from a small, pale bulb. The leaves have a strong 'onion' or 'garlic' smell when crushed. A distinctive three cornered flowering stem is produced in late winter to early spring and is topped with a bunch of drooping, white, bell-shaped flowers. Reproduction is by seed and bulbs.

CONTROL METHODS

- Remove manually ensuring that all bulbs are removed
- Larger infestations in degraded areas can be sprayed with 1% Glyphosate and wetting agent mixture at flowering
- Cultivating the soil by digging or plowing between spring and autumn can help to kill bulbs but may lead to erosion
- Regular mowing, close to the ground, prior to flowering can exhaust bulbs and prevent seed set

Watsonia

ORIGIN
South Africa

KEY POINTS
- A garden escapee which has become a serious environmental weed of disturbed bushland and roadsides, particularly near water
- Can form dense infestations excluding almost all other vegetation

DESCRIPTION
Watsonia, *(Watsonia spp)* and the similar African Cornflag, *(Chasmanthe floribunda)* have erect sword-shaped leaves to 1m in length which grow annually from a perennial corm. A tall flower spike with many trumpet shaped flowers is produced from late winter to early summer. The flowers can be pink, lilac, white, orange or yellow depending on the species. Reproduction can be by seed, bulbils and corms.

CONTROL METHOD
- Cut flower spikes to prevent seed or bulbil formation
- Isolated plants can be pulled or dug out but this can be difficult on larger infestations
- Individual plants in sensitive areas can be wiped with a one part glyphosate to two parts water mixture. Larger infestations in degraded areas can be sprayed with a 1% Glyphosate mixture with a wetting agent when flowering stems emerge
- Regular and repeated mowing close to the ground can provide some control and prevent seed and bulbil formation
- Cultivating soil to a depth of 10cm can assist with control if done after the old corm is exhausted and before the new corm forms or the flower spike emerges, however this may leave the area vulnerable to erosion

Blue Periwinkle

(Vinca major)

ORIGIN

Europe, northern Africa

KEY POINTS

- Garden escapee which grows in a wide range of habitats but prefers moist, fertile soils in well shaded sites
- Forms dense ground cover, supressing regeneration of native species
- Can be difficult to control because of its growth habit that effectively propagates new plants wherever it touches the ground

DESCRIPTION

A sprawling perennial ground cover, growing to 50cm high. The slender stems can be short and upright, or ground-creeping, up to several metres long and rooting at the nodes with glossy green leaves. Lilac-blue flowers occur from winter through to summer.

CONTROL METHODS

- Hand remove small infestations, ensuring the removal of all roots and follow-up for any regrowth. Any broken off stems or roots can grow into new plants
- The solarisation technique can be applied to small infestations for up to 6 months and a follow-up spray with 1% glyphosate + Pulse®
- Plants can be slashed or mown and regrowth sprayed with 1% glyphosate + Pulse®

Bridal Creeper

(Asparagus asparagoides)

ORIGIN

Southern Africa

KEY POINTS

- Weed of National Significance (WoNS)
- Major threat to biodiversity
- Forms dense root mats which impede the root growth of other plants and often prevents native seedling establishment

DESCRIPTION

Twisting, climbing, wiry green stems grow annually from an underground perennial root system. The root system is a branching rhizome with numerous fleshy tubers. The stems flower prolifically, producing red berries which are attractive to birds.

CONTROL METHODS

- Biological control agents, leaf hopper and rust fungus will not kill but can help keep populations under control. Collect pieces of infected plant material from other sites and rub on healthy plants
- Small infestations can be successfully removed by digging out the root mat. Take care to remove all rhizomes and tubers
- Repeated removal of all stems as soon as possible after they emerge will prevent flowering and seed set, and may eventually exhaust the rhizomes and tubers
- Larger infestations can be controlled by wiping with a 1 part glyphosate to 2 parts water mixture or spray with 0.02g metsulfuron plus 25mL Pulse® per 10L water. Repeat each season until all plants are gone
- Integrated management, using a combination of the above control methods as appropriate, may be the most successful

Mile-a-minute, Morning Glory

(Ipomoea cairica, I. indica)

ORIGIN

Tropical regions

KEY POINTS

- Smothers vegetation
- Garden escapee
- Common along creeklines

Morning Glory

DESCRIPTION

Twining vines with heart-shaped or lobed leaves. Flowers are purple-blue or purplish-pink. It is particularly invasive in creekline habitats and can regrow from cuttings dumped in bushland.

Mile-a-minute

CONTROL METHODS

- For small infestations cut and allow canopy to die, follow runners back to roots and dig out ensuring the removal of nodes
- Cut stems and paint with a 50% glyphosate solution
- Cut off stems leaving approximately 1m attached to plant. Lay these sections on an area of bare ground and spray or wipe with a 1.5% glyphosate mixture, monitor and treat regrowth monthly or as necessary
- Any material left on the ground is likely to reshoot. All material should be bagged and removed

Wonga Wonga Vine

(Pandorea pandorana)

ORIGIN

Eastern Australia, Papua New Guinea, Indonesia

KEY POINTS

- Garden escapee which has become established in Marri/Jarrah woodlands on the Darling Scarp and Plateau where it is becoming a serious weed
- Climbs trees and shrubs, eventually strangling the trunk and smothering the canopy
- Adds weight to tree canopy which can lead to branch failure
- Produces masses of papery seeds which are spread by the wind and establish easily in shady, damp areas

Juvenile Foliage

DESCRIPTION

A vigorous, long lived, perennial climber with stems that become woody with age. Juvenile leaves have 8-17 small leaflets, adult leaves have 3-9 larger glossy green leaflets. Drooping clusters of white or yellow tubular flowers, often with purple marking in the throat, are produced from winter to summer. Large seed pods are produced which open to release many papery seeds.

Mature Foliage

CONTROL METHODS

- Hand remove seedlings while small
- Cut stems at the base and allow canopy to die. Paint stumps with 50% glyphosate mixture or continually remove all regrowth. Follow stems back to ensure they have not put down roots where they make contact with the ground
- Ensure cut aerial growth is not left in contact with the ground as it may take root
- Spray smaller infestations in degraded areas with a 1% glyphosate mixture

Woody Weeds

Blackberry

(Rubus fruticosus)

ORIGIN

Europe

KEY POINTS

- A serious weed of creeklines, spreading into forest and woodland along water courses
- A Weed of National Significance (WoNS)

DESCRIPTION

A perennial, semi-deciduous plant with arching, prickly stems or canes arising from woody crown. Stems take root where they make contact with the ground, often forming dense, tangled thickets. Leaves are 3-15cm long and divided into 3 or 5 leaflets. White or pinkish flowers, with five rounded petals, are produced in late spring and summer, followed by red fruits which turn black as they ripen.

CONTROL METHODS

- Small infestations can be dug out when soil is moist or top growth cut to ground level repeatedly over the growing season to exhaust the energy reserves in the roots.
- Cut and paint stems with a 50% glyphosate mix.
- Slashing can provide better access for spraying, ensure sufficient regrowth prior to spraying.
- For larger infestations, foliar spray with a 1% glyphosate mixture and follow-up spray the regrowth over the summer growing season.
- Current recommendations on alternative chemical control methods for Blackberry is available from Dept. of Primary Industries and Regional Development, formerly known as the Dept. of Agriculture https://www.agric.wa.gov.au/herbicides/blackberry-control.

Brazilian Pepper

(Schinus terebinthifolius)

ORIGIN

Brazil, Paraguay, Argentina

KEY POINTS

- Often incorrectly referred to as Japanese Pepper
- Garden escapee, spread by birds and suckers from damaged roots
- Forms dense thickets which shade out and smother native plants
- Contact with sap and leaf resin can cause skin irritation

DESCRIPTION

A large shrub to small evergreen tree, 3-7m high. Both the male and female plants produce small cream coloured flowers, but only the female tree produces small red berries. When crushed, the dark green leathery leaves emit a strong turpentine or peppery smell. Flowers in late summer and early autumn.

CONTROL METHODS

- Brazilian Pepper seedlings can be removed by hand, ensuring that all of the root is removed
- Cutting and painting the stump only offers temporary control and usually leads to many root suckers emerging nearby
- To ensure long term control, basal bark, drill and fill or stem injection techniques will minimise suckering
- Basal bark application of a mixture containing 20ml Access® in 1L of diesel, to the bottom 50cm of the trunk in summer
- Drill and fill or stem injection with a 50% glyphosate mixture. Avoid root disturbance until tree is confirmed to be dead

Woody Weeds

Castor Oil Plant

(Ricinus communis)

ORIGIN

North east tropical Africa

KEY POINTS

- Grows along watercourses, floodplains, roadsides and in disturbed areas
- Seeds are extremely poisonous to humans and livestock
- Seed is scattered over several metres when released explosively from ripe fruits

DESCRIPTION

An annual or perennial shrub which grows to 6m high. The hollow stems and branches are dull, pale green or red in colour. The large leaves are divided into 7-9 finger-like lobes with prominent veins and pointed tips. Large elongated flower clusters are produced near the tips of branches, with both male and female flowers present. Flowering can occur throughout the year but tends to be mostly during summer. Rounded seed pods 1-3cm wide, covered with soft, blunt spines are produced. Seeds are explosively released as the pods mature.

CONTROL METHODS

- Individual plants can be removed by digging or hand pulling
- Large plants can be cut and the stumps immediately painted with glyphosate or alternatively remove any regrowth as it emerges to exhaust the root system
- Slash or brush-cut before flowering
- Bag seeds to prevent spread

Coastal Tea Tree/Victorian Tea Tree

(Leptospermum laevigatum)

ORIGIN

TAS, VIC, NSW, SA

KEY POINTS

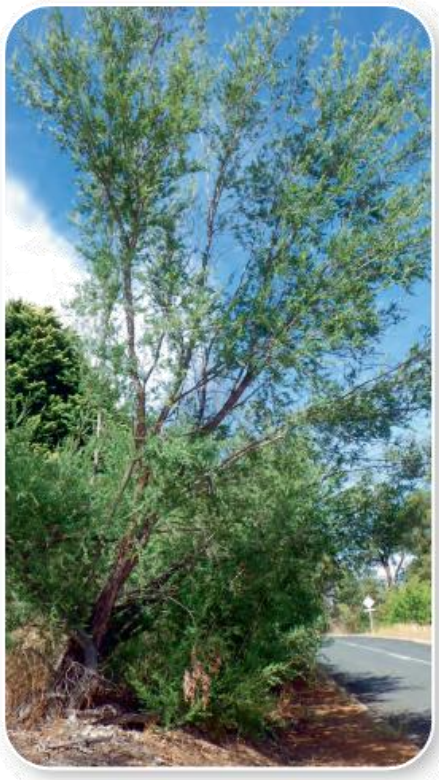
- Introduced as a garden plant and is now a major bushland weed
- It spreads rapidly along road verges, swamps, lakes, rivers and in woodlands on sandy and lateritic soils
- The roots produce chemicals that reduce the growth of companion plants
- This plant is killed by fire, but not the seed bank

DESCRIPTION

A large shrub or small tree up to 6m high. Leaves are leathery, grey-green in colour and 15-30mm long. Small white flowers with 5 petals are produced between April and October. A prolific seeder and the seeds are dispersed by wind.

CONTROL METHODS

- Hand pull small seedlings, larger ones tend to break off and regrow. Slash, fell or bulldoze larger thickets, then burn when dry. Check local burning regulations prior to disposing of weeds by burning
- Cut and paint with undiluted glyphosate for larger plants
- Cut and repeatedly remove any regrowth from the stump to exhaust the roots
- Follow-up required to remove seedlings
- Basal bark control method can be used on regrowth
- Plant shrub and tree species to increase levels of shade which may inhibit seed germination



Common Fig

(Ficus carica)

ORIGIN

Africa, Southern Europe

KEY POINTS

- Garden escapee
- Can form dense thickets along creeks and rivers
- Produces milky sap which can irritate skin

DESCRIPTION

A fast growing deciduous tree or shrub to 4m high. Leaves are green in spring and summer. The purple/green fruit is produced from summer to autumn. Figs have the ability to reproduce vegetatively, i.e. from broken off branches.

CONTROL METHODS

- Small seedlings can be hand removed
- Larger plants can be cut at ground level and stumps painted with 50% glyphosate mixture, remove plant material to prevent it taking root again
- Continual removal of cut stump regrowth every 4-6 weeks or follow-up spray with 10% glyphosate mixture
- Stem injection or drill and fill with 50% glyphosate mixture

Cotoneaster

(Cotoneaster glaucophylla, C. pannosus)

ORIGIN

China

KEY POINTS

- Garden escapee
- Spread by birds, and will grow virtually anywhere a bird drops the seed
- Displaces local native plant species, thickets form under bird perching locations
- Berries are poisonous to humans

DESCRIPTION

An evergreen multi-stemmed shrub to 4m high. Leaves are oval in shape, 1.5-8cm long, dark green above and white, felt-like underneath. Clusters of tiny white flowers occur from spring to summer followed by small red berries in autumn and winter.

CONTROL METHODS

- Seedlings and small plants can be hand pulled, larger plants can be dug out
- Cut and paint stump with a 50% glyphosate mixture or continually remove regrowth to exhaust root system
- Ensure follow-up control of seedling following removal of mature plants, consider solarisation, hand pulling or spraying with 1% glyphosate mixture

Woody Weeds

Flax-leaf Broom
(Genista linifolia)

ORIGIN
Europe, Mediterranean

KEY POINTS
- A Weed of National Significance (WoNS)
- Garden escapee now a weed of native bushland and roadsides
- Produces large amounts of long-lived seeds which are released explosively from pods as they dry out
- Fire encourages germination of seed

DESCRIPTION
An erect shrub to 3m high, the stems are ribbed and covered with short soft hairs. The dark green leaves are almost stalkless and divided into 3 leaflets. The yellow pea flowers are clustered in groups of 3-16 at the ends of the branchlets. Flowers August to November.

CONTROL METHODS
- Hand weeding is an option for small and isolated plants
- Larger infestations can be slashed and the regrowth sprayed with 2% glyphosate mixture
- Ensure follow-up control of seedlings after removing mature plants. Due to longevity of seed in the soil, control of larger infestations should be considered as a long-term endeavour

Geraldton Wax
(Chamelaucium uncinatum)

ORIGIN
Mid-west Western Australia

KEY POINTS
- Geraldton Wax is regarded as an environmental weed in those parts of Western Australia where it has invaded outside its native range
- It can cause major structural changes to the plant communities that it invades

DESCRIPTION
A medium to large shrub 2-3 m high which has an open habit. The leaves are narrow, up to 20 mm long and aromatic when crushed. The white to pink flowers appear in late winter and can last well into summer.

CONTROL METHODS
- Small seedlings can be hand removed
- Larger plants can be cut at ground level and the stumps painted with 50% glyphosate mixture or regrowth regularly removed until exhaustion of roots
- Follow-up treatment of seedlings following fire is important as fire causes mass germination of seed

Woody Weeds

Lantana
(Lantana camara)

ORIGIN
Mexico, Caribbean, South America

KEY POINTS
- Weed of National Significance (WoNS) and regarded as one of the worst weeds in Australia
- Garden escapee
- Capable of forming dense thickets that take over native bushland

DESCRIPTION
An evergreen, dense, scrambling shrub to 4m tall with arching branches which can take root where they touch the ground. Young stems have stiff hairs and are prickly to touch. Leaves are rough to touch with prominent veins and a distinctive odour when crushed. Flowers are produced in compact clusters of 20-40 and range in colour from white, pink, orange red, yellow to purple. Flowers can occur almost all year round and are followed by clusters of green berries which turn purple-black as they mature.

CONTROL METHODS
- Seedlings and small plants can be hand pulled
- Foliar spraying is only effective if the plant is actively growing and less than 2m tall
- Cut stems and paint stumps with 50% glyphosate mixture or regularly remove all regrowth. Trace back branches to ensure they have not taken root where they make contact with the ground
- Follow-up spot spraying or hand weeding is essential to control emerging seedlings

Myrtle-leaf Milkwort
(Polygala myrtifolia)

ORIGIN
South Africa

KEY POINTS
- Garden escapee, invading roadsides and creeklines
- High levels of seed production and seed dormancy can lead to significant seed bank in the soil
- Seed is dispersed by birds, ants, wind, water and in dumped garden waste
- Fire encourages seed germination

DESCRIPTION
An erect, bushy shrub to 3m high. It has crowded, light green foliage which has a distinctive smell when crushed. Pink-purple and white pea-like flowers, grouped at the end of branchlets, are produced year round but mainly in late winter and early spring.

CONTROL METHODS
- Small plants can be hand pulled
- Larger plants can be cut at ground level and any regrowth removed
- Spot spray with a 1% glyphosate mixture
- Follow-up spraying or hand weeding is required for several years or after fire to remove emerging seedlings

Woody Weeds

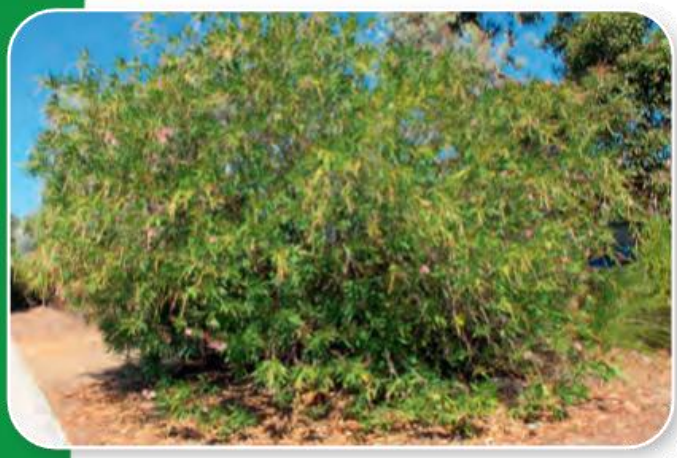
Oleander
(Nerium oleander)

ORIGIN
South Africa

KEY POINTS
- Garden escapee, invading roadsides and creeklines
- All parts of the plant are toxic. Care should be taken when removing plants and protective long sleeved clothing, gloves and protective goggles should be worn
- Smoke produced from burning any part of this plant is toxic

DESCRIPTION
An evergreen shrub growing to 4 m high. The leathery leaves are up to 20 cm long. White to pink flowers occur between July and October. The fruit is a long narrow pod to about 25 cm in length and is filled with seeds covered in silky hairs.

CONTROL METHODS
- Young plants can be removed by hand-pulling or digging
- Larger plants can be cut at ground level and the stump painted with a 50% glyphosate mixture or regrowth removed until exhaustion of the roots
- Follow-up required for at least 5 years to remove emerging seedlings



Olive
(Olea europaea)

ORIGIN
Mediterranean

KEY POINTS
- Widely planted as a commercial crop and in home orchards and gardens, gradually becoming a serious environmental weed
- Seed spread by birds and animals. Seed germination appears to be enhanced by passage through bird or animal gut
- Often found growing along fenclines and under powerlines or large trees where birds roost
- Drought tolerant and very long lived

DESCRIPTION
An evergreen tree to 15m high with a dense, rounded crown. The leaves are leathery, glossy dark green above with a silvery underside. Clusters of small white to cream flowers are produced in spring followed by the fruits which ripen from green to purple-black in summer.

CONTROL METHODS
- Hand pull small seedlings ensuring the root does not break off
- Larger plants can be cut at ground level and the stump painted with a 50% glyphosate mixture or regrowth continually removed to exhaust the roots
- Pick fruit from trees to prevent spread by birds

Woody Weeds

Satin Bush
(Podalyria sericea)

ORIGIN
South Africa

KEY POINTS
- Garden escapee, now a weed of roadsides, disturbed areas and bushland
- Fire encourages seed germination

DESCRIPTION
A perennial, upright, silver leaved shrub to 2.5m high. It produces pink, mauve or white pea type flowers in winter to spring, followed by relatively large, inflated pea-like pods. Leaves and pods are covered in fine silky hairs giving them a silvery appearance.

CONTROL METHODS
- Seedlings and smaller plants can be hand pulled
- Cut larger plants at ground level and paint the stump with 50% glyphosate mixture or continually remove any regrowth to exhaust the root system
- Spray large infestations in degraded areas with a 1% glyphosate + wetting agent mixture
- Follow up required for several years to remove seedlings

Tecoma or Cape Honeysuckle
(Tecoma capensis)

ORIGIN
Southern Africa

KEY POINTS
- Garden escapee
- Takes root where it makes contact with the ground
- Can form dense thickets which smother or replace native vegetation

DESCRIPTION
A perennial fast-growing scrambling shrub which grows to about 3m high and puts down new roots where it touches the ground. Leaves have obvious veins and are pinnate with 5–9 leaflets. It produces bunches of showy, orange trumpet-shaped flowers throughout the year.

CONTROL METHODS
- Dig out small infestations ensuring to remove all roots
- Cut stems close to ground level and paint with 50% glyphosate mixture or continually remove regrowth to exhaust roots
- Slash infestation and spray regrowth with 1% glyphosate + wetting agent mixture

Woody Weeds

Tree Lucerne or Tagasaste
(Chamaecytisus palmensis)

ORIGIN
Canary Islands

KEY POINTS
- Garden escapee, invading winter wet areas, bushland, roadsides and creeklines
- Prolific seed producer and seed remains viable for up to 20 years
- Fire encourages germination

DESCRIPTION
Tagasaste is a large bushy shrub or small tree to 6m tall with weeping branches and softly hairy, greyish green foliage. Creamy white, pea-shaped flowers in showy clusters are produced in winter and early spring. Seed is released explosively from pods as they mature.

CONTROL METHODS
- Seedlings and small plants can be removed by hand pulling
- Seedlings can be spot sprayed with a 1% glyphosate + wetting agent mixture
- Larger plants can be cut and the stump painted with a 50% glyphosate mixture or regrowth regularly removed to exhaust the roots
- Basal bark method can also be used on larger plants

Weedy Eastern States Wattles

KEY POINTS

- Prolific seed producers with seed able to remain dormant for more than 10 years
- Capable of forming dense stands and crowding out native vegetation
- Fire stimulates mass germination of seeds

CONTROL METHODS

- Seedlings and small plants can be hand pulled, a 'tree popper' can be useful for larger infestations
- Larger plants can be cut at ground level and painted with a 50% glyphosate mixture or any re-growth continually removed to exhaust the roots. Several species do not tend to re-sprout from the cut stump of mature plants

Cootamundra Wattle

(Acacia baileyana)

ORIGIN

Southern NSW

DESCRIPTION

A shrub or small tree that grows to 10m high with a spreading crown. It has smooth grey or brown bark. Leaves are bipinnate and blue-grey in colour. The flowers are yellow, ball-shaped and arranged in 10cm long sprays. Flowers June to September.

Woody Weeds

Early Black Wattle
(Acacia decurrens)

ORIGIN
NSW, QLD

DESCRIPTION
An erect shrub or tree to 10m high. The bark is smooth and green on younger plants becoming black, grey or brown and fissured with age. The bipinnate leaves are dark green in colour with very fine leaflets. Clusters of golden ball-shaped flowers are produced in late winter and early spring.

* May re-sprout from cut stump and sucker from roots, poisoning stump immediately after cutting is recommended.

Flinders Range Wattle
(Acacia iteaphylla)

ORIGIN
SA

DESCRIPTION
A dense shrub 2-5m high with smooth greenish bark on younger plants and weeping branchlets. Foliage is blue-green with narrow, leaf-like phyllodes, 5-14cm long. The pale to lemon yellow, ball-shaped flowers are produced from April to September.

Golden Wattle
(Acacia pycnantha)

ORIGIN
VIC, SA

DESCRIPTION
A shrub or small tree to 8m high. Foliage is green with sickle-shaped phyllodes to 14cm long. Large, golden, ball-shaped flowers are produced from July to November. Australia's national floral emblem but regarded as an environmental weed in Western Australia.

Gossamer Wattle
(Acacia floribunda)

ORIGIN
QLD, NSW, VIC

DESCRIPTION
A large shrub or small tree to 8m high. Foliage is long, narrow and dark green in colour. Pale yellow rod-shaped flower clusters are produced from August to October

Queensland Silver Wattle
(Acacia podalyriifolia)

ORIGIN
QLD, NSW

DESCRIPTION
A shrub or small tree to 7m high. The oval shaped leaf-like phyllodes are silvery grey in colour and 20-30mm long. Clusters of golden-yellow, ball-shaped flowers are produced in winter and early spring.

Silver Wattle
(Acacia dealbata)

ORIGIN
NSW, VIC, TAS

DESCRIPTION
A large shrub or small tree to 10m high. Leaves are bipinnate and bluish-grey to silvery in colour. Clusters of pale to bright yellow ball-shaped flower are produced in late winter to mid-spring.

* Re-sprouts from cut stump and suckers from roots, poisoning stump immediately after cutting is recommended.

Sydney Wattle
(Acacia longifolia)

ORIGIN
NSW, eastern VIC

DESCRIPTION
An upright shrub or small tree, growing to 10m high with dark grey bark and dark green foliage. The leaf-like phyllodes are 5-20cm long with 2-4 prominent longitudinal veins. The yellow flowers are in rod-shaped clusters and produced from June to October. Can be mistaken for the local native Golden Wreath wattle (Acacia saligna), which looks similar but has a single mid-rib in the leaf-like phyllode and ball-shaped flowers.

NOT ALL WATTLES ARE WEEDS.
IF IN DOUBT, DON'T PULL IT OUT

Instead contact your local council environment department for assistance with identifying whether the plant is a native or a weed. Take a fresh sample of the plant or send good quality photos of key identifying features such as leaves, flowers and seed pods, to assist with proper identification.

Woody Weeds

Weedy Eastern States Eucalypts

KEY POINTS

- Can be invasive outside their normal range
- Fast growing trees which can become very tall
- May supress growth of understory species
- Attractive to Rainbow Lorikeets which are a declared pest

CONTROL METHODS

- Seedlings and small plants can be hand pulled. A 'tree popper' can be useful for larger infestations
- Larger plants can be cut at ground level and painted with a 50% glyphosate mixture or any re-growth continually removed to exhaust the roots

Lemon Scented Gum

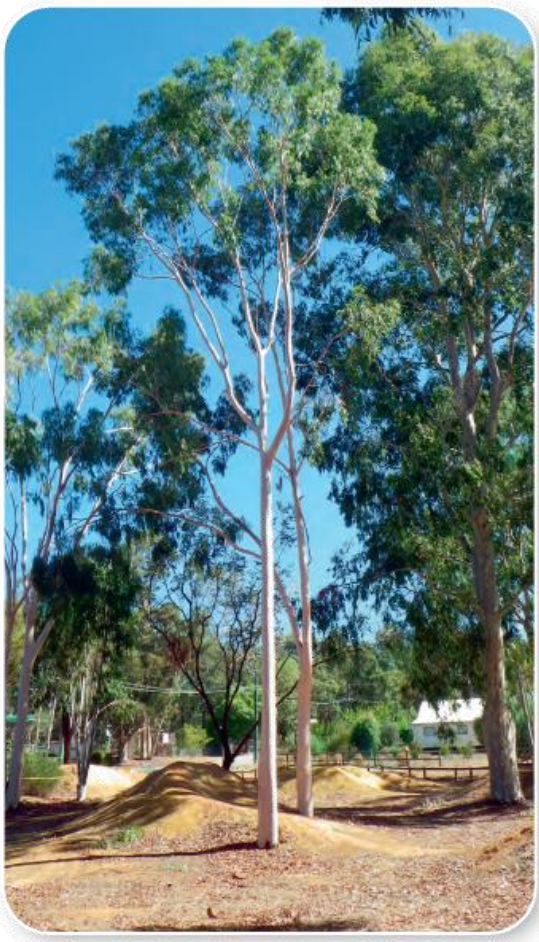
(Corymbia citriodora)

ORIGIN

Northern NSW, QLD

DESCRIPTION

A large, fast growing tree to 50m tall. Bark is smooth and white to pink or coppery in colour. Leaves have a distinctive lemon smell when crushed.



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Spotted Gum
(Corymbia maculata)

ORIGIN
Coastal NSW, eastern VIC.

DESCRIPTION
A large, fast growing tree to 45m tall. Bark is smooth and mottled cream, yellow, blue-grey, pink-grey, to green-grey or brown.

Rose Gum
(Eucalyptus grandis)

ORIGIN
Coastal NSW, QLD

DESCRIPTION
A large, fast growing tree to 55m tall. Bark is smooth, pale grey or white on most of the trunk with the exception of a rough, flaky, greyish basal collar from 1 - 4 m high. The bark is shed in long strips each year.

Cactus

Century Plant
(Agave americana)

ORIGIN
Southern USA, Western Mexico

KEY POINTS
- Can form large infestations
- Sharp tooth like edge on leaves and spine at leaf tip can make manual removal difficult
- Sap can irritate skin, wear protective clothing and safety glasses
- Main plant dies after flowering but produces many daughter plants

DESCRIPTION
A long-lived, perennial, succulent plant which forms a very large rosette of greyish, fleshy, strap-like, spine-tipped leaves up to 2m long with many spines along the edges. When the plant is mature it produces a robust flowering stem to 10m high with many branches. Flowers are green or yellow-green.

CONTROL METHODS
- Dig out small infestations, cutting leaves off with a pruning saw can assist with gaining access to the base of stems
- Remove flower spikes before flowering occurs to prevent seed set
- Remove small daughter plants growing from rhizomes around main plant
- Consider using an experienced and reputable weed control contractor for chemical treatment

Glossary

Adjuvant - An additive used in a herbicide mix to improve its performance

Annual - A plant that completes its life-cycle in one year or growing season

Axil - The upper angle between a leaf stalk or branch and the stem or trunk from which it is growing

Bipinnate - Doubly pinnate; e.g. a compound leaf with individual leaflets pinnately divided

Bract - A modified leaf associated with a flower or inflorescence and differing in shape, size, or colour from other leaves

Bulb - A thick storage organ, usually underground, consisting of a stem and leaf bases

Bulbil - A small, deciduous bulb or tuber formed in the axil of a leaf

Corm - A fleshy, swollen stem base, usually underground and functioning in the storage of food reserves

Cormel – A small young corm growing on the side of a mature corm

Margin - The edge of a structure, as in the edge of a leaf blade

Node - The part of a stem from which leaves or branches arise

Perennial - A plant whose life span extends over several years

Phyllode – A modified leaf stem that perform the functions of the whole leaf

Pinnate - A compound leaf with leaflets arranged on each side of a common petiole or axis

Rhizomatous - A plant whose above ground stem is derived from a below ground stem (rhizome)

Rhizome - A perennial underground stem usually growing horizontally

Spikelet - The typical arrangement of grass flowers

Tuber - A specialised vegetative underground storage organ

Tussock - A dense tuft of vegetation

Wetting Agent – An additive to a spray mix which helps the herbicide stay on waxy leaves and reduces the chance of spray droplets bouncing off leaves

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Note: Website links were current at time of printing but are subject to change. If a link is out of date please try an internet search for the document or website.

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Notes


TREE CUTTER

Weeds of Australia - Fact Sheet

Corymbia citriodora

Scientific Name

Corymbia citriodora (Hook.) K.D. Hill & L.A.S. Johnson

Synonyms

Corymbia citriodora (Hook.) K.D. Hill & L.A.S. Johnson subsp. *citriodora*
Corymbia citriodora (Hook.) K.D. Hill & L.A.S. Johnson subsp. *variegata* (F. Muell.) A.R. Bean & M.W. McDonald
Corymbia variegata (F. Muell.) K.D. Hill & L.A.S. Johnson
Eucalyptus citriodora Hook.
Eucalyptus maculata Hook. var. *citriodora* F.M. Bailey, nom. illeg.
Eucalyptus maculata Hook. var. *citriodora* (Hook.) F.M. Bailey
Eucalyptus maculata Hook. var. *citriodora* Kinney, nom. illeg.
Eucalyptus melissiodora Lindl.
Eucalyptus variegata F.Muell.

Family

Myrtaceae

Common Names

citron scented gum, citron-scented gum, lemon gum, lemon scented gum, lemon-scented gum, lemonscented gum, spotted gum

Origin

Native to eastern Queensland and north-eastern New South Wales (i.e. from Cooktown in northern Queensland south to Coffs Harbour in northern New South Wales).

Naturalised Distribution

Naturalised in northern Victoria, south-western Western Australia (i.e. in the Darling Range near Mundaring and near Perth) and beyond its native range in central New South Wales (i.e. in suburban Sydney). Possibly also sparingly naturalised in south-eastern South Australia.

Naturalised overseas in south-western USA (i.e. California) and Hawaii.

Notes

This species is regarded as an environmental weed in Western Australia and in the wider Sydney and Blue Mountains region in central New South Wales. Lemon-scented gum (*Corymbia citriodora*) is spreading from deliberate plantings and invading open woodland areas, particularly in south-western Western Australia.

habit (Photo: Sheldon Navie)

habit (Photo: Sheldon Navie)

habit from below (Photo: Sheldon Navie)

main trunk (Photo: Sheldon Navie)

close-up of bark on main trunk (Photo: Sheldon Navie)

leaves and flowers (Photo: Sheldon Navie)

close-up of leaves (Photo: Sheldon Navie)

close-up of mature fruit (Photo: Forest and Kim Starr, USGS

GENUS

CLASSIC TREE SERVICES

City of South Perth
Cnr Sandgate and South Tce
South Perth

23 January 2026

Coordinator Urban Planning
Courtney Wynn

Re: 20 Karoo Street, South Perth – Post-hoc assessment of a regulated tree

Courtney,

The following assessment is based on the supplied Arborist Report (Arbor EWP Hire PTY LTD, 15/01/26), Application for removal (Arbor EWP Hire PTY LTD 13/01/26) and supplementary images only. No direct assessment of the tree or site visit has been undertaken.

No notable signs of canopy decline such as necrotic or chlorotic foliage, or reduced canopy density were observed within any supplied images. No signs of pest and disease or significant decay could be detected. This suggests the tree maintained high vitality and good physiological function prior to removal.

The noted previous failure of a large co-dominant stem likely resulted in significant changes to the canopy profile of the subject tree, this appears to have been compounded moderately by additional poor internodal pruning (lopping) of two lower scaffold stems. These changes likely had a notable impact to overall structural integrity of the subject tree and may have increased dynamic loading onto the remaining canopy in high wind events. Various other small historic wounds were observed throughout the main scaffold which could have also impacted integrity to some degree.

However, an overhead drone image from the recent property sale shows overall canopy size and form of the subject tree was still reasonable, and that it maintained sufficient canopy mass to remain viable. It is unclear when the large stem failure occurred but no signs of additional failures, cracking, fractures or any other signs that might suggest structural integrity had been compromised were observed within the images or reports. This suggests the tree was structurally stable prior to removal.

Several other features such as "dense wind sail", "thin trunk" and "unnatural lean" are mentioned within the supplied documents but appear poorly defined and the claim of "poor anchorage due to sandy soils" has no clear justification. No indication of any of these features were observed.

Section 4 of the supplied report details a brief risk assessment. It is unclear what system this was based on as it is not referenced and it does not appear to be one of the three internationally recognised systems, being TRAQ, QTRA or VALID. It is not possible to conduct an accurate post hoc assessment, or to comment on the rating given.

It is my opinion that while the subject tree displayed several features which may have affected structural integrity, potentially to a detrimental level, it is unlikely that the tree posed a serious or imminent threat to people or the surrounding environment prior to removal.

VALID Tree Risk-Benefit Validator

QTRA Registered User

Arboriculture Australia MEMBER

MEMBER ISA

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Regarding potential retention of the subject tree;

Supplied images indicate the tree has currently been partially removed, now consisting of a de-limbed main stem only, with additional rigging point "notch" cut into the lower stem.

In this form the tree likely does not pose a current safety concern. Based on the trees previously high vitality and the species response to heavy pruning it also has a good likelihood of surviving and would begin to rapidly grow new foliage in the form of small epicormic shoots from cut/wound sites

However, the lifespan and amenity value of the tree would be severely reduced. New branches and canopy structure would likely develop over time but such growth will require significant ongoing management to maintain good structure and safety. This is due to an increased probability of poor development from rapidly growing branches and increased risk of internal decay from multiple wound sites. The form of the tree will also differ significantly from a natural unpruned specimen and overall risk rating of such a tree will likely remain higher than a comparable unpruned tree, even with careful management.

From a best-practice arboricultural perspective, removal and replacement would normally be recommended in this situation. If retention is the preferred option, an in-person inspection by a qualified arborist is recommended to accurately assess the tree and provide recommendations regarding remedial works or treatments which may be beneficial.

Kind Regards,

Jack Payne
Senior Consultant
ND Arboriculture – Merrist Wood U.K.

VALID Tree Risk-Benefit Validator
QTRA Registered User
Arboriculture Australia MEMBER
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CLASSIC TREE SERVICES

City of South Perth
Cnr Sandgate and South Tce
South Perth

28 January 2026

Coordinator Urban Planning
Courtney Wynn

Re: 20 Karoo Street, South Perth – additional comments

Courtney,

The following additional comments are in relation to the recently supplied supplementary letter and images "S.Woods - 20 Karoo Street, South Perth – Tree Removal - Lemon Scented Gum". As before, no in person inspection of the site or subject tree has been undertaken.

In order to qualify as works that are urgently necessary for public safety a tree would generally need to display signs or features which indicate structural integrity has been irredeemably compromised, such as significant cracking or failure of excessive structural material required to maintain stability. Such a classification would not generally apply to a tree holding otherwise healthy and structurally acceptable limbs which have the possibility to fail (as all limbs do), even if the likelihood of such a failure may be increased when compared to other trees within the local area.

The above is consistent with both formal risk assessments I am trained in (QTRA and VALID) which would require such a feature to be present in order to return an "Unacceptable" rating – and which would then require immediate action to rectify.

In order to justify urgent works to remove the entire tree such a feature/defect would need to be noted within the main stem structure, potentially around the lower union/large wound site caused by the failure of the co-dominant stem. Such a feature would either be present immediately after the stem failure or could develop later on. Minor decay and a potential "split" and "hollow" have been noted but no indications of a substantive feature or defect being present were noted within the supplied reports or are visible within any of the supplied imagery.

As such I restate my opinion that it is unlikely that the subject tree represented a serious or imminent threat prior to removal, and that it did not appear to display features which would represent a significant risk requiring urgent works on the grounds of public safety.

Kind Regards,

Jack Payne
Senior Consultant
ND Arboriculture – Merrist Wood U.K.

VALID Tree Risk-Benefit Validator

QTRA Registered User

Arboriculture Australia MEMBER

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https://onlinelibrary.wiley.com/doi/10.1155/2012/837165

regards,

[redacted] | Laboratory Scientist
Pest and Disease Information Service (PaDIS), DPIRD Diagnostics and Laboratory Services
Sustainability and Biosecurity
Department of Primary Industries and Regional Development
[redacted] | **w** dpird.wa.gov.au

From: [redacted]
Sent: Tuesday, 3 February 2026 11:17 AM
To: Pest & Disease Information Service <PADIS@dpird.wa.gov.au>
Subject: [EXT] - Corymbia citriodora - further clarification
Importance: High

CAUTION: This email originated from outside of DPIRD. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning

Thank you for the response recently provided to the City in relation to the status of *Corymbia citriodora*.

It is noted that *Corymbia citriodora* appears twice in the document The Introduced flora of Australia and its weed status, R.P. Randall, CRC for Australian Weed Management, 2007 (researchgate.net) which is available via a link on the Departments website .

In the second reference (page 194) , it states:

Eucalyptus citriodora Hook.
Myrtaceae
= *Corymbia citriodora* (Hook.)
K.D.Hill & L.A.S.Johnson
◆ Weed - **Nn** - 1A - 2A - 5

Where:

Nn – N = This plant has been naturalised somewhere in Australia, **n**= this plant is an Australian species that has naturalised beyond its native range within Australia
1A – 1 = This plant has been recorded as a weed of the natural environment, **A** = indicates that this species has met this criterion within Australia
2A – 2 = This plant has been recorded as escaping from cultivation, **A** = indicates that this species has met this criterion within Australia
5 - This plant has been recorded as an 'invasive species'. This term is only applied to serious high impact environmental and / or agricultural weeds.

I note your previous response that 'The Introduced flora of Australia and its weed status' is not a legal database, however could you please provide comment as to the documents status, and also comment in relation to the additional notations regarding this species as referenced above?

Kind regards

City of

[redacted]

Cnr Sandgate St & South Tce, South Perth WA 6151

Kaartdjinin Nidja Nyungar Whadjuk Boodjar Koora Nidja Djining Noonakoort
kaartdijin wangkiny, maam, gnarnk and boordier Nidja Whadjul kura kura.

We acknowledge and pay our respects to the traditional custodians of this land,
the Whadjuk people of the Noongar nation and the Elders past and present.

[redacted]

Department of Primary Industries and Regional Development
GOVERNMENT OF WESTERN AUSTRALIA

Protect
Grow
Innovate

3

DPIRD acknowledges the Traditional Custodians of Country, the Aboriginal people of the many lands that we work on and their language groups throughout Western Australia and recognise their continuing connection to the land and waters.

We respect their continuing culture and the contribution they make to the life of our regions and we pay our respects to their Elders past, present and emerging.

Artwork: "Kangaroos going to the Waterhole" by Willarra Barker.

[redacted]

From: [redacted]
Sent: Friday, 6 February 2026 12:18 PM
To: [redacted]
Subject: FW: [EXT] - Corymbia citriodora - further clarification

OFFICIAL

Hi [redacted],
The Global Compendium of Weeds is not a legal document.
The lemon scented gum *Corymbia citriodora*, formerly *Eucalyptus citriodora*, is not native to WA – it is native to Queensland and NSW.
It is a Permitted species on the WA Organism List (WAOL):
Corymbia citriodora (Hook.) K.D.Hill & L.A.S.Johnson Family:Myrtaceae
Permitted - s11
Common name: Lemon scented gum
This means it is legal to grow it, and there is no legal requirement to control it.

C. citriodora has been widely planted as an ornamental tree because of its stately white trunk; Fraser Ave in Kings Park being a good example.
It has also been planted for forestry and timber production.
However, it seeds freely and the seedlings can come up in locations not suitable for a large tree.

Please see the map here:
https://avh.ala.org.au/occurrences/search?q=taxa%3A%22Corymbia+citriodora%22#tab_mapView
Each dot represents an actual specimen in an herbarium somewhere.
These should all be naturalised specimens, that is not in cultivation.
You will see *C. citriodora* is now established in Victoria, SA and Tasmania in addition to WA.
It is also naturalised in NZ and parts of America, Africa and Asia. Some of these places regard it as invasive or potentially invasive.

To answer your questions:
Nn – N = This plant has been naturalised somewhere in Australia, **n**= this plant is an Australian species that has naturalised beyond its native range within Australia

- Yes – has naturalised in Australia, including outside its native range

1A – 1 = This plant has been recorded as a weed of the natural environment, **A** = indicates that this species has met this criterion within Australia

- Yes – it has been recorded as a weed of the natural environment, including in WA

2A – 2 = This plant has been recorded as escaping from cultivation, **A** = indicates that this species has met this criterion within Australia

- Yes – it has escaped from cultivation in Australia, including in WA

5 - This plant has been recorded as an 'invasive species'. This term is only applied to serious high impact environmental and / or agricultural weeds.

- Yes – it has been recorded as an 'invasive species'

These links may be of interest:
https://www.cabidigitallibrary.org/doi/full/10.1079/cabicompendium.22602
https://assessment.ifas.ufl.edu/assessments/corymbia-citriodora/
https://pfaf.org/user/Plant.aspx?LatinName=Corymbia+citriodora

1

https://onlinelibrary.wiley.com/doi/10.1155/2012/837165

regards,

[redacted] | Laboratory Scientist
Pest and Disease Information Service (PaDIS), DPIRD Diagnostics and Laboratory Services
Sustainability and Biosecurity
Department of Primary Industries and Regional Development
[redacted] | w dpird.wa.gov.au

From: [redacted]
Sent: Tuesday, 3 February 2026 11:17 AM
To: Pest & Disease Information Service <PADIS@dpird.wa.gov.au>
Subject: [EXT] - Corymbia citriodora - further clarification
Importance: High

Good morning

Thank you for the response recently provided to the City in relation to the status of *Corymbia citriodora*.

It is noted that *Corymbia citriodora* appears twice in the document The Introduced flora of Australia and its weed status, R.P. Randall, CRC for Australian Weed Management, 2007 (researchgate.net) which is available via a link on the Departments website .

In the second reference (page 194) , it states:

Eucalyptus citriodora Hook.
Myrtaceae
= *Corymbia citriodora* (Hook.)
K.D.Hill & L.A.S.Johnson
◆ Weed - **Nn** - 1A - 2A - 5

Where:

Nn – N = This plant has been naturalised somewhere in Australia, **n**= this plant is an Australian species that has naturalised beyond its native range within Australia
1A – 1 = This plant has been recorded as a weed of the natural environment, **A** = indicates that this species has met this criterion within Australia
2A – 2 = This plant has been recorded as escaping from cultivation, **A** = indicates that this species has met this criterion within Australia
5 - This plant has been recorded as an 'invasive species'. This term is only applied to serious high impact environmental and / or agricultural weeds.

I note your previous response that 'The Introduced flora of Australia and its weed status' is not a legal database, however could you please provide comment as to the documents status, and also comment in relation to the additional notations regarding this species as referenced above?

Kind regards

City of

[redacted]

Cnr Sandgate St & South Tce, South Perth WA 6151

Kaartdjinin Nidja Nyungar Whadjuk Boodjar Koora Nidja Djining Noonakoort
kaartdijin wangkiny, maam, gnarnk and boordier Nidja Whadjul kura kura.

We acknowledge and pay our respects to the traditional custodians of this land,
the Whadjuk people of the Noongar nation and the Elders past and present.

[redacted]

Department of Primary Industries and Regional Development
GOVERNMENT OF WESTERN AUSTRALIA

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Artwork: "Kangaroos going to the Waterhole" by Willarra Barker.

Delegation from Council DC690

LOCAL PLANNING SCHEME NO.7

Strategic Direction	Environment (Built and Natural)
Responsible Business Unit/s	Chief Executive Officer, Development Services
Responsible Officer	Chief Executive Officer, Director Development and Community Services
Affected Business Unit/s	Development Services

Head of Power:	Planning and Development (Local Planning Schemes) Regulations 2015
Express Power to Delegate:	Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 (Deemed Provisions) Cl 82 & 83
Delegation No.:	DC690
Delegation Title:	Local Planning Scheme No. 7
Legislative Reference of Power:	Planning and Development (Local Planning Schemes) Regulations 2015 - Clause 83(1)-(3)
Power or Duty being Delegated:	The exercise of any of the City's powers or the discharge of any of the City's duties under the Planning and Development (Local Planning Schemes) Regulations 2015, other than this power of delegation.
Conditions of Delegation:	The exercise of these powers and duties is subject to the conditions outlined in **Schedule 1** which is attached to this instrument of delegation.
Delegated To	Officers occupying the following positions as determined by the delegation from Chief Executive Officer to Officers. • Director Development and Community Services • Manager Development Services • Coordinator Urban Planning • Senior Urban Planner
Council Adoption	26/03/24
Reviewed/Modified:	06/24, 03/25
Relevant Management Practice:	N/A
Relevant Policy:	N/A

Relevant Delegation:	N/A

SCHEDULE 1

CONDITIONS OF DELEGATION

The exercise of power under delegation DC690 is subject to the following conditions:

1. **Specific Uses**

This power of delegation does not extend to approving development applications relating to the following uses:

(a) Child Care Premises.

(b) New Residential Aged Care Facilities.

(c) Residential Building.

(d) Telecommunications Infrastructure that is not classified as a low-impact facility under the *Telecommunications Act 1997*.

(e) Non-residential 'A' uses within the Residential zone, where objections are received during advertising.

(f) Use not listed.

(g) Change to a Non-Conforming Use.

2. **Major developments**

This power of delegation does not extend to approving development applications in the following categories:

(a) Non-residential development which, in the opinion of the delegated officer, is likely to have a significant impact on the City;

(b) Residential development comprising 10 or more dwellings;

(c) Development of the kind referred to in items (a) and (b) above, comprising a mixture of non-residential and residential components; and

(d) Development not of the kind referred to in items (a) to (c) above, which, in the opinion of the delegated officer, is contentious and is the subject of significant community interest.

3. **Developments involving the exercise of a discretionary power**

This power of delegation does not extend to approving development applications involving the exercise of a discretionary power in the following categories:

(a) Applications which require an assessment of significant obstruction of views in accordance with the Salter Point escarpment Local Planning Policy.

(b) Applications which, in the opinion of the delegated officer, represent a significant departure from the Scheme, or relevant State and Local Planning Policies.

(c) Applications for Heritage Listed properties or within a Heritage Area except, in the opinion of the delegated officer, the proposal is minor in nature.

(d) Applications on or involving City owned or managed land by a private entity which propose significant works or a change of land use; and

(e) Applications for illuminated signage opposite (directly or diagonally) to or adjoining a residential zone.

4. Applications previously considered by Council

This delegation does not extend to development applications previously determined by Council. All subsequent applications relating to the same proposal are to be presented to Council for determination unless in the opinion of a delegated officer, it is of a minor nature or satisfies the requirements of the planning framework.

5. Amenity Impact

In considering any application for development approval, the delegated officer shall take into consideration the impact of the proposal on the general amenity of the area. If, in the opinion of the delegated officer, any significant doubt exists, the application shall be referred to Council for determination.

Delegation from Council DC690

LOCAL PLANNING SCHEME NO.7

Strategic Direction	Environment (Built and Natural)
Responsible Business Unit/s	Chief Executive Officer, Development Services
Responsible Officer	Chief Executive Officer, Director Development and Community Services
Affected Business Unit/s	Development Services

Head of Power:	*Planning and Development (Local Planning Schemes) Regulations 2015*
Express Power to Delegate:	*Planning and Development (Local Planning Schemes) Regulations 2015* Clause 82 Delegations by local government Clause 83 Local government CEO may delegate powers
Delegation No.:	DC690
Delegation Title:	Local Planning Scheme No. 7
Legislative Reference of Power:	Functions under the Local Planning Scheme No.7 (LPS 7) and Schedule 2 (Deemed provisions for local planning schemes) of the *Planning and Development (Local Planning Schemes) Regulations 2015* as detailed below.
Power or Duty being Delegated:	**1. Development Applications** The authority to undertake all functions and processes outlined in Schedule 2 Part 7, Part 8 and Part 9 of the Deemed provisions. **2. Discretion to Modify Development Standards** The authority to modify development standards in accordance with clause 34 of LPS 7 unless in the opinion of the Delegated Officer, an application adversely impacts on the amenity of the locality, in which case the application will be referred to Council for determination. **3. Structure Plans** (a) The determination under clause 17(1) of the Deemed provisions as to whether a structure plan complies with the requirements of clause 16(1), or if further information is required before the structure plan can be accepted for assessment and advertising.

	(b) The advertising of a structure plan under clause 18(2) of the Deemed provisions. (c) The provision of advice and assistance to the Western Australian Planning Commission under clause 23 of the Deemed provisions. (d) The approval of further details of a structure plan under clause 24(1A) of the Deemed provisions. (e) The determination that advertising of an amendment to a structure plan is not required, where it is minor in nature, under clause 29(3) of the Deemed provisions. (f) The preparation of a report and recommendation on an amendment to a structure plan, under clause 20 of the Deemed provisions, where it is determined that the amendment is minor in mature and advertising is not required. **4. Local Development Plans** (a) The determination not to advertise a Local Development Plan under clause 50(3) of the Deemed provisions. (b) The determination to require modifications to a Local Development Plan under clause 52(1)(b) of the Deemed provisions. (c) The determination to amend an approved Local Development Plan under clause 59(1) of the Deemed provisions. (d) The determination to require further details of any development included in the Local Development Plan under Clause 53(1) and Clause 53(2) (e) The determination to extend the period of approval of a Local Development Plan, if there are no changes to the terms of the plan or the conditions attached to the approval under clause 57(3) of the Deemed provisions. **5. Local Planning Policies** The determination to make an amendment to a local planning policy without advertising the amendment if, in the opinion of the Delegated Officer, the amendment is a minor amendment under clause 5(2) of the Deemed provisions. **6. Heritage** (a) The determination under clause 11 of the Deemed provisions to require a Heritage Assessment to be carried out prior to the approval of any development proposed in a heritage area or a place on a heritage list.

	(b)	The determination under clause 12 of the Deemed provisions to vary site or development requirements, subject to undertaking public consultation if required by clause 12(3), to enhance or preserve the heritage values in a heritage area or facilitate the built heritage conservation of a place entered in the State Register of Heritage Places under the Heritage Act 2018 or included on the heritage list.
Conditions of Delegation:	**1.**	**Granting of Development Approval**
	(a)	**Land Use and Application Type** The granting of Development Approval does not extend to the following land uses and application types: (a) Child Care Premises. (b) Fast Food Outlet. (c) Hotel. (d) New Residential Aged Care Facilities. (e) Nightclub. (f) Place of Worship. (g) Residential Building. (h) Tavern. (i) Telecommunications Infrastructure that is not classified as a low-impact facility under the *Telecommunications Act 1997*. (j) Non-residential 'A' uses within the Residential zone, where objections are received during advertising. (k) Use not listed. (l) Change to a Non-Conforming Use. (m) Residential development comprising five (5) or more dwellings. (n) Applications which require an assessment of significant obstruction of views in accordance with Local Planning Policy 5.1 – Salter Point Escarpment or Local Planning Policy 7.2 – Significant Views. (o) Applications which involve tree damaging activity to a regulated tree in accordance with Local Planning Policy 3.2 – Tree Retention. (p) Applications for Heritage Listed properties or within a Heritage Area except where, in the

	opinion of the delegated officer, the proposal is minor in nature and will not detract from the heritage significance of the place. (q) Applications on or involving City owned or managed land by a private entity which propose significant works or a change of land use. (r) Applications for illuminated and/ or digital content signage opposite (directly or diagonally) to or adjoining a residential zone. (s) Applications previously considered by Council, unless, in the opinion of the Delegated Officer, the application is of a minor nature and in the opinion of the Delegated Officer, the proposal is consistent with the objectives and intent of Local Planning Scheme No.7 and any Local Planning Policy, as well as the principles of orderly and proper planning. (t) Development where the requirements of the Local Planning Scheme, State Planning Policies and/or Local Planning Policies have not been complied with except where, in the opinion of the delegated officer: (i) The proposal is consistent with the objectives of the Local Planning Scheme and relevant Policy; (ii) The proposal would not have a detrimental impact on the streetscape or any other property; or (iii) The variation is minor in nature; or (iv) The variation can be overcome by imposing a condition(s) on any development approval granted. **(b) Advertising** Where advertising of an application is required, the granting of Development Approval may only occur where: (a) Consent, no objection or no response is received from those consulted; or (b) Any objection received can be overcome by imposing a condition(s) on any Development Approval granted, or by modifying the design of the development; or

	(c) The objection does not relate to valid planning and development considerations associated with the proposal.
Delegated To	Chief Executive Officer Officers occupying the following positions as determined by the delegation from Chief Executive Officer to Officers. • Director Development and Community Services • Manager Development Services • Coordinator Urban Planning • Senior Planner
Council Adoption	26/03/24
Reviewed/Modified:	06/24, 03/25, xx
Relevant Management Practice:	N/A
Relevant Policy:	N/A
Relevant Delegation:	N/A

~~Councillor~~ Code of Conduct for Council Members, Committee Members and Candidates

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Division 1 — Preliminary provisions

1. Citation

   This is the City of South Perth Code of Conduct for Council Members, Committee Members and Candidates.

2. Terms used

   (1) In this code —

   Act means the *Local Government Act 1995*;

   candidate means a candidate for election as a council member;

   complaint means a complaint made under clause 11(1);

   publish includes to publish on a social media platform.

   (2) Other terms used in this code that are also used in the Act have the same meaning as they have in the Act, unless the contrary intention appears.

Division 2 — General principles

3. Overview of Division

   This Division sets out general principles to guide the behaviour of council members, committee members and candidates.

4. Personal integrity

   (1) A council member, committee member or candidate should —

   (a) act with reasonable care and diligence; and

   (b) act with honesty and integrity; and

   (c) act lawfully; and

   (d) identify and appropriately manage any conflict of interest; and

   (e) avoid damage to the reputation of the local government.

   (2) A council member or committee member should —

   (a) act in accordance with the trust placed in council members and committee members; and

(b) participate in decision-making in an honest, fair, impartial and timely manner; and

(c) actively seek out and engage in training and development opportunities to improve the performance of their role; and

(d) attend and participate in briefings, workshops and training sessions provided or arranged by the local government in relation to the performance of their role.

5. Relationship with others

(1) A council member, committee member or candidate should —

(a) treat others with respect, courtesy and fairness; and

(b) respect and value diversity in the community.

(2) A council member or committee member should maintain and contribute to a harmonious, safe and productive work environment.

6. Accountability

A council member or committee member should —

(a) base decisions on relevant and factually correct information; and

(b) make decisions on merit, in the public interest and in accordance with statutory obligations and principles of good governance and procedural fairness; and

(c) read all agenda papers given to them in relation to council or committee meetings; and

(d) be open and accountable to, and represent, the community in the district.

Division 3 — Behaviour

7. Overview of Division

This Division sets out —

(a) requirements relating to the behaviour of council members, committee members and candidates; and

(b) the mechanism for dealing with alleged breaches of those requirements.

8. Personal integrity

(1) A council member, committee member or candidate —

(a) must ensure that their use of social media and other forms of communication complies with this code; and

(b) must only publish material that is factually correct.

(2) A council member or committee member —

(a) must not be impaired by alcohol or drugs in the performance of their official duties; and

(b) must comply with all policies, procedures and resolutions of the local government; and

~~(b)~~(c) must ensure they are as informed as reasonably possible about matters relating to their role.

9. Relationship with others

A council member, committee member or candidate —

(a) must not intimidate, threaten, bully or harass another person in any way; and

(b) must not cause a psychosocial hazard or psychological harm to another council member, committee member or candidate or a local government employee in connection with the performance of their official duties; and

~~(b)~~(c) must deal with the media in a positive and appropriate manner and in accordance with any relevant policy of the local government; and

~~(c)~~(d) must not use offensive or derogatory language when referring to another person; and

~~(d)~~(e) must not disparage, belittle and/or denigrate the character of another council member, committee member or candidate or a local government employee in connection with the performance of their official duties; and

~~(e)~~(f) must not impute dishonest or unethical motives to another council member, committee member or candidate or a local government employee in connection with the performance of their official duties.

10. Council or committee meetings

When attending a council or committee meeting, agenda briefing, concept forum or workshop, a council member, committee member or candidate —

(a) must not act in an intimidating, abusive or threatening manner towards another person; and

(b) must not make a statement that the member or candidate knows, or could reasonably be expected to know, is false or misleading; and

(c) must not repeatedly disrupt the meeting; and

(d) must comply with any requirements of a local law of the local government relating to the procedures and conduct of council or committee meetings, or any other procedures adopted by council in relation to such meetings; and

(e) must comply with any direction given by the person presiding at the meeting; and

(f) must immediately cease to engage in any conduct that has been ruled out of order by the person presiding at the meeting; and

~~(f)~~(g) must base decisions on relevant and factually correct information.~~.~~

10A. Disclosure of political party associations

(1) A council member or committee member who is a member of a political party or who is employed by a political party must disclose the membership or employment.

(2) The disclosure must be made in a written notice to the CEO –

(a) within 14 days of -

(i) the council member being elected to Council; or ~~or~~

(ii) the committee member being appointed to the committee; or

~~(i)~~(iii) the council member or committee member becoming a member of, or being employed by, the political party; or

(b) within 14 days of this clause being adopted by the Council as an amendment to this Councillor Code of Conduct,

whichever is the later.

11. Complaint about alleged breach

(1) A person may make a complaint, in accordance with subclause (2), alleging a breach of a requirement set out in this Division.

(2) A complaint must be made —

(a) in writing in the form approved by the local government; and

(b) to a person authorised under subclause (3); and

(c) within 1 month after the occurrence of the alleged breach.

(3) The local government must, in writing, authorise 1 or more persons to receive complaints and withdrawals of complaints.

(4) A complaint must be dealt with under clauses 12 to 15 unless –

(a) the complaint is referred to the Inspector in accordance with subclause (5); and

(b) the Inspector refers the complaint to be dealt with under Part 8A Division 5 of the Act.

Note for this subclause: See section 5.105(1) of the Act

(5) If the *Local Government (Model Code of Conduct) Regulations 2021* regulation 3A applies to a complaint, a person authorised under subclause (3) must refer the complaint to the Inspector under section 5.105(3) of the Act.

~~(3)~~(6) A complaint must also be dealt with under clauses 12 to 15 if the Inspector refers the complaint to the local government under the Local Government (Local Government Inspector) Regulations 2025 regulation 6.

12. Dealing with complaint

(1) After considering a complaint, the local government must, unless it dismisses the complaint under clause 13 or the complaint is withdrawn under clause 14(1), make a finding as to whether the alleged breach the subject of the complaint has occurred.

Note for this subclause: See also clause 14A in relation to the appointment of a monitor to assist the local government to deal with matters raised by a complaint.

(2) Before making a finding in relation to the complaint, the local government must give the person to whom the complaint relates a reasonable opportunity to be heard.

(3) A finding that the alleged breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur.

(4) If the local government makes a finding that the alleged breach has occurred, the local government may —

(a) take no further action; or

(b) prepare and implement a plan to address the behaviour of the person to whom the complaint relates.

(5) When preparing a plan under subclause (4)(b), the local government must consult with the person to whom the complaint relates.

(6) A plan under subclause (4)(b) may include a requirement for the person to whom the complaint relates to do 1 or more of the following —

(a) engage in mediation;

(b) undertake counselling;

(c) undertake training;

(d) take other action the local government considers appropriate.

(7) If the local government makes a finding in relation to the complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of —

(a) its finding and the reasons for its finding; and

(b) if its finding is that the alleged breach has occurred — its decision under subclause (4).

Note for this subclause: See also clause 14A in relation to the appointment of a monitor to assist the local government to deal with matters raised by a complaint.

13. Dismissal of complaint

(1) The local government must dismiss a complaint if it is satisfied that —

(a) the behaviour to which the complaint relates occurred at a council or committee meeting; and

(b) either —

(i) the behaviour was dealt with by the person presiding at the meeting; or

(ii) the person responsible for the behaviour has taken remedial action in accordance with a local law of the local government that deals with meeting procedures.

(2) If the local government dismisses a complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of its decision and the reasons for its decision.

14. Withdrawal of complaint

(1) A complainant may withdraw their complaint at any time before the local government makes a finding in relation to the complaint.

(2) The withdrawal of a complaint must be —

(a) in writing; and

(b) given to a person authorised under clause 11(3).

14A. Appointment of monitor

(1) The Inspector may appoint a monitor for the local government to assist the local government to deal with matters raised by a complaint.

(2) If the Inspector appoints a monitor —

(a) the Inspector may direct the local government to defer further dealing with the complaint until the monitor reports to the Inspector on the outcome of the monitoring assignment; and

(b) the local government must comply with the direction.

14B. Performance of local government's functions under clause 12 and 13

(1) The local government's functions under clauses 12 and 13 must be performed by the council.

(2) Despite subclause (1), the council may, by resolution carried with an absolute majority of the council, authorise a committee of the council comprising council members only to perform a function for and on behalf of the local government.

(3) Despite subclause (1), the council may, by resolution carried with an absolute majority of the council, authorise a person who is none of the following to perform a function for and on behalf of the local government —

(a) a member of the council of any local government;

(b) a member of the governing body of any regional subsidiary;

(c) an employee of any local government or regional subsidiary;

(d) an employee of WALGA or the Local Government Professionals Australia (WA);

(e) a member of the governing body of, or an employee of, a body corporate the activities of which are, wholly or partly, advocating or otherwise acting for, or on behalf of, 1 or more of the following —

(i) local governments;

(ii) members of councils;

(iii) employees of local governments.

(4) A resolution made under subclause (3) must include the following —

(5) a statement to the effect that the council is satisfied that the person being authorised is suitably qualified and experienced to perform the function;

(6) an explanation as to why the council is satisfied as referred to in paragraph (a);

(7) a statement to the effect that the council is satisfied that the person being authorised is impartial and has no close association with any member of the council or any employee of the local government.

(8) Nothing in this clause prevents an employee of the local government from providing, in relation to the performance of a function, any advice or other assistance to the council, a committee authorised under subclause (2) or a person authorised under subclause (3).

15. Other provisions about complaints

(1) A complaint about an alleged breach by a candidate cannot be dealt with by the local government unless the candidate has been elected as a council member.

(2) The procedure for dealing with complaints may be determined by the local government to the extent that it is not provided for in this Division.

~~(2)~~(3) Clause 14A and 14B do not apply in relation to a complaint made before 1 January 2026.

Note for this clause: See also section 5.105(4) and (5) of the Act for restrictions on the activities of a person who makes a complaint or who is alleged to have breached a requirement set out in this Division.

Division 4 — Rules of conduct

Notes for this Division:

1. ~~Under~~ Under section 8A.3(1) of the Act, a council member commits a conduct breach if the council member contravenes a rule of conduct. Section 8A.3(2) of the Act extends this to the contravention of a rule of conduct that occurred when the council member was a candidate.~~section 5.105(1) of the Act a council member commits a minor breach if the council member contravenes a rule of conduct. This extends to the contravention of a rule of conduct that occurred when the council member was a candidate.~~

2. A conduct breach is dealt with under Part 8A Division 5 of the Act. ~~A minor breach is dealt with by a standards panel under section 5.110 of the Act.~~

16. Overview of Division

(1) This Division sets out rules of conduct for council members and candidates.

(2) A reference in this Division to a council member includes a council member when acting as a committee member.

17. Misuse of local government resources

(1) In this clause —

electoral purpose means the purpose of persuading electors to vote in a particular way at an election, referendum or other poll held under the Act, the *Electoral Act 1907* or the *Commonwealth Electoral Act 1918*;

resources of a local government includes —

(a) local government property; and

(b) services provided, or paid for, by a local government.

(2) A council member must not, directly or indirectly, use the resources of a local government for an electoral purpose or other purpose unless authorised under the Act, or by the local government or the CEO, to use the resources for that purpose.

18. Securing personal advantage or disadvantaging others

(1) A council member must not make improper use of their office —

(a) to gain, directly or indirectly, an advantage for the council member or any other person; or

(b) to cause detriment to the local government or any other person.

(2) Subclause (1) does not apply to conduct that contravenes section 5.93 of the Act or *The Criminal Code* section 83.

19. Prohibition against involvement in administration

(1) A council member must not undertake a task that contributes to the administration of the local government unless authorised by the local government or the CEO to undertake that task.

(2) Subclause (1) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

20. Relationship with local government employees

(1) In this clause —

local government employee means a person —

(a) employed by a local government under section 5.36(1) of the Act; or

(b) engaged by a local government under a contract for services.

(2) A council member or candidate must not —

(a) direct or attempt to direct a local government employee to do or not to do anything in their capacity as a local government employee; or

(b) attempt to influence, by means of a threat or the promise of a reward, the conduct of a local government employee in their capacity as a local government employee; or

(c) act in an abusive or threatening manner towards a local government employee.

(3) Subclause (2)(a) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

(4) If a council member or candidate, in their capacity as a council member or candidate, is attending a council or committee meeting or other organised event (for example, a briefing or workshop), the council member or candidate must not orally, in writing or by any other means —

(a) make a statement that a local government employee is incompetent or dishonest; or

(b) use an offensive or objectionable expression when referring to a local government employee.

(5) Subclause (4)(a) does not apply to conduct that is unlawful under *The Criminal Code* Chapter XXXV.

21. Disclosure of information

(1) In this clause —

closed meeting ~~means~~ –

(a) means a part of a council or committee meeting that is closed to members of the public under section 5.23(2), (3) or (4) of the Act; and ~~a council or committee meeting, or a part of a council or committee meeting, that is closed to members of the public under section 5.23(2) of the Act;~~

~~(a)~~(b) includes a council or committee meeting held before 1 January 2026, or a part of a council or committee meeting held before 1 January 2026, that was closed to members of the public under section 5.23(2) of the Act as in force before 1 January 2026;

confidential document means a document marked by the CEO, or by a person authorised by the CEO, to clearly show that the information in the document is not to be disclosed;

document includes a part of a document;

nnon-confidential document means a document that is not a confidential document.

(2) A council member must not disclose information that the council member —

(a) derived from a confidential document; or

(b) acquired at a closed meeting other than information derived from a non-confidential document.

(3) Subclause (2) does not prevent a council member from disclosing information —

(a) at a closed meeting; or

(b) to the extent specified by the council and subject to such other conditions as the council determines; or

(c) that is already in the public domain; or

(d) to an officer of the Department; or

(e) to the Minister; or

(f) to a legal practitioner for the purpose of obtaining legal advice; or

(g) if the disclosure is required or permitted by law.

22. Disclosure of interests

(1) In this clause —

interest —

(a) means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest; and

(b) includes an interest arising from kinship, friendship or membership of an association.

(2) A council member who has an interest in any matter to be discussed at a council or committee meeting attended by the council member must disclose the nature of the interest —

(a) in a written notice given to the CEO before the meeting; or

(b) at the meeting immediately before the matter is discussed.

(3) Subclause (2) does not apply to an interest referred to in section 5.60 of the Act.

(4) Subclause (2) does not apply if a council member fails to disclose an interest because the council member did not know —

(a) that they had an interest in the matter; or

(b) that the matter in which they had an interest would be discussed at the meeting and the council member disclosed the interest as soon as possible after the discussion began.

(5) If, under subclause (2)(a), a council member discloses an interest in a written notice given to the CEO before a meeting, then —

(a) before the meeting the CEO must cause the notice to be given to the person who is to preside at the meeting; and

(b) at the meeting the person presiding must bring the notice and its contents to the attention of the persons present immediately before any matter to which the disclosure relates is discussed.

(6) Subclause (7) applies in relation to an interest if —

(a) under subclause (2)(b) or (4)(b) the interest is disclosed at a meeting; or

(b) under subclause (5)(b) notice of the interest is brought to the attention of the persons present at a meeting.

(7) The nature of the interest must be recorded in the minutes of the meeting.

23. Compliance with plan requirement

If a plan under clause 12(4)(b) in relation to a council member includes a requirement referred to in clause 12(6), the council member must comply with the requirement.

Version Control			
Legislation:	*Local Government Act 1995* *Local Government (Model Code of Conduct) Regulations 2021*		
Relevant Documents:	P699 Breaches of the Councillor Code of Conduct		
Version	Decision	OCM Date	Resolution No.
1.	Adopted	27 April 2021	0421/065
2.	Amended	24 May 2022	0522/065
3.	Amended		

TERMS OF REFERENCE

Urban Greening Advisory Group (UGAG)

1. OBJECTIVE

1.1 The objective of the Urban Greening Advisory Group is to advise and make recommendations on the achievement of the goals and objectives of the City of South Perth Urban Greening Strategy.

2. MEMBERSHIP

2.1 Membership of the Advisory Group shall be:

(i) Elected Members - A minimum of one (1) City of South Perth Elected Member;

(ii) Community Members – A minimum of one (1) and a maximum of five (5) Community Members who are electors of the district;

(iii) City Officers as determined by the Chief Executive Officer.

2.2 The term of membership is for two (2) years aligned with the Local Government Ordinary Elections.

2.3 All Members are required to comply with the City of South Perth Code of Conduct. The CEO may terminate a Member for non-compliance with the City of South Perth Code of Conduct.

3. PRESIDING AND DEPUTY MEMBERS

3.1 Members of the Advisory Group are to elect a Chair and Deputy Chair at the first meeting of the group following the Ordinary Local Government Election.

4. MEETINGS

4.1 The Advisory Group shall meet quarterly per calendar year.

4.2 Notice of meetings and an agenda will be given at least seven (7) days prior to each meeting.

4.3 The Chair will preside the meetings, or in the absence of the Presiding Member, the Deputy Chair, in accordance with the Terms of Reference.

4.4 A quorum for a meeting of the Advisory Group is at least 50% of members.

4.5 Decisions of the Advisory Group are made by reaching a consensus view.

4.6 The City is responsible for the preparation of the agenda, taking notes at each meeting and circulating them to all members.

4.7 Matters discussed at the Advisory Group are confidential and Members shall declare interests prior to items being discussed.

5. DELEGATIONS AND POWERS

5.1 The Advisory Group has no delegated authority under the *Local Government Act 1995*, no authority to expend funds and decisions of the Committee do not bind the Council and the City of South Perth.

5.2 Pursuant to section 2.8(d) of the *Local Government Act 1995*, the Mayor is authorised to speak on behalf of the Local Government. The Chief Executive Officer may speak on behalf of the Local Government by approval of the Mayor. Members of the Advisory Group may not speak, issue public statements or publish on social media on behalf of the Advisory Group or Council, without the approval of the Mayor.

5.3 Neither the Advisory Group nor its members shall impinge on operational aspects of the City's functions.

6. AMENDMENTS

6.1 The Chief Executive Officer may amend the Terms of Reference.

7. DOCUMENT CONTROL

Directorate	

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Date Modified	