

# ATTACHMENTS

## Ordinary Council Meeting

24 March 2026

# ATTACHMENTS TO AGENDA ITEMS

Ordinary Council Meeting - 24 March 2026

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**Meeting Date & Time:** 6.00pm, Tuesday 17 March 2026  
**Meeting Location:** Council Chamber

### 1. DECLARATION OF OPENING

The Presiding Member opened the Briefing at 6.01pm and welcomed everyone in attendance.

### ITEMS FOR COUNCIL

The Presiding Member informed the meeting that Agenda Items 2, 3, 6, 7, 8.1, 8.2, 9, 11, 13 and 14 will be dealt with at the Ordinary Council Meeting to be held 24 March 2026.

### 4. ATTENDANCE

Presiding Member

Mayor Greg Milner

#### Councillors

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

Councillor Kathy Lees  
Councillor André Brender-A-Brandis  
Councillor Blake D'Souza  
Councillor Jacqueline Raison  
Councillor Hayley Prendiville  
Councillor Stephen Russell

#### Officers

Director Development and Community Services  
Director Infrastructure Services  
Manager Customer, Communications & Engagement  
Manager Finance  
Manager Governance  
Legal and Governance Coordinator  
Governance Officer

Ms Donna Shaw  
Ms Anita Amprimo  
Ms Danielle Cattalini  
Mr Abrie Lacock  
Ms Toni Fry  
Ms Jessica Guy  
Ms Jane Robinson

#### Guests

Local Government Monitor

Ms Gail McGowan PSM

#### Gallery

There were approximately 21 members of the public present.

#### 4.1 Apologies

- Councillor Bronwyn Waugh
- Councillor Tim Houweling

#### 4.2 Approved Leave of Absence

Nil.

### 5. DECLARATIONS OF INTEREST

- Mayor Greg Milner - Impartiality Interest in Item 10.3.1 as 'I know a number of the members of the Royal Perth Golf Club.'
- Councillor Kathy Lees – Impartiality Interest in Item 10.3.1 as 'prior to my election I requested that a property that is the subject of a place specific review under this item be considered for heritage listing. I also know members of the Royal Perth Golf Club. As a consequence, there may be a perception that my impartiality on the matter may be affected. However, I declare that I will consider the matter on its merits and vote accordingly.'
- Councillor Jacqueline Raison – Impartiality Interest in Item 10.3.1 as 'one of my children attended Wesley College and in recent years I participated in Strategy Think Tanks at Wesley College with other business leaders. At no time have property or heritage matters been discussed with me. On this basis, I am comfortable that I do not have any conflict of interest and can consider this agenda item Impartially.'
- Councillor Kathy Lees – Impartiality Interest in Item 10.4.3 as 'I know and have worked with some of the candidates. As a consequence, there may be a perception that my impartiality on the matter may be affected. However, they are not closely associated persons and I declare that I will consider the matter on its merits and vote accordingly.'

### 8. PRESENTATIONS

#### 8.3 Deputations

The Presiding Member advised the meeting that Item 12.2 Notice of Motion – Amendment of Standing Orders was withdrawn prior to the meeting and thanked the community members who had prepared Deputations to speak on the Item.

1. Mr Scott Carmichael of South Perth who spoke **AGAINST** the Officer Recommendation at Item 10.3.1.
2. Ms Lena Jaetschmann of South Perth who spoke **AGAINST** the Officer Recommendation at Item 10.3.1.
3. Dr John Bassett of Como who spoke **FOR** the Officer Recommendation at Item 10.3.1.
4. Ms Heidi Schmidt of South Perth who spoke **FOR** the Officer Recommendation at Item 10.3.1.
5. Ms Bronwyn David of South Perth who spoke **FOR** the Officer Recommendation at Item 10.3.1

## **10. DRAFT MARCH 2026 REPORTS**

The Director Infrastructure Services, Ms Anita Amprimo gave a brief summary of the March 2026 Agenda Items to be considered by Council, as follows.

### **10.1.1 RFQ 14/2025 - Provision of Minor Changeroom Upgrades at Various City Sites**

This report recommends Council accept a proposal from West to West Carpentry Services Pty Ltd (trading as West to West Group) for the Provision of Minor Changeroom Upgrades at Various City Sites.

*Mayor Greg Milner and Councillors Kathy Lees and Jacqueline Raison declared an Impartiality Interest in Item 10.3.1.*

### **10.3.1 Local Heritage Survey Place Specific Review**

*This Item was the subject of five Deputations.*

At its Ordinary Meeting held 28 October 2025, Council adopted the Heritage List and requested place specific reviews (including consideration of built form) be undertaken for five places in the Local Heritage Survey, ensuring where relevant, that the Statement of Significance of each place is consistent with the State Register of Heritage Places.

The outcome of these place specific reviews is presented to Council for consideration.

### **10.3.2 Local Planning Policy Policy P351.14 Cygnia Cove Residential Design Guidelines Revocation**

This report proposes the revocation of Policy P351.14 Cygnia Cove Residential Design Guidelines as all lots the subject of the Policy have either been developed or subject to development approval.

Revocation of redundant local planning policies will ensure the City of South Perth's local planning framework is contemporary and fit for purpose.

### **10.3.3 RFT 13/2025 - Provision of Survey Services**

This report recommends Council to accept a proposal from BCE Surveying Pty Ltd for the Provision of Survey Services.

### **10.4.1 Delegation DC690 Local Planning Scheme No.7**

This report presents amendments to Council Delegation DC690 Local Planning Scheme No.7 which are intended to ensure functions in the Planning and Development (Local Planning Schemes) Regulations 2015 are prescribed in delegation for Council oversight.

This report was deferred to this meeting by Council at the February Ordinary Council Meeting (Resolution 0226/026).

#### **10.4.2 Budget Review for the Period up to 31 January 2026**

To present to Council the outcome of the City's mid-year budget review for the period from 1 July 2025 to 31 January 2026 as required by the *Local Government (Financial Management) Regulations 1996* (the Regulations).

*Councillor Kathy Lees declared an Impartiality Interest in Item 10.4.3.*

#### **10.4.3 Design Review Panel - Appointment of Members**

The purpose of this report is for Council to consider appointing members to the City of South Perth Design Review Panel for a two-year period.

#### **10.4.4 Annual General Meeting of Electors 2024/25**

This report is to present to Council the minutes of the Annual General Meeting of Electors held Monday 9 February 2026.

#### **10.4.5 Listing of Payments - February 2026**

This report presents to Council:

- the list of accounts paid under delegated authority between 1 February 2026 to 28 February 2026.
- purchase card transactions between 1 January 2026 to 31 January 2026.

#### **10.4.6 Monthly Financial Statements - February 2026**

To present to Council the Financial Statements for February 2026.

### **12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

#### **12.1 Notice of Motion – Transport Advocacy**

### **15. MEETING CLOSED TO THE PUBLIC**

Nil.

### **16. CLOSURE**

At 7.21pm the Presiding Member closed the Council Agenda Briefing and thanked everyone for their attendance.



# Local Heritage Survey Place Review

## Review of Five Specific Place Records

### City of South Perth

Cnr South Tee &  
Sandgate St,  
South Perth WA 6151



Prepared by:  
**SLR Consulting Australia Pty Ltd**

SLR Project No.: 25352  
Client Reference No.: 25352

3 March 2026

Revision: D1

### Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
D1	3 March 2026	Lola Sterrett	Flavia Kiperman	
D2	9 March 2026	Lola Sterrett	Flavia Kiperman	
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			

#### Warning

Aboriginal and Torres Strait Islander readers are advised that this document may contain the names and images of people that have passed away. In some communities this may cause sadness, distress or offence.



## **Acknowledgement of Country**

We acknowledge the Whadjuk people of the Nyoongar nation as traditional owners of the lands, waters and skies of Boorloo (Perth) and South Perth.

We acknowledge and respect their enduring culture, their continuing connection to Country, the contribution they make to the life of this city, and Elders, past and present.



## **Executive Summary**

This LHS Place review for the specific review of five place records has been prepared by SLR Consulting Australia Pty Ltd (SLR) for the City of South Perth (the Client) (the City) 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 SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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## 1.0 Introduction

### 1.1.1 Purpose of the Report

This report has been prepared by Element | Part of SLR (SLR) for the City of South Perth (the City) to undertake an independent review of five (5) specific places currently listed within the City's Local Heritage Survey (2025). The five (5) specific places are as follows:

- Place No. 36, 40 Coode Street, South Perth (Wesley College)
- Place No. 39, 25 Forrest Street, South Perth (St Columba's Church Group)
- Place No.50. Labouchere Road, South Perth (Royal Perth Gold Club (course))
- Place No.85, 44 Angelo Street, South Perth (formerly known as 44 Forrest Street)
- Place No.86, 39 Anstey Street, South Perth

This report is prepared as a public facing document, summarising the review of the five above places. It aims to provide the Council with information pertinent to their review and recommendations on the future inscription of the five specific places within the City's LHS and Heritage List. The review focused on identifying the cultural heritage values and current conditions of each place to inform the actioning of any amendments to the current place records (along with justifications of any proposed amendments). It is also intended to provide recommendations for future actions, ensuring the City's LHS is informed by best practice and place record consistency.

### 1.1.2 Background Information

#### 1.1.2.1 What is a Local Heritage Survey and Heritage List

The *Heritage Act 2018* (the Act) requires each local government to identify places of cultural heritage significance by developing its own LHS. The Act identified that the purposes of the LHS include:

- a) Identifying and recording places that are, or may become, of cultural heritage significance in its district.
- b) Assisting the local government in making and implementing decisions that are in harmony with cultural heritage values.
- c) Providing a cultural and historical record of its district.
- d) Providing an accessibly public record of places of cultural heritage significance to its district
- e) Assisting the local government tin preparing a heritage list or list of heritage areas under a local planning scheme

The LHS itself has no direct statutory role. This function is served by the establishment of a Heritage List under the Planning and Development (Local Planning Schemes) Regulations 2015. The establishment of the Heritage List is directly informed by the LHS and the categories of significance established within any such document. Having places identified in a Heritage List allows for a local government to have statutory authority to manage the development of these heritage places.

#### 1.1.2.2 Project Details

The City's first collation of its built cultural heritage occurred in 1994 with the establishment of the City's Municipal Heritage Inventory (MHI). In 2018, the City undertook a review of the MHI in the same year as HCWA's new set of guidelines were established. These new guidelines prompted the City to undertake a general review in 2024-2025 which has resulted in the City's latest LHS, adopted in June 2025. On 28 October 2025, the City's Council requested that the Chief Executive Officer review five (5) places contained within the 2025 LHS, with an emphasis on ensuring the LHS is consistent with the State Register of Heritage Places, and that the current condition and cultural



heritage significance of each place is noted. Please see section 1.1.2.3 – 1.1.2.8 for specific details on the catalyst for each place review.

#### 1.1.2.3 Wesley College Chapel & Memorial Rose Garden

Wesley College Chapel & Memorial Rose Garden (Wesley College) was inscribed on the State Register of Heritage places on the 25 August 2009 and was listed within the City’s first MHI (20 Dec 1994). Currently, Wesley College is listed within the 2025 LHS as a Category 1 place, citing it as being, “essential to the heritage of the locality. Rare or outstanding example.”

The review of this place record was triggered by the inclusion of entirety of the lot details within 40 Coode St in the City’s LHS listing. The curtilage includes the Rossiter Oval, tennis courts, Joseph Green Centre, Visual Arts and Design Technology Centre, Pool, Sports Centre and Centenary Building, and Wood Quadrangle. In comparison, the State Heritage Register entry encompasses Wesley College’s ‘heritage precinct’.

During the public advertising of the draft Heritage List, on 25 September 2025, Rowe Group and Hocking Heritage + Architecture, on behalf of Wesley college, provided the City with comments stating they do not support the inclusion of the entirety of Wesley College on the City’s Heritage List. A primary reason for the objection is the statutory protections the inclusions of the entirety of the land parcels and buildings pose for works such as: removal of outbuildings; internal building works not materially affecting the external appearances; maintenance and/or repairs; installation of a single solar panel.

In light of the comments from Rowe Group and Hocking Heritage + Architecture, the City postponed the inclusion of Wesley College within the Heritage List until an independent place specific review could be undertaken.

#### 1.1.2.4 St Columba’s Church Group

The City’s previous LHS (2018) identified the address for the subject place as only 25 Forrest Street, omitting St Joseph’s Convent (Dennehy House, fmr) at 16 York Street within the place record and mapping. This error was as part of the general review of the LHS in 2024-2025 with the place record excluding 16 York Street and including 25 Forrest Street. As such, the place record is incorrect and the owners of 16 York Street were not notified or consulted as part of the LHS review in 2024-2025, or subsequent Heritage List development in 2025.

On 26 October 2025, Parish Priest, Father Nino Vinciguera of St Columba’s Parish notified the City of the address error via letter. Father Vinciguera also provided the following comments to the City:

- The absence of St Joseph’s from the LHS place record including place mapping;
- Amend reference to the Church Centre (1986) from the heritage listing Statement of Significance; and
- Separately describe the original St Columba’s Catholic Church (1908) from the primary school, noting the structures use as the original Church and later hall.

In his letter, Father Viniguera, also indicated that he will be providing the following comments to the Department of Planning, Lands and Heritage for a review of the State Register Record. The State Register Listing is titled as “St Columba’s Church Group & St Joseph’s Convent, South Perth” (P2383) and includes St Joseph’s Convent at 16 York Street within the listing.

As such, the deliberation of the place record for inclusion within the City’s Heritage list was delayed, allowing a place specific review to be undertaken.



### 1.1.2.5 Royal Perth Golf Club

The Royal Perth Golf Club was originally included in the LHS in 1994. The two (2) sites that make up the place have different Classifications of Significance, with the Club House at Lot 1 Labouchere Road having a Category 4 and the Golf Course itself, having a Category 2.

During owner and community consultation to support the inclusion of the Royal Perth Golf Course on the City’s heritage list, Royal Perth Golf Club (RPGC) requested that the inclusion of the Golf Course in the Heritage List be deferred until the current course improvements program be completed. This was recommended to allow future heritage protections to be applied to the site in its final state. The City considered these comments and deferred the inclusion of the Golf Course on the Heritage List.

In the current place record, inclusion of the Heritage List is only recommended for the Golf Course and not the Clubhouse.

### 1.1.2.6 Residence, 39 Anstey Street, South Perth

Residence: 39 Anstey Street, South Perth was included on the LHS in 2025 as part of the general review. Originally advertised as a Category 4 classification of significance in the LHS review (2025), an independent heritage consultant recommended the place be reclassified as a Category 3. An error in the final Council report resulted in accidentally listing the place as a Category 2 Classification of Significance being adopted in June 2025. This error was reprinted in the LHS (2025). In light of this error, Council at the 26 October 2025 Ordinary Council Meeting requested Residence: 39 Anstey Street be reviewed as part of the place specific review of the LHS.

No response has been received from the owner to the City’s request to undertake a site inspection. during community consultation.

### 1.1.2.7 Residence, 49 Forrest Street, South Perth

Residence: 49 Forrest Street (fmr 44 Angelo Street) was nominated for the State Register in 2022 but did not meet the threshold of a State Registered site. In 2024, it was nominated during the LHS general review and advertised as a Category 3 Classification of Significance. An independent heritage architect reviewed the place record and recommended amending the classification of significance category to Category 2.

In August 2025, due to owner objections, the place was not advertised or included within the Heritage List. During advertising for the Heritage List, the City was provided with a community request for its inclusion on the Heritage List. In light of this request, Council at the 28 October 2025 Ordinary Council Meeting the City commissioned a place specific review of the place.

In January 2026, the residence was sold and the property changed hands. The new owner accepted the City’s request to inspect the site including its interior. This was carried out on, on 11 February 2025, by a representative from the City and SLR.

## 1.2 Methodology

### 1.2.1 Study Team

#### Project Team

Name	Position	Role
Flavia Kiperman	APAC Practice Manager - Heritage	Corporate oversight; Client relations; Site Inspection
Lola Sterrett	Senior Project Consultant – Heritage	Project management; Historical research; Assessment; Reporting; Site photographs and Inspection



### 1.2.2 Study Area



Figure 1. Study Area and location of subject sites (Source: Google maps with SLR artwork over)

### 1.2.3 Legislations, regulations and guidelines

Legislation relevant to this project is:

- *Heritage Act 2018*
- *Planning and Development Act 2005*

The following HCWA regulations and guidelines have informed this review.

- Planning and Development (Local Planning Schemes) Regulations 2015
- Guidelines for Establishing a Heritage List, March 2021
- Guidelines for Local Heritage Surveys, August 2022
- Guidelines for the Assessment of Local Heritage Places, November 2022



Heritage Themes described within Place Records are from:

- Menck, Clare. A Thematic History of Western Australia. Heritage Council of Western Australia 2022.

Please note, the project team heavily referenced the City’s existing LHS (2025) and the historical themes, values and histories referenced within the LHS (2025). The following documents were used as a base for our approach and recommendations:

- Australia ICOMOS. 2013. The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance. Burwood, VIC: Australia ICOMOS.
- Heritage Council of Western Australia. 2019. Assessing Significance in the Historic Environment: A Guide to Applying the Heritage Council Criteria for Assessment. Perth: Heritage Council of Western Australia.
- Heritage Council of Western Australia. 2017. Local Heritage Survey: Practice Note. Perth: Heritage Council of Western Australia.
- Heritage Council of Western Australia / Department of Planning, Lands and Heritage. 2022. [Guidelines for the Assessment of Local Heritage Places](#). Perth: Government of Western Australia.

#### 1.2.4 Assessment of Heritage Values

The five places were reviewed for cultural heritage significance using a set of criteria in accordance with the ‘Australia ICOMOS Burra Charter’ (2013) and the ‘Guidelines for the Assessment of Local Heritage Places’ (2022). Note that a place does not need to demonstrate all values and qualities – it may be of cultural heritage significance if it meets any one of these. The criteria are outline in the following table.

Criteria indicators of cultural heritage significance

Value	Explanation
AESTHETIC	It is significant in exhibiting particular aesthetic characteristics valued by the community.
HISTORIC	It is significant in the evolution or pattern of the history of Western Australia.
SCIENTIFIC	Potential to yield information that will contribute to an understanding of the history of the locality or region.
SOCIAL	It is significant through association with a community or cultural group in the locality or region for social, cultural, educational, or spiritual reasons.
SPIRITUAL	It is significant because it embodies or evokes intangible values and meanings which give it importance in the spiritual identity, or the traditional knowledge, art, and practices of a cultural group.
RARITY	Importance in demonstrating uncommon, rare, or endangered aspects of local heritage
REPRESENTATIVENESS	Importance in demonstrating the characteristics of a class of cultural places or environments in the local district.

#### 1.2.5 Classification and Management Category

The project team utilised the City’s existing classification and management categories. These are as detailed in the following table.

Classifications of Significance within the City’s LHS



City of South Perth  
Local Heritage Survey Place Review

Level of Significance to the Local Area	Classification	Description
Exceptional	Category 1	Essential to the heritage of the locality. Rare or outstanding example.
Considerable	Category 2	Very important to the heritage of the locality.
Some/Moderate	Category 3	Contributes to the heritage of the locality
Little	Category 4	Has elements or values worth noting for community but otherwise makes little contribution.

### 1.2.6 A note on Aboriginal Cultural Heritage (ACH)

Places that are protected under *the Aboriginal Heritage Act 1972* are identified on page 7 of the City’s LHS (2025); and that legislation takes precedence over the Heritage Act 2018 where their cultural heritage significance is solely connected with Aboriginal tradition or culture.

The ‘Guidelines for Local Heritage Surveys’, (2022) state that places of significance to Aboriginal communities may be included in the LHS where their cultural heritage significance is not solely connected with Aboriginal tradition or culture.

It should be noted that this review did not include specific consultation with Aboriginal communities, Traditional Custodians, Traditional Owners or Knowledge Holders in its scope. Or to include ACH values within the five specific place reviews.



## 2.0 Review Process and Recommendations

### 2.1 Review Process

Once engaged by the City, SLR undertook a desktop review of each place against the existing place records and references to determine if there were any gaps in the place records, or the City's understanding of the places cultural heritage values. This desktop review included examining Trove, State Records Office (SRO), State Library of Western Australia's Catalogue and accounts (i.e. books and place file records) currently held by the City of South Perth, as well as a comparative analysis between the places existing LHS records and places of similar cultural heritage values.

A representative from SLR undertook an external and internal site inspection at Royal Perth Golf Course, 49 Forrest Street (fmr 44 Angelo Street), Wesley College, and St Columba's Church Group. SLR was unable to conduct at site inspection at 39 Anstey St due to a lack of response from the City's correspondence from the landowner, however, they did undertake a review of the external frontage of the place as viewable from the street. Please note, that an internal inspection of all structures within St Columba's Church Group was not undertaken.

#### 2.1.1 Assessment of Significance

The review process also referred to the set of criteria's established in accordance with the 'Australia ICOMOS Burra Charter' (2013) and the 'Guidelines for the Assessment of Local Heritage Places', November 2022, as well as the themes listed within the City's LHS (2025).

#### 2.1.2 A note on Authenticity and Integrity

In addition to the above, the review also considered the authenticity and integrity of each place. These factors are aspects of the physical evidence of a place that can assist a heritage practitioner in understanding the cultural heritage significance. These terms are not defined in the Act, nor are they used within the Burra Charter. However, they are used throughout the City's LHS and provide additional information on the cultural heritage values and current significance of the places, as such, they have been considered during this review.

#### 2.1.3 Management Classifications and Recommendations

Per the City's LHS, the classification and management category system calls for each place to be assigned a classification conveying place significance to the locality. During this review, Element Advisory does not propose any amendments to the classification system, however, it is recommended that places classified as Categories 1 and 2 are inscribed on the Heritage List.

## 2.2 Recommended Action

### 2.2.1 Residence, 39 Anstey Street, South Perth

A review of the Post Office directories, Trove, and Retro Maps indicates that this place was constructed within the initial wave of the City's residential development within the early 20<sup>th</sup> century. Although the exact year of construction is unknown, there is strong evidence showing that the place was developed within the early 1920s. Throughout the time period of 1907 to 1937, Anstey Street underwent a residential metamorphosis, akin to the wider residential expansion fuelled by the City gaining a reputation as an advantageous location to live within in. The place is the only remaining property building in the 1920s remaining on Anstey Street.

The external inspection of the place indicated that the place retains the original timber weather board and iron roofed facade, and has experienced minimal changes to the exterior, including the exterior colour scheme. As such the place contains a high degree of external integrity with the



fabric remaining in the original state, as well as a high degree of authenticity with the original intention of the place still undertaken.

In addition to the above, a review of the City's LHS indicates that the place is one of the remaining timber weatherboard and iron roofed dwellings within the city, with other properties on the LHS being:

- 35 Labouchere Road (Place No. 53: Category 2); and
- Residences, Hovia Terrace, Kensington (No. 82: Category 3) (No 26, 31, 35,37,39, 43, 45, 47, 50, 57, 61 & 36, 40, 42, 46, 48, 50, 58, 60)

This comparative analysis indicates that the place is a rare example of a modest timber weatherboard residency. Please note that the review of the Hovia Terrace entry was undertaken via aerial imagery and not a site inspection.

Considering the above, it is the recommendation of SLR that the place retain the Category 2 classification.

### 2.2.2 Royal Perth Golf Course and Clubhouse, Labouchere Road, South Perth

The Royal Perth Golf Course and Club is currently inscribed within the same listing with the Course being classified as a Category 2 place and the Clubhouse classified as a Category 4 place.

The desktop review of this place supports the current classifications, however, to ensure continuity between the existing records of the LHS, it is recommended that the boundary of the clubhouse (which is contained within a separate land parcel) is excised from the boundary of the Royal Perth Golf course and a new place record is created to ensure the cultural heritage values of each facet of the course and club are accurately recorded.

The creation of a new place record will also ensure that works undertaken within the clubhouse will not require addition development approvals, allowing routine maintenance and developments to be undertaken in a streamline manner. Considering the heritage values and significance of the golf course, as well its proximity and relationship to the Clubhouse, it is recommended that all renovations and additions be undertaken in a way that considers and enhances the heritage values of the course and clubhouse.

### 2.2.3 Residence 49 Forrest Street (fmr 44 Angelo Street), South Perth

Similarly to 39 Anstey street, this place contains a high degree of external integrity, with no noticeable changes occurring to the external colour scheme, fixtures, layout, or materials. As noted in the community submission regarding the place's heritage values, the place is associated with noteworthy Western Australia architect, Mr Joseph Talbot Hobbs, and the Architecture firm Hobbs, Forbes and Partners. It remains one of the last Talbot Hobbs designed residencies within the City and dually represents the residential growth of South Perth with an influx of upper middle-class homeowners to the area.

The internal inspection of the place noted that certain areas of the residence contain a high degree of integrity and authenticity with these areas including, the remaining jarrah floorboard, staircase skirting boards and fireplaces within the two rooms labelled as the 'Drawing Room' and 'Bedroom 1' in the original floor plans for the place.

On 13 March 2023, the Department of Planning, Lands and Heritage (DPLH) provided a letter stating that the place is unlikely to contain significance on the State level and will not be inscribed on the State Register of Heritage Place. However, the correspondence noted that places of local significance should be recognised for inclusion within the city's LHS and/or the Heritage List. Considering the high levels of integrity and authenticity, as well as the places aesthetic, historic, social and representativeness values, the place contains significance on a local level, and it is recommended that the place retain the Category 2 classification and is inscribed on the Heritage List and LHS.



Please note, it is recommended that the exterior and certain internal features (i.e. the fireplace and associated jarrah cabinetry, remaining jarrah floorboards and skirting boards) are considered areas of heritage significance within the place and are afforded statutory protections from through inclusion on the Heritage List. The other areas of the house including the shed, kitchen, bathroom, the upstairs rooms and hallway are not considered within the areas of heritage significance, however, all renovations and amendments to the property should consider existing heritage values to ensure future developments do not negatively impact upon the place's heritage values.

#### 2.2.4 Wesley College, 40 Coode Street, South Perth

On 25 September 2025, Hocking Heritage + Architecture and Rowe Group, on behalf of Wesley College, provided the City of South Perth a letter stating that they disagreed with the inclusion of the entire land parcel of Lot 504 (No. 40) Coode Street, South Perth as being contained within the City's LHS mapping for Wesley College (No.36 LHS), requesting that the City map the boundary of this place to match the existing HCWA mapping, which is limited to the Heritage Precinct. To assist in determining if the LHS curtilage should be amended or remain as is, the review of the place was focused on examining the heritage values and significance of buildings outside of the Heritage Precinct, and asking if they are significant to the City on a local level, and therefore worthy of inclusion on the Heritage List.

The review indicates the entirety of Wesley College depicts the school's evolution and is an integral element of the City's history and thusly contains historical, aesthetic and social values. A direct depiction of this evolution and values, the entire place contains significance on the Local Level with some sections also containing significance on the State Level. When viewed as a whole site, Wesley College contributes to the City's sense of place and has been a continuous presence within the City since its establishment in 1923. Furthermore, the place is nestled within a series of commercial and residential structures, playing a direct role in the development of the surrounding area and transforming into a central component of the streetscape.

In light of this, the review supports the recommendation that the entire land parcel of Lot 504 (No.40) Coode Street remain within the mapping for this place as the entire site contains significance for the City on the Local Level and is worthy of statutory protections. This recommendation is also made with consideration to section 1.1.1 of DPLH's Local Heritage Survey Guidelines (2022),

“where practicable, the place should be identified and defined in terms of cadastral lot boundaries as currently recognised by the State's land information system”

The place specific review of Wesley College also indicates that the Boarding House contains historical and social values as a representation of the school's growth, with the growth being facilitated by widening catchment zones and changes in pupil demographics with higher levels of rural students housed within school accommodation. This building originally housed two boarding dormitories named the Cygnet and Tranby block after two ships that brought Methodist settlers to Western Australia in 1830. Opened in 1968 by the Honourable David Brand M.L.A the boarding house is located within the Swan Street Precinct and shares a land parcel with the Hanton Quadrangle and Middle School year 5 & 6 building. Demonstrating the evolution of the school, changing education priorities and demographics; with the period between the 1950s – 1970s charting the wider catchment area, the popularity of rural boarders being housed with the school, mid-century modernisation in regard to both technology changes and the upwards mobility of the middle classes. This growth in the mid 20th century is displayed throughout the developments at the Boarding House, and it is with this consideration that the recommendation to include these in the areas of significance is made.

The boarding house also contains aesthetic values for its late 60s architectural design, from information on file, it is unclear of the architect or architectural firm which originally designed the building. It is recommended that the City undertake a secondary review of Wesley's property file to determine the architect for this building, or consult with Wesley College to determine if they have any information on file.



The reconsideration of this place reflects the fluid nature of heritage assessments and how re-evaluations have the potential to uncover significances that were originally overlooked. It is recommended that this building and subsequent land parcel (No. 41 Swan Street, Lot 550, D 53522) be included within the mapping for the Wesley College within the City's LHS and Heritage List. The recommendation for this place's inclusion within the place's mapping is in consideration of section 1.1.2 of DPLH's Local Heritage Survey Guidelines (2022),

“a place can be a landscape, group or precinct over multiple lots, whether or not of individual cultural heritage significance, and whether contiguous or located. Any group or precinct should have an identified common value or theme.

To assist with allowing a streamline development process, and to accommodate the concerns raised within the Hocking Heritage + Architecture and Rowe Group correspondence, as well as ensuring consistency within the LHS and Heritage List, it is proposed that the place record for Wesley College contain primary and secondary zones of significance.

The primary zones of significance will include the existing:

- Heritage Precinct (1923-1995).
- Boarding House (1968).
- Mildred Manning Science Building (1956).

The secondary zones of significance will include the:

- Hanton Quadrangle.
- Middle School Year 5 & 6.
- Rossiter Oval.
- Middle School Year 7 & 8.
- Pool.
- Visual Arts and Design Technology Centre.
- Wood Quadrangle
- Sport Centre and Centenary Building

This review acknowledges the importance which the entirety of Wesley College represents for the City, however, it is conscious of the community comments regarding the need for flexibility and the vision for the school's future. As such, the classifying of the site into zones of primary and secondary significance will assist in allowing City Officers to quickly assess applications and identify works occurring in the secondary zones of significance (i.e. removal of out buildings; internal building works not materially affecting the external appearances; maintenance and/or repairs; installation of a single solar panel) as not requiring additional heritage approvals.

As areas of secondary significance are still adjacent to a State Heritage listed area, developments potentially impacting upon the State listing are recommended to go through a Development Approval process to ensure they are cohesive with the existing heritage values of the State listing.

Regarding the inclusion of the Mildred Manning Science Building within the zone of primary significance, this building was constructed in 1956 and showcases the need for Wesley to enhance science and laboratory facilities within the school, displaying the changing attitudes to education priorities and contributing to the school's growth. This building has had developments occur through its life in 1959, 1998, which saw a façade addition on the structures southern side, and in 2017. This structure has been assessed as containing historical and social values representing the growth of the school, progression of education priorities and changing technologies and adaptive reuse of heritage buildings.



### 2.2.5 St Columba's Church Group.

Comments from St Columba's Parish regarding this place alerted the City to the inclusion of 16 York Street, the site of former Dennehy House and the now St Joseph's Convent, as being included within the City' LHS, an error in the opinion of the St Columba's Parish as relayed to the City in a correspondence dated 26 October 2025. The Parish identified the following buildings as being recommended for inclusion in the LHS listing:

- The original St Columba's Church, hall and schoolhouse (1908)
- St Columba's Church (1937)
- Presbytery (1938)
- St Columba's Catholic Primary School (1919-1949)

In consideration of these comments, the review of this place focused on determining the heritage values within the place, as well as if the site of Dennehy House at 16 York St should be excised from the LHS listing. Please note, 16 York St and 25 Forrest St are both included within the same HCWA record of "St Columba's Church Group and St Joseph's Convent, South Perth" (P2383) and are included within the same listing. Any development proposals within 16 York Street are under existing statutory protection under the Heritage Act 2018 and are required to be referred to HCWA.

A review of the heritage values of the place, indicates both 16 York and 25 Forrest St are connected thematically, sharing historical connections. Purpose built as the residency of St Columba's original church/school/hall architect, Dennehy House's origins differ from the St Columba buildings within 25 Forrest as a place of private ownership, and is also worthy of independent noting. This review does not explicitly disagree with the State Register record, noting that Dennehy House assists in transmitting the history of both sites through its social, visual, aesthetic and historical values. To ensure the community comments from St Columba's Parish are adequately accounted for, it is recommended that Dennehy House is removed from the current LHS curtilage and a separate place record is created. An existing archival inherit record exists for Dennehy House.

This separate place record will contain a Category 1 Classification and is recommended for inscription on the Heritage List. Should the City, or St Columba's Parish, wish to amend the HCWA record and request Dennehy House (fmr) is removed, it is recommended that any future correspondence with HCWA recommend Dennehy House (fmr) for independent inclusion on the State Register of Heritage Places.

Regarding the additional community comments from St Columba's Parish, it is proposed that the primary zone and secondary zones of significance are also utilised throughout 25 Forrest St to disseminate areas containing the highest levels of cultural heritage significance. Any developments within the secondary zones of significance are within the State Heritage Register curtilage and will require referral. Comparably, on the local level, any additional works are within an area of high cultural heritage significance and should be designed and undertaken in a holistic manner.

It is recommended that the following areas are within the primary zones of significance, requiring development approval from the City:

- The original St Columba's Church, hall and schoolhouse
- St Columba's Church
- Presbytery (associated garage and infrastructure)
- St Columba's Catholic Primary School

The Church Centre, playground, oval and additional standalone structures are not considered within the primary zones of significance.



Please note that an interior inspection of the Presbytery was not undertaken, and only the exteriors were assessed.

## 3.0 Recommendations

The review of the five specific places has determined that all place records contain significance for the City on the local level, with each place being recommended for inscription on the Heritage List due to a combination of their aesthetic, social and historic values. This recommendation also considers the places ability to represent certain eras and historic themes of the City's development.

As such, the review concludes the following:

- For areas with a need to balance statutory protections and development flexibility, the creation of **primary and secondary zones of significance** is suggested to assist landowners with undertaking required developments throughout relevant places. Areas within secondary zones of significance still require referral to the City for comment; however, the process will be streamlined as officers will be able to directly reference where said developments are taking place to quickly determine that no further actions are required;
- Establish **primary and secondary zones of significance** within **St Columba's Church** and **Wesley College** to accommodate community comments and heritage protections;
- Regarding the exceptional local significance which **Wesley College** represents, the entire land parcel at 40 Coode Street, as well as Lot 500 on D53522, are recommended for inclusion within the City's LHS and Heritage List mapping as Category 1. To ensure the development needs of the school are adequately accounted for, it is recommended that the Heritage Precinct, Boarding House (exterior) and Mildred Manning Science (exterior) be contained within a primary zone of significance and the majority of the Senior School Precinct and Middle School Year 7 & 6 building be contained within the secondary zone of significance;
- **49 Forrest Street (fmr 44 Angelo Street)** and **39 Anstey street**, be classified as Category 2 places and be inscribed on the Heritage List for their aesthetic, social and historical values;
- **Royal Perth Golf Course and Club** be separated into two place records, with one depicting Royal Perth Golf Course as a Category 2 place, and Royal Perth Golf Clubhouse as a Category 4 place. This separation of the place records is in line with DPLH's LHS Guidelines (2022);
- **St Joseph's Convent (Dennehy House fmr)** at 16 York Street is separated from the **St Columba's Church Group** record at 25 Forrest Street. Both place' records are recommended as Category 1 places; and
- Generally, the areas of significance refer to the exteriors of the buildings, however, the site inspections indicate that:
  - The Church and the main house (previous headmaster's residence) of **Wesley College** contain several original interior features, and the interiors of these structures are listed within the primary zones of significance.
  - The Church interiors of **St Columba's** contain significance through the integrity of the interiors, the interiors for this building are within the primary zone of significance.
  - **49 Forrest Street (fmr 44 Angelo Street)** has undergone several renovations throughout the course of its life with new tiles; modernised kitchen, laundry and bathroom facilities; addition of a sunroom; and upstairs remodeling being undertaken throughout the residence. However, the drawing room and Bedroom 1 retain the original fireplaces and associated jarrah cabinetry. As such, the fireplace and



City of South Perth  
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associated jarrah cabinetry, remaining jarrah floorboards and skirting boards are included within the areas of significance within the residence.

--End of Report -





Making Sustainability Happen



# Local Heritage Survey Place Review

## Table of Recommendations

### City of South Perth

Cnr South Tee &  
Sandgate St,  
South Perth WA 6151


Prepared by:  
**SLR Consulting Australia Pty Ltd**

SLR Project No.: 25352  
Client Reference No.: 25352

9 March 2026

Revision: F1

### Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
D1	9 March 2026	Lola Sterrett	Flavia Kiperman	
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			

### Warning

Aboriginal and Torres Strait Islander readers are advised that this document may contain the names and images of people that have passed away. In some communities this may cause sadness, distress or offence.



## **Acknowledgement of Country**

We acknowledge the Whadjuk people of the Nyoongar nation as traditional owners of the lands, waters and skies of Boorloo (Perth) and South Perth.

We acknowledge and respect their enduring culture, their continuing connection to Country, the contribution they make to the life of this city, and Elders, past and present.



## **Executive Summary**

This Table of Recommendations has been prepared by SLR Consulting Australia Pty Ltd (SLR) for the City of South Perth (the Client) (the City) to accompany the LHS Review – Five Specific Place Report 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 Table 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 SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work



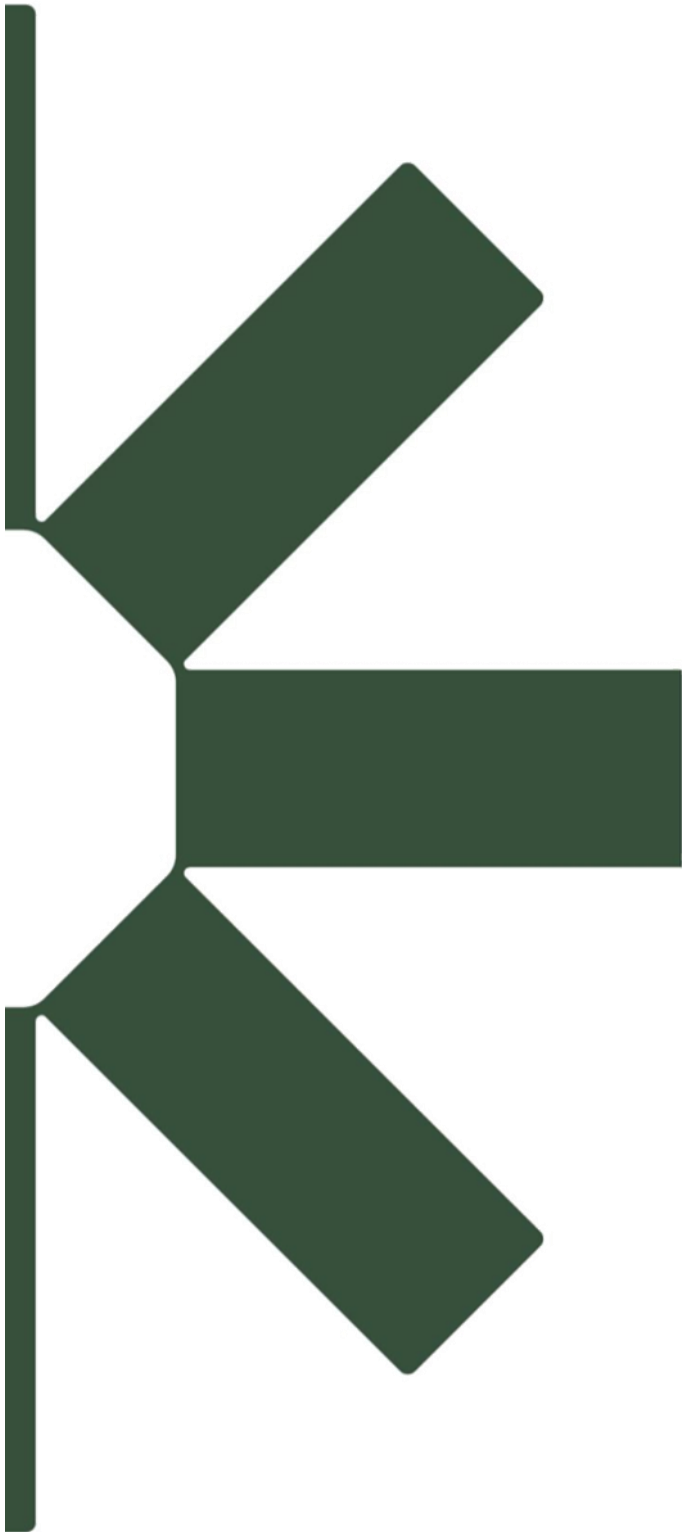
## 1.0 Table of Recommendations

### Five Place Specific Place Review Recommendations

Place Name	Recommendations
Wesley College, 40 Coode Street, South Perth  Category 1	<ul style="list-style-type: none"> <li>Undertake a secondary review of the property file and liaison with <b>Wesley College</b> is undertaken to determine the architect of the Boarding House within <b>Wesley College</b></li> <li>Establish zones of primary and secondary significance to assist with streamlining Development Approvals process.</li> <li>The Majority of the Senior School Precinct and Middle school Year 7 &amp; 6 building are contained within the secondary zones of significance.</li> <li>Contain the Mildred Manning Science Building (exterior) and Boarding House (exterior) within the zone of primary significance.</li> </ul>
Royal Perth Golf Course and Club House  Category 2	<ul style="list-style-type: none"> <li><b>Royal Perth Golf Course and Club</b> be separated into two place records, with one depicting Royal Perth Golf Course as a Category 2 place, and Royal Perth Golf Clubhouse as a Category 4 place. This separation of the place records is in line with DPLH's LHS Guidelines (2022).</li> </ul>
St Columba's Church Group  Category 1	<ul style="list-style-type: none"> <li><b>St Joseph's Convent (Dennehy House fmr)</b> at 16 York Street is separated from the <b>St Columba's Church Group</b> record at 25 Forrest Street. Both place' records are recommended as Category 1 places.</li> <li>Establish zones of primary and secondary significance to assist with streamlining Development Approvals process.</li> <li>The Church interiors of <b>St Columba's</b> contain significance through the integrity of the interiors, the interiors for these buildings are within the primary zone of significance. The Presbytery interiors were not reviewed and require additional study.</li> <li><b>St Joseph's Convent (Dennehy House fmr)</b> at 16 York Street is separated from the <b>St Columba's Church Group</b> record at 25 Forrest Street. Both place' records are recommended as Category 1 places</li> </ul>
39 Anstey Street  Category 2	<ul style="list-style-type: none"> <li>Be classified as Category 2 places and be inscribed on the Heritage List for their aesthetic, social and historical values.</li> </ul>
49 Forrest Street  Category 2	<ul style="list-style-type: none"> <li>Be classified as Category 2 places and be inscribed on the Heritage List for their aesthetic, social and historical values.</li> <li>The interior values of the original fireplaces and associated jarrah cabinetry, floorboards and skirting boards be included within the areas of heritage significance of the residence.</li> </ul>

--End of Table -





Making Sustainability Happen

## Strategic Direction *Environment (Built and Natural)*

### Policy P351.14 Cygnia Cove Residential Design Guidelines

<b>Responsible Business Unit/s</b>	<b>Development Services</b>
<b>Responsible Officer</b>	<b>Manager Development Services</b>
<b>Affected Business Unit/s</b>	<b>Development Services</b>

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#### Policy Objectives

- Promote safety, variety and a sense of place;
- Ensure development is compatible with adjoining heritage buildings;
- Permit a variety of housing forms so as to promote a wider choice in housing and satisfy the demand of a variety of household types and lifestyles;
- To preserve and enhance the local areas natural ecosystems and waterways, particularly the Swan River;
- Achieve development which maximises water and energy efficiency;
- Encourage a high standard of sustainable design, which takes due regard of the needs of occupants, neighbours and the availability of local amenities.

## Policy Scope

This policy applies to all proposed residential development on land within the Cygnia Cove estate, as indicated on the subdivision plan in Appendix 2.

## Policy Statement

### 1. Introduction

Cygnia Cove is a residential estate in a highly desirable location overlooking the Canning River within 10km of the city centre. This Document applies to all land within the Cygnia Cove estate, as indicated on the subdivision plan on page 2. Development within the estate will be based on sustainable design principles, featuring a contemporary Australian urbanism.

These guidelines have been prepared to assist buyers in designing and building their homes to a high standard which will satisfy sustainability requirements whilst maximising the value of their investment and enhancing the quality of the estate as a whole.

In assessing and approving home designs estate developer Richard Noble will require compliance with the Restrictive Covenants, these Guidelines and any other applicable contractual documents. The City of South Perth requires compliance with all other relevant planning documents as referred to in section 3.2 of this document.

### 2. Design Vision

The vision for Cygnia Cove is of a compact and vibrant residential village featuring a contemporary Australian urbanism in robust architectural form with street elevations articulated to feature clearly defined elements.

External walls of all homes are to feature a composite of finishes with a primary material such as painted render, face brickwork, stonework or rammed earth complemented by minor elements such as weatherboards, metal or fibre cement sheet cladding, accent colours etc.

In conjunction with variations in colour and texture, variations in material are an important design element

### 3. Restrictive Covenants and Other Applicable Documents

#### Restrictive Covenants

Restrictive Covenants will provide confidence to buyers by ensuring high standards of development are achieved. The covenants will include some but not necessarily all of the matters covered in the guidelines. Restrictive Covenants constitute a legal document, therefore compliance with Restrictive Covenant requirements is compulsory.

#### Other Applicable Documents

The Guidelines are to be read in conjunction with the Restrictive Covenants and any other The Guidelines are to be read in conjunction with the Restrictive Covenants and any other relevant and current statutory documents including the following:

- Building Code of Australia (BCA)
- Residential Design Codes of Western Australia (R Codes)
- Planning and Development (Local Planning Schemes) Regulations 2015
- City of South Perth Town Planning Scheme (current version)
- City of South Perth Planning Policies.
- Richard Noble Contract and Appendices.

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Policy Number: P351.14  
Council Adoption: 26 July 2016  
Reviewed/Modified:

Relevant Council Delegation: DC690  
Relevant CEO Delegation: DM690  
Relevant Management Practice: N/A

#### 4. Approval Process

##### Minimum Performance Requirements

Adherence to the Guidelines as well as the applicable Restrictive Covenants is required. As a part of the initial approval process proponents are encouraged to consult with representatives of Richard Noble to ensure the intent of the Guidelines is satisfactorily addressed.

##### Richard Noble

Development proposed within the estate will require the endorsement of Richard Noble prior to the lodging of plans with the City of South Perth for Development Approval.

A digital (A3 pdf) or paper copy of an Endorsement Application which is to include a site plan, floor plans and elevations illustrating the proposed built form, external materials and finishes and the location of any plant (e.g. air conditioners) is to be submitted to Richard Noble or its nominated representative for approval.

##### City Of South Perth

Following assessment and endorsement by representatives of Richard Noble, a stamped "Approved" copy will be returned to the applicant. Upon receipt of such stamped approval, a development application containing the Richard Noble stamped plans and completed Design Guidelines Checklist may then be made to the City of South Perth. Once this approval is received, detailed working drawings may then be submitted to the City for a Building License. It is the applicant's responsibility to ensure appropriate documentation and fees are submitted to the City for both stages of approval.

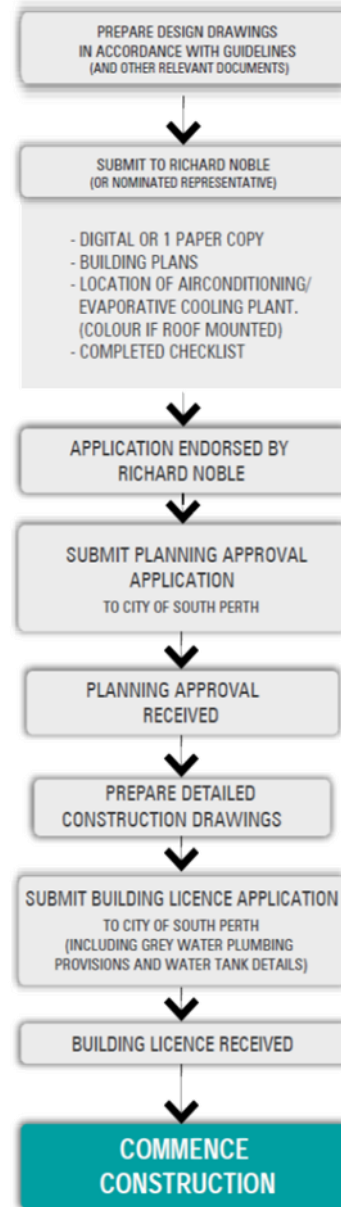
Applicants are advised that receipt of guidelines approval does not guarantee compliance with the City's development approval requirements. Where overlapping of guidelines and the City's current assessment criteria (as per section 3.2) occur, the latter shall take precedence.

#### 5. Sustainable Living

Richard Noble and the City of South Perth are both committed to the promotion of environmentally sustainable development. Individual homes constructed within the estate must satisfy a range of socially responsible sustainability criteria. Cygnia Cove features a compact walkable neighborhood which makes effective use of infrastructure services and contributes to energy efficient design.

It is anticipated that the national provisions of the BCA will require energy efficiency standards for residential development to be upgraded to 6 stars from 11 May 2011, including mandatory assessment reporting. This statutory requirement will take energy efficiency measures in the development of new homes to a high standard. Where sustainability criteria described in these Guidelines are superseded by the requirements of the BCA current at the time of application, the latter shall take precedence.

#### APPROVAL PROCESS



### 5.1 ENVIRODEVELOPMENT

Cygnia Cove is a certified EnviroDevelopment project. EnviroDevelopment is an initiative of the Urban Development Institute of Australia which recognises developments that satisfy a range of sustainability criteria. Cygnia Cove has been carefully designed to mitigate the impact of new development on the environment and to use resources responsibly. Certification has been achieved in the categories of Community and Ecosystems. Homeowners are required to satisfy various sustainability criteria related to the EnviroDevelopment certification as set out in the following text and in the Restrictive Covenants. Further information relating to EnviroDevelopment can be found at [www.envirodevelopment.com.au](http://www.envirodevelopment.com.au)

### 5.2 ENVIRODEVELOPMENT REQUIREMENTS

#### Energy:

In line with EnviroDevelopment certification requirements buyers shall implement at least one of the following energy saving initiatives.

- Option 1: The installation of 1.0kw (or greater) Photovoltaic system or;
- Option 2: The installation of a combination of gas boosted solar hot water system (2,600kwh) with ceiling and wall insulation (1,500kwh) to a minimum total of 4,100kwh.



#### Community:

A minimum of 12 points must be achieved under the EnviroDevelopment Safe and Accessible Checklist located in Appendix 1 'Design Guidelines Checklist'.

#### Water Use

In keeping with the principles of sustainable development, dwellings should be designed to minimise water consumption. Plumbing fittings shall be water efficient and shall comply with the requirements of the Water Efficiency Labeling Scheme (WELS) star rating system. For further information, see the following websites:

<http://www.environment.gov.au/water>

<http://www.watercorporation.com.au>

#### 5.2.1 MINIMUM 4 STAR RATED DUAL FLUSH TOILET CISTERNS SHALL BE INSTALLED

#### 5.2.2 MINIMUM 3 STAR RATED SHOWERHEADS SHALL BE INSTALLED

#### 5.2.3 MINIMUM 4 STAR RATED TAPS SHALL BE INSTALLED

#### 5.2.4 GREYWATER RECYCLING SYSTEM

All dwellings are required to be plumbed at the time of construction to be greywater recycling system capable, in accordance with the following minimum requirements:

- a) All shower, bath, bathroom hand basin and washing machine drains on ground and upper floors must be able to be connected at a later date to an appropriate greywater recycling system without the need to break, or cut into the fabric of the building to run new pipes.
- b) Additional drainage piping shall be installed by a qualified plumber during the initial construction phase at the time when all other plumbing works are undertaken, in order to comply with the above requirement. The following 'greywater plumbing plan' is a simplified example of a single storey house, illustrating the principal behind the extra drainage piping required (shown as red lines).
- c) The extra greywater drainage piping must have a minimum length of 2m between the final greywater T-in source and the overflow point (to allow sufficient space for a greywater collection and filtration system to be located sometime in the future).
- d) Additional plans are required to be submitted to the City of South Perth Building Department once a planning approval has been granted by the City. The additional plans shall detail the extra greywater plumbing works required by the above provisions and clearly demonstrate how they are integrated into the standard plumbing system. All planning approvals issued by the City for dwellings within Cygnia Cove will contain a standard condition requiring the abovementioned plumbing (drainage) plan to be submitted to the City prior to the issuing of a Building Licence.

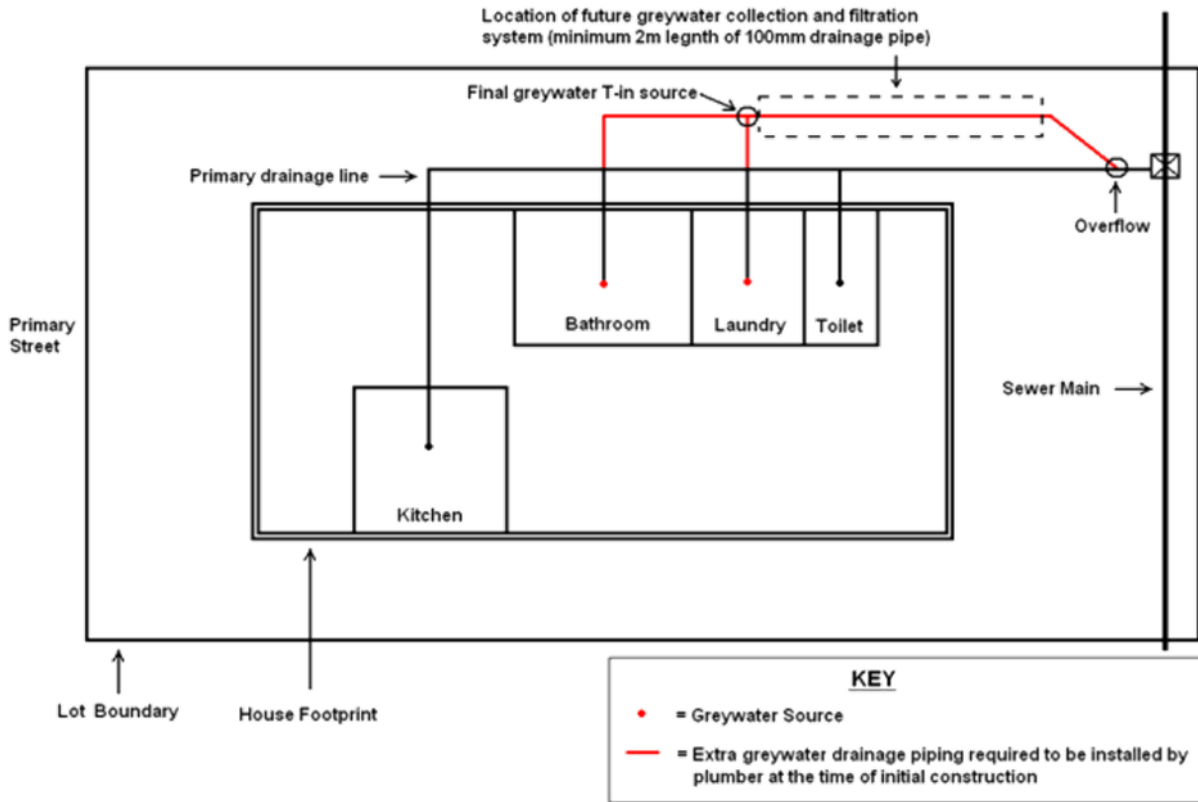
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Policy Number: P351.14  
Council Adoption: 26 July 2016  
Reviewed/Modified:

Relevant Council Delegation: DC690  
Relevant CEO Delegation: DM690  
Relevant Management Practice: N/A

If the landowner wishes to install a greywater recycling system, an application must be first submitted to the City of South Perth Environmental Health section for assessment.

Landowners should investigate the opportunities which currently exist for State and/ or Federal Government grants, loans and rebates available for the use of greywater recycling systems.



### 5.2.5 RAINWATER HARVESTING

All single houses are required to have a rainwater tank/s of minimum 3000 litre capacity. All tanks shall be connected to the developments gutter system so that rainwater can be harvested on a permanent basis from a minimum roof area of 100 square metres.

Water collected in the rainwater tank(s) may be used by the owner for any purpose onsite which complies with relevant health controls at both Local and State Government levels. Suggested uses include: gardens, toilet flushing and washing machine cold inlet. Plumbing requirements relating to the use of rainwater should be discussed with a plumber prior to the construction of the house (at the same time the aforementioned greywater recycling plumbing requirements are configured). The use of rainwater for drinking is not recommended without effective filtration and treatment systems installed by a qualified tradesperson. Landowners are responsible for ensuring rainwater tanks are sealed at all times, using appropriate screens and filter systems to prevent mosquito breeding. Please call the City of South Perth or see the WA Department of Health website for up to date information and advice (<http://www.health.wa.gov.au/home>).

Plans submitted to the City for Planning approval are required to show the proposed location and specifications of the required rainwater tank. Generally prefabricated water tanks do not require a Building Licence from the City unless they are held up by a stand.

Landowners should investigate the opportunities which currently exist for State and/or Federal Government grants, loans and rebates available for the use of rainwater tanks.

### 5.3 GARDEN DESIGN

#### 5.3.1 A MINIMAL WATER USE GARDEN SHALL BE INSTALLED

- a) Gardens should be designed to minimise water use as well as contributing to the passive environmental aspects of the home.
- b) Waterwise is an initiative of the Water Corporation aimed at promoting reduced water usage in Western Australia. For residential development, water savings strategies are provided for both inside and outside the home.
- c) Information on Waterwise garden design including the selection of plant species for a variety of garden styles is available on the Water Corporation website.  
[www.watercorporation.com.au](http://www.watercorporation.com.au)

### 5.4 COMMUNITY CONSIDERATIONS

#### 5.4.1 PUBLIC SAFETY AND AMENITY

The design of homes shall assist in the creation of a safe and enjoyable residential environment by incorporating the following requirements:

- a) Maintain visibility over streets and public open spaces from surrounding buildings by providing ample windows from habitable rooms and/or balconies facing or overlooking the public domain.
- b) Design front and dividing fences forward of the building line to be low in height or visually permeable in order to promote visibility.
- c) Landscape design is to be such that visibility over the public domain is not unduly obstructed.

### 5.5 PASSIVE ENVIRONMENTAL HOME DESIGN

#### 5.5.1 THE HOME SHALL BE ORIENTATED TO FACILITATE NORTHERN SOLAR ACCESS TO LIVING AREAS.

Good orientation facilitates energy efficiency by reducing the requirement to heat and cool the home.

- a) At least one daytime living area(s) shall be located such that major openings face north to allow greater winter solar penetration when the sun angle is lower. In summer when the sun travels overhead, openings shall be shaded by eaves overhangs or awnings.
- b) An outdoor living or courtyard area shall be located to maximise northern solar access. This should facilitate unobstructed solar penetration to indoor living areas where possible. It is recognised that a roofed alfresco area may block or limit the extent of solar access to an associated internal living area. In such an instance the outdoor living area should achieve northern solar access.
- c) When designing a home, consider a plan which enables the living areas to face north, in line with passive solar design principles.
- d) For lots where river views are predominantly to the south, internal and external living areas may be located to focus on the view. In such an instance some north facing glazing to a living area elsewhere and a secondary outdoor living area which will enable the enjoyment of winter solar access are highly recommended.
- e) The extent of glazing to the east and west sides of homes should be minimised. Where openings are provided to take advantage of westerly or easterly views, these should have protection such as solar shutters, blinds or other screening devices to control the extent of morning and afternoon solar penetration.

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Relevant Management Practice: N/A

### Outdoor Living Area

Useable open space is an important consideration in the design of any home. Perth's temperate climate enables outdoor living areas to be utilised for much of the year and accordingly a minimum extent of open space is required to be provided as part of the amenity of a dwelling.

An outdoor living area shall be provided as per the requirements of the R Codes. This is to be directly accessible from a living area and should be provided in a location to best facilitate winter solar penetration. For lots where the front boundary is located to the north, the outdoor living area may be located within the front setback in order to access unfettered winter solar penetration, in accordance with the relevant requirements within the R Codes and City of South Perth's Planning Policies.

#### 5.5.2 THE DESIGN PERMITS GOOD CROSS VENTILATION

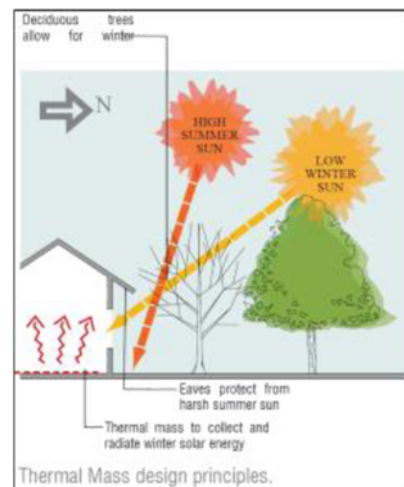
Good cross ventilation can reduce the need to use air conditioning in summer. Large un-zoned open plan homes will be more expensive to heat and cool, while air leakage through unsealed openings can also add considerably to heating and cooling costs.

- The south westerly sea breeze and night time easterlies can help cool the home in summer if windows are appropriately placed to permit cross ventilation.
- Ceiling mounted sweep fans can be used to assist with airflow in the room.
- The home should be split into compartments to maximise the efficiency of heating and cooling. Ground and upper floors and different living areas should be capable of being closed off from one another to create easily heated or cooled zones.
- Doors and windows should be well sealed to prevent warmth escaping or draughts affecting heated rooms.

#### 5.5.3 THERMAL MASS SHALL BE INCORPORATED INTO THE HOME

Thermal mass describes the home's ability to absorb, store and re-radiate heat. When effectively incorporated into the home this can help reduce fluctuations in the internal air temperature, making for a more comfortable environment which is less expensive to heat.

- Concrete floors and masonry walls create mass which can absorb and store heat from direct sunlight in winter and re-radiate it into the home.
- Thermal mass is best located in living areas which are north facing.
- Hard surfaces such as tiles allow the sun to heat the slab more readily than barrier materials like timber/carpet or cork.



#### 5.5.4 THE HOME SHALL BE PROPERLY INSULATED

Roof and ceiling insulation can contribute to considerable lowering of heating and cooling costs with additional savings possible by the addition of wall insulation.

- Insulating the roof will greatly reduce the amount of heat entering the home.
- Insulating the ceiling will ensure heating and cooling effects are maximised within living areas by reducing the extent of energy lost into the ceiling space.
- The minimum extent of insulation shall be as required by the BCA at the time of application.

## 5.6 ENERGY USE

### 5.6.1 A GAS BOOSTED SOLAR, GAS INSTANTANEOUS OR HEAT PUMP HOT WATER SYSTEM WITH A MINIMUM ENERGY RATING OF 5 STARS SHALL BE INSTALLED.

Water heating can account for up to a third of the energy used in the home. A solar hot water system can significantly reduce water heating bills to an extent where a payback period can be achieved in 4-5 years.

### 5.6.2 ENERGY EFFICIENT LIGHTING SHALL BE INSTALLED THROUGHOUT THE HOME

Installing compact fluorescent light fittings in lieu of incandescent and halogen down lights can equate to annual savings in the hundreds of dollars.

### 5.6.3 ATTENUATION OF NOISE

Building design should safeguard occupants against loss of amenity caused by undue sound being transmitted between neighbouring dwellings. Noise generating features such as air conditioning or evaporative cooling plant are to be appropriately located or otherwise acoustically screened.

### 5.6.4 ROBUST DESIGN

Robust design principles embrace an approach to building design and construction which is safe, meets the needs of people across a range of abilities and ages, and is adaptable to the changing needs of users.

Adaptable Housing and Universal Accessibility refers to the concept that housing design should cater or be adaptable for all users irrespective of age or mobility, i.e. catering for an aging population. This is best done at the design stage with reference made to such documents as Australian Standards 4299-1995, 'Adaptable Housing' and 1428-2009 'Design for Access and Mobility' and the Master Builders Association publication 'Housing for Life'. See clause 5.1.1 criteria required to be satisfied.

## 6 BUILT FORM & MATERIALS

### 6.1 BUILDING APPEARANCE AND STREETScape

Housing in Cygnia Cove shall reflect a contemporary architecture as informed by the sustainability requirements of the Guidelines to create a uniquely Australian urbanism. Dwelling elevations shall feature a composite of external wall finishes and be articulated to provide visual interest. Blank facades are to be avoided through the provision of projections and indentations on the floor plans with resultant shadow effects and corresponding roof elements. The street or 'public face' of the building shall be detailed to provide visual richness and variety and enhance individual identity. This can be achieved through:

- a) The application of colour, texture and variations in materials.
- b) The use of elements such as awnings, balconies and extensive glazing. Dwellings shall enable "eyes on the street" for passive surveillance from habitable rooms and/or balconies.
- c) Front entries which are clearly identifiable from the street through expressed elements such as entry porticos or design features such as side and highlight glazing panels, the use of accent colours, feature lighting etc. Where an entry is located to the side of a house it should be clearly identifiable through the use of elements such as a defining roof or pergola, clearly defined pathway with associated landscape features etc.
- d) Elevations which reflect the desired character through the application of a mix of materials and colours as outlined in the introduction and section 6.4 Wall Materials.
- e) In line with the requirement for dwellings to provide outlook over the public domain, together with high levels of articulation, the first floor primary street elevation for each dwelling shall feature a minimum of 2 major openings to a habitable room or a balcony which is accessible from a habitable room.

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## 6.2 SECONDARY STREET ELEVATIONS

To promote security and provide visual interest, development on corner lots is required to address both the primary and secondary streets. The secondary street elevation is to be articulated and feature a suitable level of detail including openings which is consistent with that of the primary street elevation.

## 6.3 ROOFSCAPE

### 6.3.1 ROOF FORMS

Roof forms are generally not restricted within the estate. Monopitch skillion, parapet and vaulted roof forms are considered appropriate for Cygnia Cove. Roof styles with limited or no eaves overhangs are not encouraged unless awnings are incorporated to provide solar protection to window openings.

### 6.3.2 ROOF OVERHANGS

In order to moderate the impact of direct solar load on external walls and openings, minimum roof overhangs should be as follows:

Eaves: Minimum 450mm except at nil side setbacks; or where limited by side setback requirements; or at areas of extended roof cover such as verandahs, entry porticos and awnings; or at non habitable areas such as garages, stores, robes and fireplaces.

### 6.3.3 ROOF MATERIALS

The type of materials used for roofing can potentially impact on neighbouring properties and affect the efficiency of passive solar design. Generally roofing materials shall be corrugated metal or tiles of neutral or low visual impact. Black, excessively dark or excessively bright colours shall not be permitted.

For houses located in the Clontarf heritage precinct (Lots 101-104 and 117) roofs shall be orange, red, brown, terracotta or a blend thereof tiles in Marseille pattern as described in section 10.3.

## 6.4 WALL MATERIALS

Walls visible from a street or other public space shall feature a composite of construction finishes with a material such as painted or coloured render/bagging, face brickwork, stone, rammed earth or blockwork complemented by elements of alternative materials such as:

- Face or rendered/painted brickwork/blockwork of contrasting colours.
- Stone cladding.
- Weatherboards in natural or painted finish.
- Corrugated sheet metal cladding.
- Fibre cement cladding.
- Where the use of tilt up or pre-cast concrete is proposed it shall exhibit levels of detail and composite finish as described above.

## 6.5 BUILDING HEIGHT

The height of all development in Cygnia Cove shall be in accordance with the relevant City of South Perth planning controls, as referred to in section 3.2 of this document.

## 6.6 SITE LEVELS AND RETAINING WALLS

To maintain views and avoid overlooking issues, additional retaining on existing retained boundaries is not permitted. Existing site levels shall not be raised by more than 200mm in accordance with City of South Perth planning controls, as referred to in section 3.2 of this document.

## 6.7 GEOTECHNICAL CONDITIONS

It is the responsibility of the property purchaser to ensure that the structural engineering design of buildings and associated structures including boundary and screen walls are suitable for the site conditions applicable to the lot.

## 6.8 COLOUR

The use of colour can be a valuable means of expressing design elements within the estate. The use of neutral base colours, accentuated through the application of tonal variations and accent colours to feature elements can result in a dramatic elevational treatment.

## 7 FENCES

### 7.1 SECONDARY STREET FENCES

Where secondary street fencing is not provided by the Developer, any fencing along the corner truncation and at least the first 6m of the secondary street boundary from the truncation is required to be a continuation of low or visually permeable front fencing. The intent is to create an open streetscape.

The balance of secondary street fencing may be solid to suit particular privacy requirements. Secondary street fences shall not be constructed of fibre cement, Colorbond or equivalent products.



*Example of primary and secondary street fencing*

### 7.2 FENCING PROVIDED BY THE DEVELOPER

Where fencing is provided by the Developer, the property owner shall not carry out any repairs, patching or repainting other than in the same finish and colours as existing.

### 7.3 FENCES ADJOINING PUBLIC OPEN SPACE

All fences adjoining public open space shall be visually permeable 1.2 metres above natural ground level.

## 8 VEHICLE ACCESS & GARAGES

All residential onsite car parking requirements and associated setbacks will be determined as per the R Codes and relevant City of South Perth planning controls. The only exception is lots with alternate requirements prescribed under section 10.6 Indicative Development Plans.

## 9 OTHER CONSIDERATIONS

### 9.1 SERVICES

All piped and wired services including waste and vent pipes, refrigerant lines and cable ducts are not to be visible from the streets, other public spaces or adjoining properties.

### 9.2 LETTERBOXES

A letterbox which is integrated into the finish of the dwelling and with a street number which is clearly visible and legible shall be provided. The letterbox shall be of a high quality and comply with Australia Post requirements.

### 9.3 STORES AND OUTBUILDINGS

Any outbuildings visible from any public area are required to be constructed of wall and roof materials which are compatible with the main dwelling.

### 9.4 RUBBISH BINS

Bins shall be located in a screened area.

### 9.5 AIR CONDITIONERS

As an air conditioning plant is noise generating and often unsightly, its impact on adjoining properties and public areas is to be mitigated.

For single and grouped dwellings it is preferred to be located at ground level to minimise the impact on neighbours and is to be visually concealed from public areas (e.g. located in garage). Any roof mounted air conditioning or evaporative cooling plant is required to be located so as to not be visible from a street or public open space and is to be finished in a colour to match that of the roof.



*Air conditioning plant located within garage*

Any balcony mounted plant is to be visually and acoustically screened from adjacent dwelling units and visually screened from streets and other public areas. Balcony mounted plant shall be located at floor level and shall not be fixed to a wall unless within a screened enclosure.

See also clause 5.6.3 for noise attenuation of air conditioning plant.



*Screened balcony mounted air conditioning plant located at floor level.*

### 9.6 TV ANTENNAE AND SATELLITE DISHES

The location of TV Antennae and satellite dishes shall be in accordance with city policy and should wherever possible be located to minimise impact on the streetscape.

### 9.7 CLOTHES LINES AND DRYING AREAS

These should be located to access winter sunshine and prevailing breezes and shall not be visible from public areas.

### 9.8 VERGE TREATMENTS

It is encouraged that verge treatments should be environmentally friendly and include native species which use minimal amounts of water. All verge treatments are required to comply with City of South Perth policies and guidelines.

## 10 SITE SPECIFIC CONSIDERATIONS

### 10.1 MINIMUM SETBACKS

Single dwellings minimum setbacks for front loaded rectangular lots generally shall be as follows:

Primary Street	Garage: As per the R Codes and City Policy
	Dwelling: 4m average (2m min)
Side	As per the R Codes and City Policy

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Rear As per the R Codes and City Policy

Secondary Street As per the R Codes and City Policy

For grouped dwelling and irregularly shaped lots the minimum setbacks shall be as per the applicable indicative development plans.

### 10.2 OPEN SPACE

For single dwellings a minimum of 45% of the lot area shall be provided as open space.

### 10.3 CLONTARF COLLEGE HERITAGE PRECINCT

In recognition of the heritage significance of the Clontarf College Campus, memorials guiding development are placed on the titles of lots 101-104 and 117. These require the design of dwellings on the lots to be sympathetic and complementary to the built form heritage values of the campus.

#### 10.3.1 OPENINGS

For elevations facing streets or other public spaces openings may be single or grouped doors and windows in masonry walls. Openings shall not be grouped into window walls, where glazing predominates (i.e. no greater than 50% glass).

#### 10.3.2 MATERIALS AND COLOURS

These shall reflect the characteristic materials and colours of the gold boom and interwar buildings of the Clontarf campus with selections from the following:

- a) Limestone walling with red brickwork trim.
- b) Rendered brickwork, in off white, cream, pastel and pale stone colours, with red brickwork base coursing, that may extend to sill height of ground floor openings.
- c) Windows are to have timber, steel or coloured aluminium frames.
- d) Roofs of orange, red, brown or terracotta tiles in Marseille pattern or slate. A minimum roof pitch shall be 27 ½°, wherever visible from Clontarf campus, a street or public open space.
- e) Verandahs shall incorporate regular rendered brick, timber or steel posts. The roofs of these elements shall be integrated with the design of the residence in style, character, materials and colour.

Materials not referred to above will not be permitted to be used.

#### 10.3.3 HOUSING STYLE

- a) Residential design should not replicate historical styles. Rather development should be a contemporary interpretation and should incorporate design characteristics from the Clontarf campus.
- b) Eaves to front façades are to be a minimum width of 400mm, excluding gutters, with exposed under eaves with rafters, bird boards and adequate ventilation.
- c) The use of verandahs, colonnades and terraces is encouraged, particularly to emphasise separation between ground and first floors in two storey residences

### 10.4 QUIET HOUSE DESIGN

Dwellings located on lots 101,109,110, 116, 126, 138-146, fronting Manning Road and Lots 146-148, 168, 169, 201, 202, 203, 222-227, fronting Centenary Avenue are required to mitigate against the potential for traffic noise intrusion by incorporating quiet house design measures as follows:



*Clontarf College built form examples*

The following internal LAeq criteria for night periods between 10:00pm and 6:00am shall be:

- Work Areas(including Kitchens, Laundries and Bathrooms): 45dB (A)
- Living Areas: 40dB (A)
- Sleeping Areas: 35dB (A)

**Design Criteria:**

Dwellings should be designed such that:

- a) Bedrooms on the first floor are preferably not located on facades facing either Manning Road or Centenary Avenue
- b) Bedrooms at ground floor should preferably be located on the opposite side of the dwelling away from Manning Road or Centenary Avenue.
- c) Laundry and bathrooms are preferably to the same side as either Manning or Centenary Avenue.
- d) If facing Manning Road and/or Centenary Avenue the main entrance is to be protected from road noise. In such an instance the entry doors should be 40mm solid hardwood doors in 80mm hardwood timber frames with rebates and acoustic door seals. Glazing inserts of 6.38mm laminated glass are acceptable.
- e) Walls are to be double brick or tilt-up concrete construction.
- f) Awnings or casement windows (with winders) in timber or commercial steel frames and compressible seals are installed (windows visible from either Manning Road or Centenary Avenue).

*Note: Although timber or commercial steel frames are preferred, alternative framing systems are acceptable provided they do not de-rate the acoustical performance of the window system.*

- g) Glazing to be:
  - i. 10.38mm thick laminated glass to all upper level windows facing either Manning Road or Centenary Avenue;
  - ii. 10.38mm thick laminated glass to all bedrooms when located at ground floor level facing either Manning Road or Centenary Avenue;
  - iii. 6.38mm thick laminated glass to all other rooms.
- h) Sliding doors are acceptable on the face opposite to either Manning Road or Centenary Avenue provided they have interlocking meeting stiles (i.e. Capral 889 or equivalent).
- i) Eaves are to be enclosed using 6mm thick compressed cement sheeting or equivalent.
- j) Roofs are to be Colorbond steel (or equivalent) with a minimum 50mm anticon insulation and with ceilings under all roof areas to be a minimum one layer 13mm thick plasterboard with R3 insulation laid over the top.
- k) Recessed light fittings in bedroom ceilings to the top storey or single storey components of the dwelling are to be acoustically rated.

At the development approval application stage all dwellings required to comply with the Quiet House Design Guide must submit as part of the application to the City of South Perth, an Acoustic Report by a qualified Acoustic Engineer stating that the design and construction of the dwellings adequately attenuates noise emissions from either Manning Road or Centenary Avenue.

Alternatives are acceptable providing that they comply with the Quiet House Guidelines and are supported by an Acoustic Report by a qualified Acoustic Engineer stating that the design and construction of the dwellings adequately attenuates noise emissions from either Manning Road or Centenary Avenue to achieve an internal LAeq of 35db (A) within bedrooms, an LAeq of 40 dB (A) within living spaces, an LAeq of 45 dB (A) within work areas (including kitchens, laundries and bathrooms). Notification of road noise levels and the Quiet House Design Guide will be placed on the Certificate of Title for the specified lots.

**10.5 SETBACK REQUIREMENTS FROM PUBLIC OPEN SPACE**

Setbacks to Public Open Space shall conform to the requirements of Swan River Trust Policy, City Policy and the R Codes.

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**10.6 INDICATIVE DEVELOPMENT PLANS**

**10.6.1 R20 FRONT LOADED DWELLINGS GENERALLY**

**a) Minimum Setbacks**

- Primary Street - Garage: As per R Codes and City Policy
- Dwelling: 4m average (2m min)
- Side: As per R Codes and City Policy
- Rear: As per R Codes and City Policy
- Secondary Street: As per R Codes and City Policy
- Corner Truncation: As per City Policy and the Town Planning General By-Laws 1975 (Height of obstructions at corners)

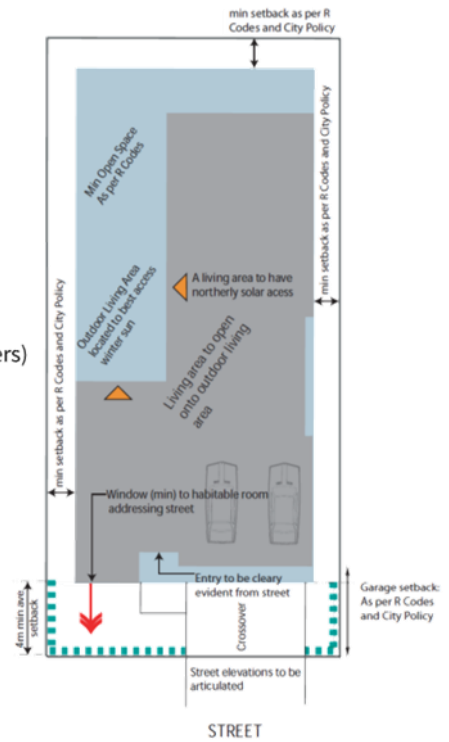
*Note: Where the garage is configured so that vehicles are parked parallel to the street alignment, the applicable front setback may be reduced to 2m provided the garage front elevation is articulated through the use of a minimum of one window, at least 1 sq. metre in area.*

**b) Minimum Open Space**

45% min of the lot area.

**c) Minimum Outdoor Living Area**

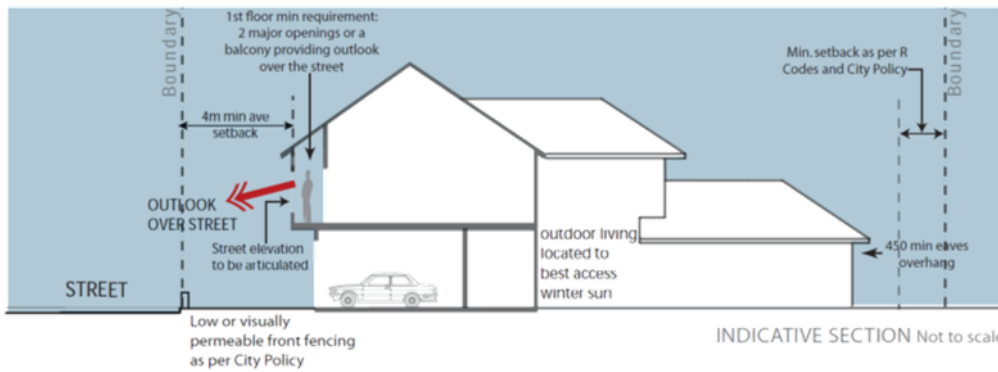
As per R Codes and City Policy.



INDICATIVE PLAN Not to scale

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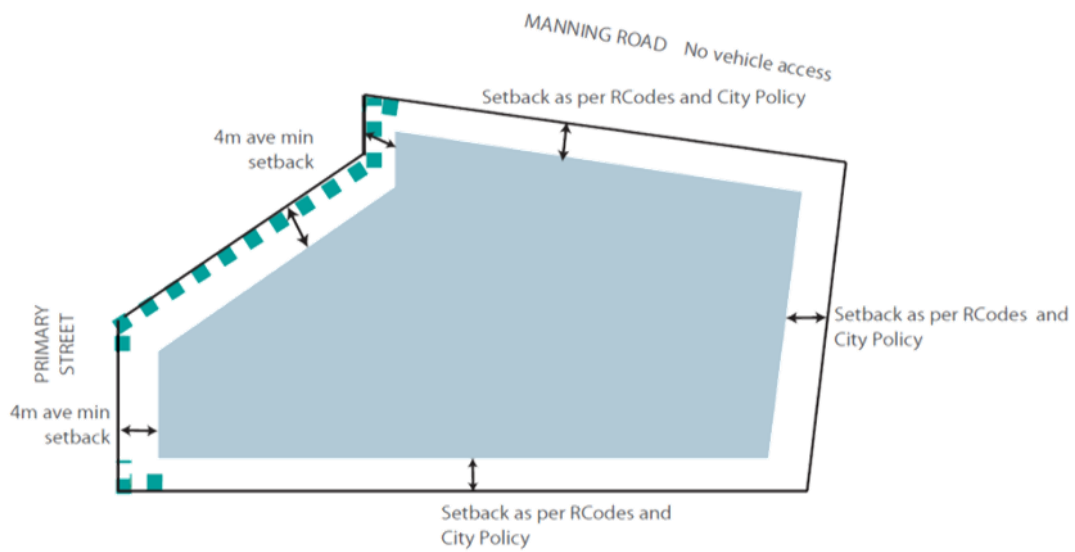
- Building Envelope as defined by setbacks
- Indicative Building Footprint
- Low or visually permeable front fencing



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**10.6.2 LOTS 101, 109, 110**

- a) Minimum Setbacks**
- Primary Street - Garage: As Per R Codes and City Policy
  - Dwelling: 4m average (2m min)
  - Side: As Per R Codes and City Policy
  - Rear: As Per R Codes and City Policy
  - Secondary Street: As Per R Codes and City Policy
  - Corner Truncation: As Per City Policy and the Town Planning General By-Laws 1975
- (Height of obstructions at corners)
- b) Minimum Open Space**  
45% min of the lot area.
- c) Minimum Outdoor Living Area**  
As per R Codes and City Policy.



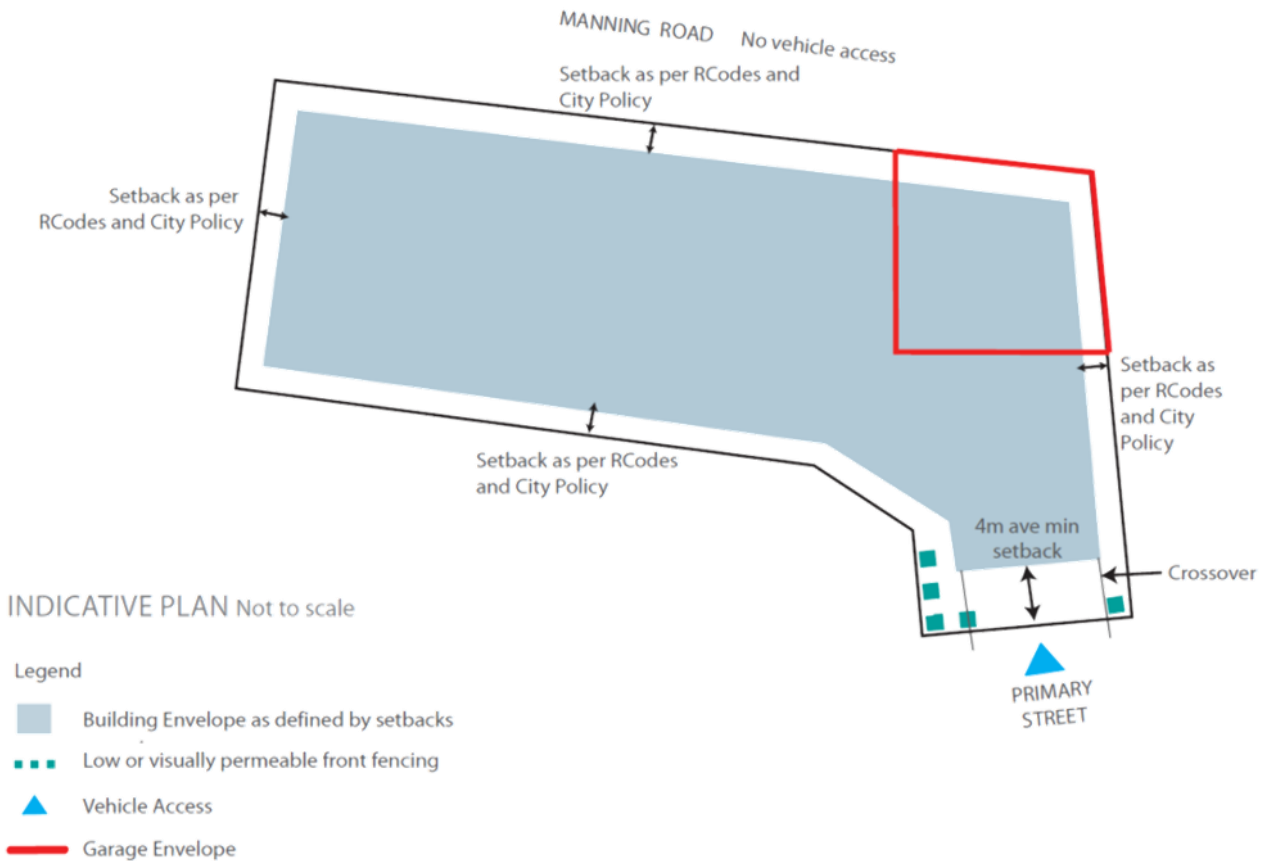
INDICATIVE PLAN Not to scale

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- Building Envelope as defined by setbacks
- Low or visually permeable front fencing

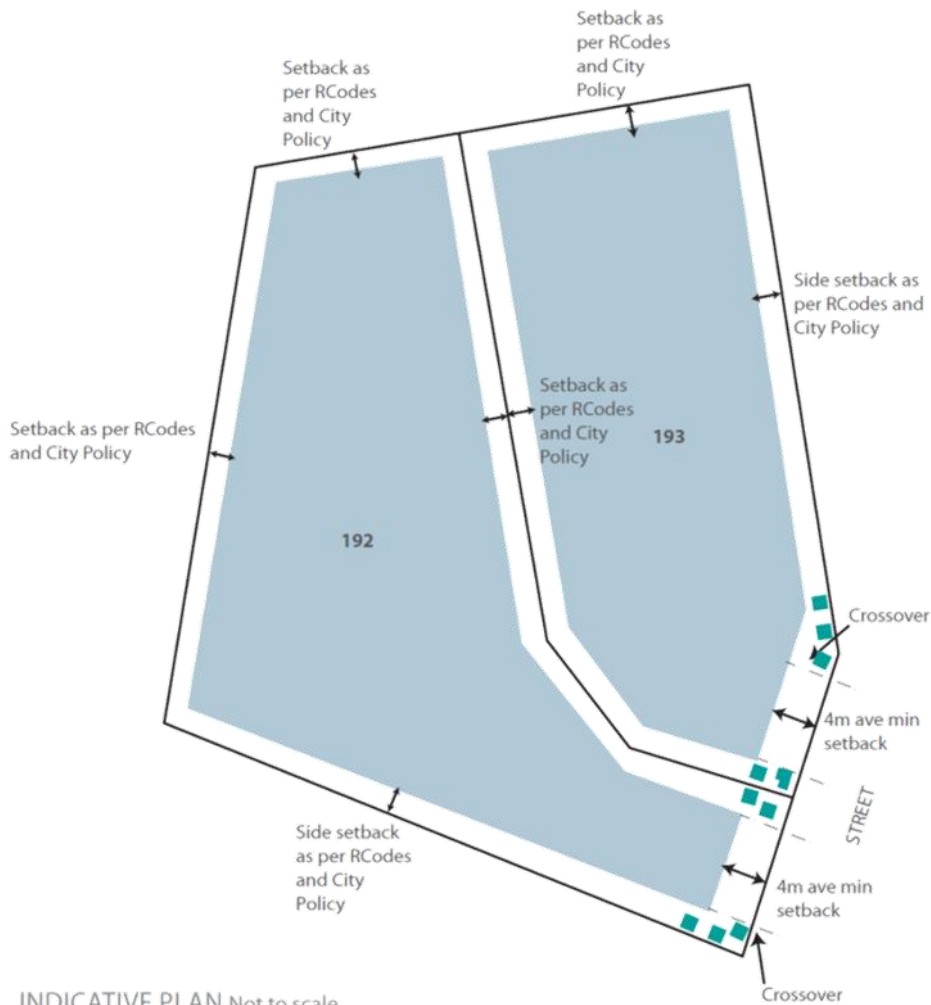
**10.6.3 LOT 138**

- a) **Minimum Setbacks**
  - Primary Street - Garage: As per the designated garage envelope on the indicative plan below
  - Dwelling: 4m average (2m min)
  - Side: As Per R Codes and City Policy
  - Rear: As Per R Codes and City Policy
- b) **Minimum Open Space**  
45% min of the lot area.
- c) **Minimum Outdoor Living Area**  
As per R Codes and City Policy.
- d) **Garage Location**  
The garage shall be located within the garage envelope indicated on the indicative plan below and shall make it possible for vehicles to exit the lot in forward gear. The location of the garage up against the northern boundary as a parapet is encouraged.



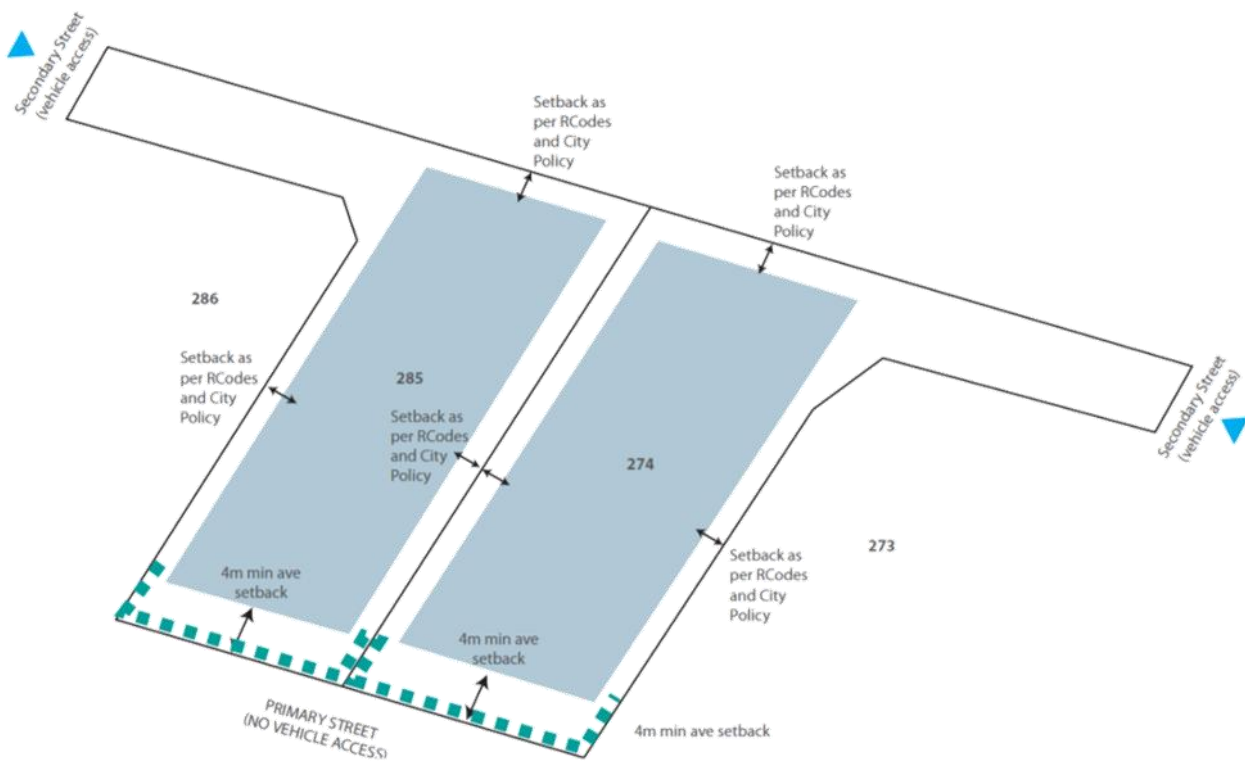
**10.6.4 LOTS 192 & 193**

- a) **Minimum Setbacks**
  - Primary Street - Garage: As Per R Codes and City Policy
  - Dwelling: 4m average (2m min)
  - Side: As Per R Codes and City Policy
  - Rear: As Per R Codes and City Policy
- b) **Minimum Open Space**  
45% min of the lot area.
- c) **Minimum Outdoor Living Area**  
As per R Codes and City Policy.
- d) **Garage Location**  
Shall allow vehicular access into the street in forward gear.



**10.6.5 LOTS 261, 271, 274, 285**

- a) **Minimum Setbacks**
  - Primary Street - Dwelling: 4m average (2m min)
  - Side: As Per R Codes and City Policy
  - Rear: As Per R Codes and City Policy
  - Garage: Within the building envelope in a location with sufficient manoeuvring space to enable the vehicle to enter the secondary street in forward gear.
- b) **Minimum Open Space**  
45% min of the lot area.
- c) **Minimum Outdoor Living Area**  
As per R Codes and City Policy.
- d) **Vehicle Access**  
Shall be from the secondary street frontage, depicted on the indicative plan below as 'secondary street'



INDICATIVE PLAN Not to scale

Legend

- Building Envelope as defined by setbacks
- Low or visually permeable front fencing
- Vehicle Access

**10.6.6 GROUPED DWELLING LOT 146**

**a) General Design Parameters:**

- Dwellings fronting the primary street shall be articulated with openings to habitable rooms providing street outlook and with front door pedestrian access preferred to be from the street.
- The 2nd storey of development abutting Manning Rd or Centenary Ave shall be articulated with openings to habitable rooms providing outlook over the street.
- First floor bedrooms should preferably not face Manning Road or Centenary Avenue, however where this occurs Quiet House Design treatments shall be incorporated in accordance with the requirements of Clause 10.4.
- Wherever possible, outdoor living areas shall be located to facilitate winter solar access.

**b) Minimum Setbacks**

- Primary Street: 4m average (2m min)
- Side: As Per R Codes and City Policy
- Rear: As Per R Codes and City Policy (Manning Rd/Centenary Ave)

**c) Minimum Open Space:**

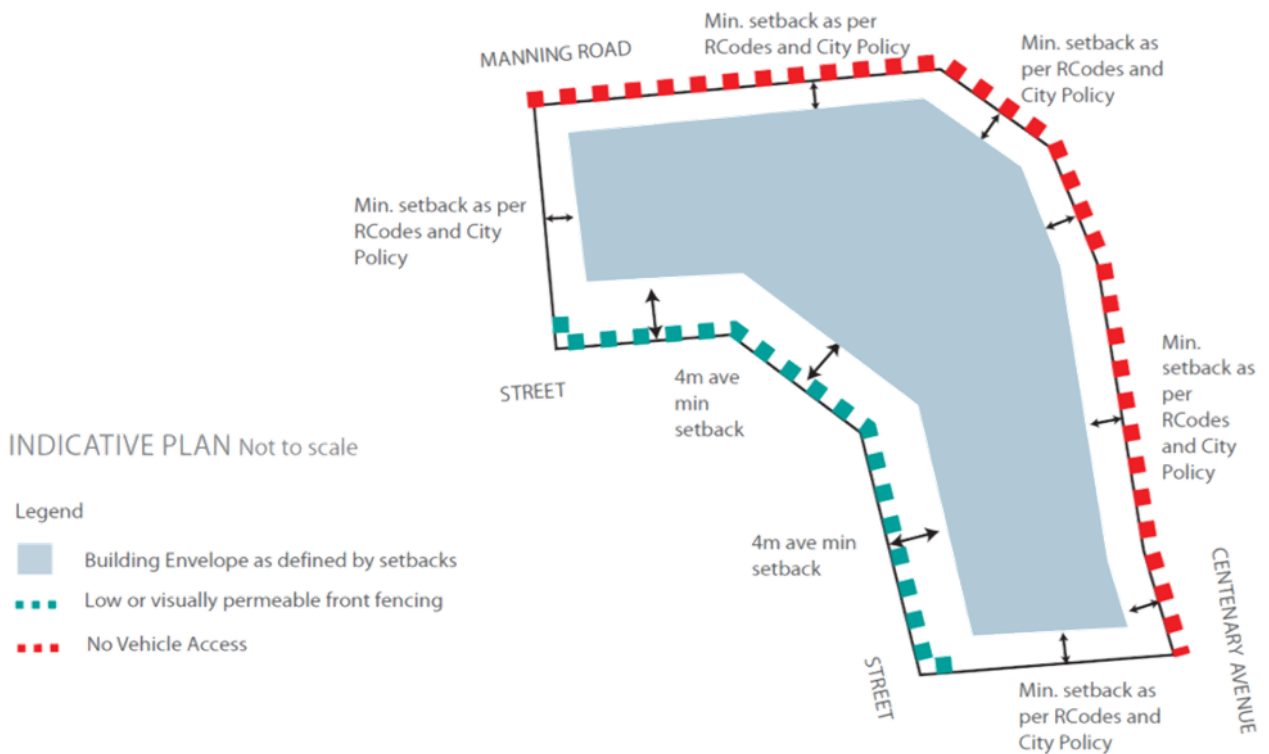
As per R Codes and City Policy except that the minimum requirement shall be reduced by 5% of the lot area.

**d) Minimum Outdoor Living Area:**

As per R Codes and City Policy

**e) Vehicle Access:**

Shall be from the primary street (not permitted from Manning Rd or Centenary Ave). Up to two crossovers shall be permitted for common entries, exits and access through the site. Up to two additional crossovers shall be permitted for direct access to dwellings fronting the primary street.



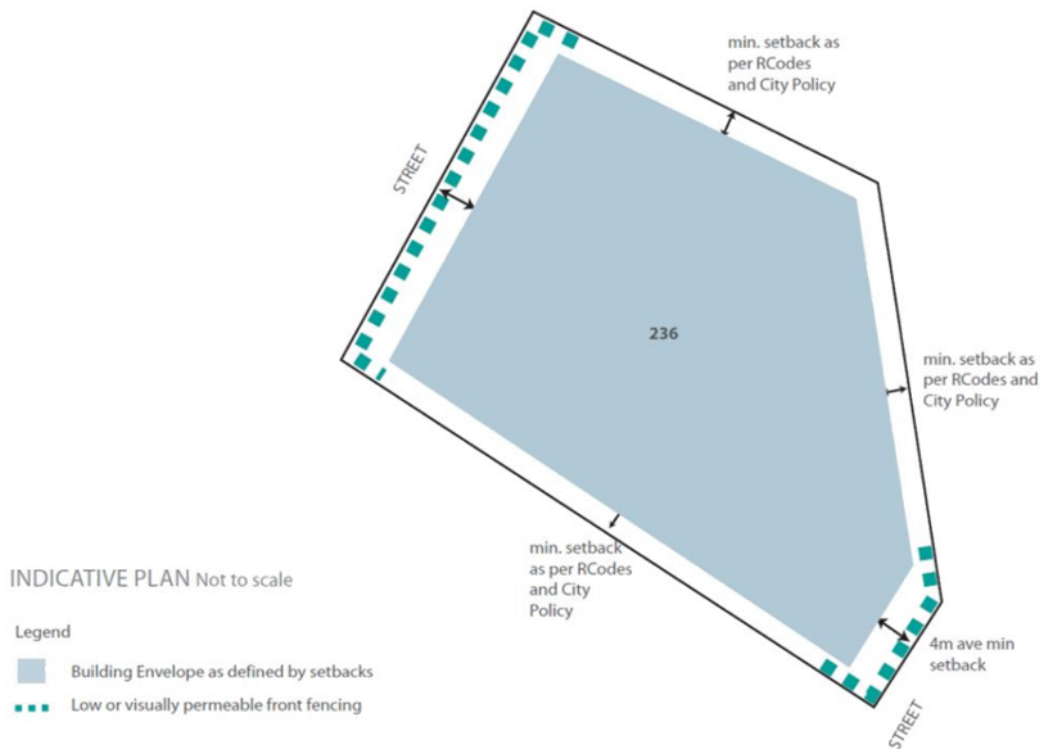
**10.6.7 GROUPED DWELLING LOT 236**

- a) **General Design Parameters:**
  - The lot has 2 street frontages. In keeping with the desire to create consistency of the streetscape both can be considered primary street frontages in terms of minimum setbacks and vehicle access.
  - Dwellings fronting a street shall be articulated with openings to habitable rooms providing street outlook and with front door pedestrian access preferred to be from the street.
  - Wherever possible outdoor living areas shall be located to facilitate winter solar access.
- b) **Minimum Setbacks:**
  - Primary Street: 4m average (2m min)
  - Side: As Per R Codes and City Policy
- c) **Minimum Open Space:**

As per R Codes and City Policy except that the minimum requirement shall be reduced by 5% of the lot area.
- d) **Minimum Outdoor Living Area:**

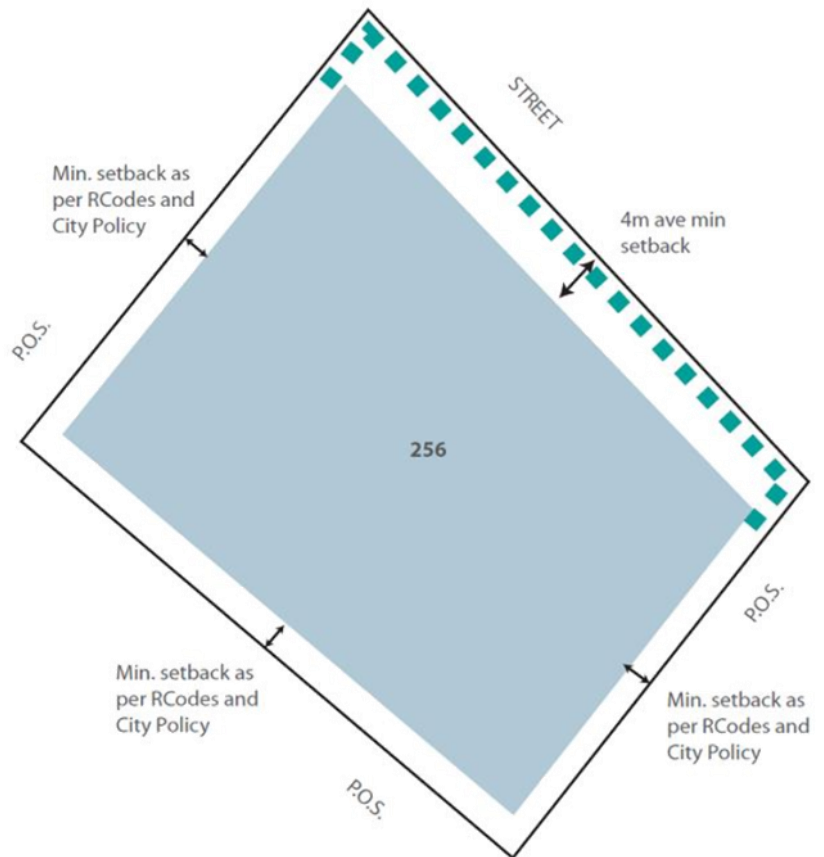
As per R Codes and City Policy.
- e) **Vehicle Access:**

Vehicle access may be from either or both streets.



**10.6.8 GROUPED DWELLING LOT 256**

- a. General Design Parameters:**
  - Development shall address the primary street and Public Open Space.
  - Primary Street and Public Open Space elevations shall be articulated with openings to habitable rooms providing outlook over the public realm.
  - For dwellings fronting the river the location of outdoor living areas and balconies to provide passive surveillance of the foreshore reserve is encouraged.
  - Wherever possible outdoor living areas shall be located to facilitate winter solar access and public open space outlook.
- b. Minimum Setbacks:**
  - Primary Street: 4m average (2m min)
  - Side: As Per R Codes and City Policy
  - Rear (River): As Per R Codes, City Policy and Swan River Trust Policy
- c. Minimum Open Space:**  
As per R Codes and City Policy except that the minimum requirement shall be reduced by 5% of the lot area.
- d. Minimum Outdoor Living Area:**  
As per R Codes and City Policy.



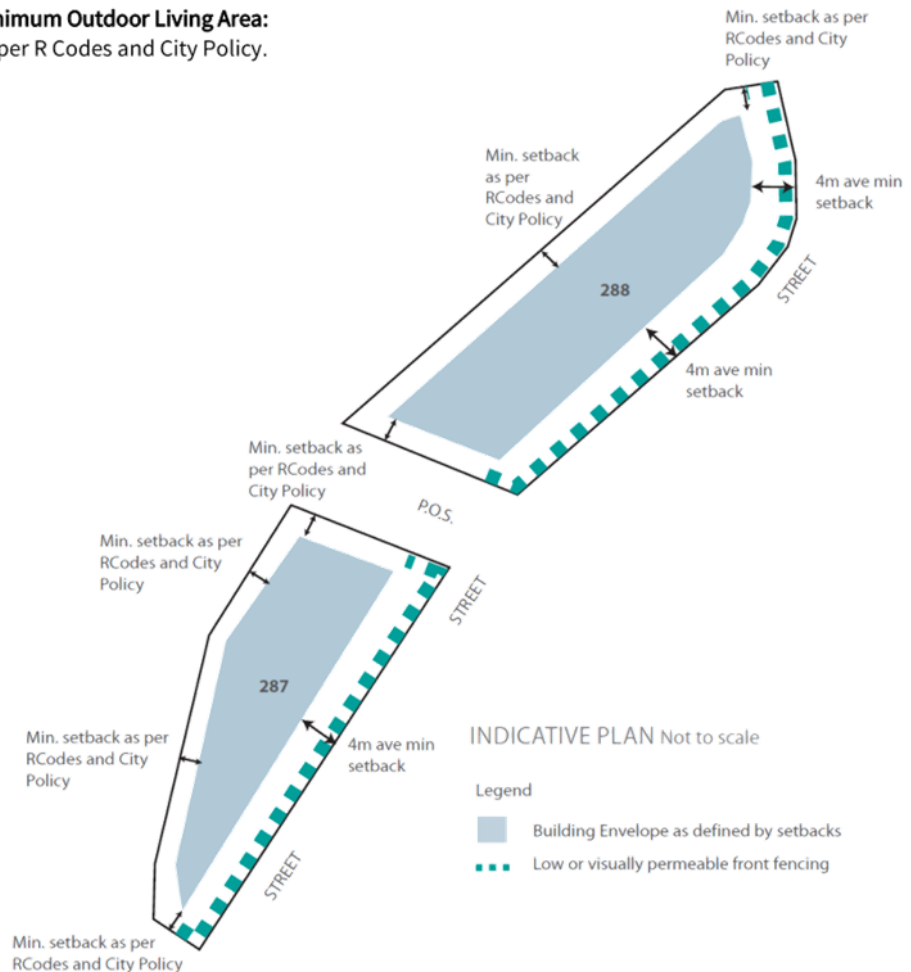
INDICATIVE PLAN Not to scale

Legend

- Building Envelope as defined by setbacks
- Low or visually permeable front fencing

**10.6.9 GROUPED DWELLING LOTS 287 & 288**

- a. General Design Parameters:**
  - Development shall address the primary street and Public Open Space.
  - Primary Street and Public Open Space elevations shall be articulated with openings to habitable rooms providing outlook over the public realm.
  - For dwellings fronting the Public Open Spaces, the location of outdoor living areas, openings and balconies to provide passive surveillance opportunities is encouraged.
  - Wherever possible, outdoor living areas shall be located to facilitate winter solar access and/or Public Open Space outlook.
- b. Minimum Setbacks:**
  - Primary Street: 4m average (2m min)
  - Side: As Per R Codes and City Policy
  - Rear (Public Open Space): As Per R Codes, City Policy and Swan River Trust Policy
- c. Vehicle Access:**  
Common vehicle access from the primary street may be supplemented by up to two additional crossovers serving individual dwellings.
- d. Minimum Open Space:**  
As per R Codes and City Policy except that the minimum requirement shall be reduced by 5% of the lot area.
- e. Minimum Outdoor Living Area:**  
As per R Codes and City Policy.



**APPENDIX 1: DESIGN GUIDELINES CHECKLIST**

GUIDELINES CLAUSE	CRITERIA DESCRIPTION	DOCUMENTATION	CHECKED																																									
			OWNER	ASSESSOR																																								
5.1.1	<p>EnviroDevelopment requirements have been satisfied:</p> <ul style="list-style-type: none"> <li>Energy</li> </ul> <p>- Option 1: The installation of 1.0kw (or greater) Photovoltaic system or;</p> <p>- Option 2: The installation of a combination of gas boosted solar hot water system (2,600kwh) with ceiling and wall insulation (1,500kwh) to a minimum total of 4,100kwh.</p> <ul style="list-style-type: none"> <li>Community: 12 points minimum to be achieved</li> </ul> <table border="1"> <thead> <tr> <th colspan="2">WINDOWS, DOORS AND WALKWAYS</th> </tr> <tr> <th>The units / houses / commercial buildings have the following features:</th> <th>Number of points (circle)</th> </tr> </thead> <tbody> <tr> <td>All entries into the house / commercial building or from public spaces into the unit are level (maximum of 10mm in change of level).</td> <td>1</td> </tr> <tr> <td>In addition to all entries being level (as above), all entries can be reached along an accessible path (i.e. with a maximum gradient over distances less than 1.5 metres of 1:8 and maximum gradient of 1:14 over longer distances, no more than 10mm change in entry threshold levels, passageways at least 1200 mm wide and doorways at least 870mm wide) (Do not circle this point if all entries are not level).</td> <td>1</td> </tr> <tr> <td>Entry thresholds to all rooms within the unit / house / commercial building are level.</td> <td>3</td> </tr> <tr> <td>All doors are a minimum 870 mm wide and door handles and hardware are between 900 mm and 1100 mm above the finished floor level.</td> <td>3</td> </tr> <tr> <td>No hallway is narrower than 1200 mm.</td> <td>2</td> </tr> <tr> <td>The front path leading into the building has all the following features:                     <ul style="list-style-type: none"> <li>Wide (minimum 1200 mm)</li> <li>Level (maximum cross fall of 1:40)</li> <li>Gently ramped (maximum slope 1:14 along the path of travel)</li> <li>With no steps from the driveway or street footpath.</li> </ul> </td> <td>1</td> </tr> <tr> <td>All swing doors have door catches to secure them in open position.</td> <td>1</td> </tr> <tr> <td>All internal doors of the unit / house / commercial building have lever door handles, push plates or pull handles.</td> <td>1</td> </tr> <tr> <td>All entry doors including the front door to the building and individual units have lever door handles, push plates or pull handles or automatic operation.</td> <td>1</td> </tr> <tr> <td>A window, no higher than 600 mm from the floor (measured from the sill), is in each bedroom to allow people to look outside when lying on a bed.</td> <td>1</td> </tr> <tr> <td>All windows and external doors of the unit / house / commercial building are fitted with insect screens.</td> <td>1</td> </tr> <tr> <td>External doors are fitted with security screen doors.</td> <td>2</td> </tr> <tr> <td>Windows that are reasonably reached without a ladder are fitted with security grilles, and all other windows have features to prevent a small child from falling through.</td> <td>2</td> </tr> <tr> <td>Windows are fitted with key-operated window locks that are keyed alike.</td> <td>1</td> </tr> <tr> <td>External doors to the unit / house / commercial building and any attached garage are made of solid core construction, are fitted with a double cylinder deadlock and are keyed alike.</td> <td>1</td> </tr> <tr> <td>Glass panels located within 1 metre of the front door of the unit / house, including glass panels within the door, are Grade A safety glass or strengthened using security film.</td> <td>1</td> </tr> <tr> <td>The front door of the unit / house is fitted with a peephole, view hatch, laminated glass or Grade A safety glass panels that provide 180 degree field of vision.</td> <td>1</td> </tr> <tr> <td>An audio/video intercom is provided at the street entry to each unit / house with remote door/gate release.</td> <td>1</td> </tr> </tbody> </table>	WINDOWS, DOORS AND WALKWAYS		The units / houses / commercial buildings have the following features:	Number of points (circle)	All entries into the house / commercial building or from public spaces into the unit are level (maximum of 10mm in change of level).	1	In addition to all entries being level (as above), all entries can be reached along an accessible path (i.e. with a maximum gradient over distances less than 1.5 metres of 1:8 and maximum gradient of 1:14 over longer distances, no more than 10mm change in entry threshold levels, passageways at least 1200 mm wide and doorways at least 870mm wide) (Do not circle this point if all entries are not level).	1	Entry thresholds to all rooms within the unit / house / commercial building are level.	3	All doors are a minimum 870 mm wide and door handles and hardware are between 900 mm and 1100 mm above the finished floor level.	3	No hallway is narrower than 1200 mm.	2	The front path leading into the building has all the following features: <ul style="list-style-type: none"> <li>Wide (minimum 1200 mm)</li> 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through.	2	Windows are fitted with key-operated window locks that are keyed alike.	1	External doors to the unit / house / commercial building and any attached garage are made of solid core construction, are fitted with a double cylinder deadlock and are keyed alike.	1	Glass panels located within 1 metre of the front door of the unit / house, including glass panels within the door, are Grade A safety glass or strengthened using security film.	1	The front door of the unit / house is fitted with a peephole, view hatch, laminated glass or Grade A safety glass panels that provide 180 degree field of vision.	1	An audio/video intercom is provided at the street entry to each unit / house with remote door/gate release.	1	<p>Building plans, specification or confirmation letter</p> <p>Building Plans of specifications</p>		
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<b>5.1.1 (Continued)</b>	<b>KITCHEN</b>		Building Plans of specifications		
	The units / houses / offices have the following features:	Number of points (circle)			
	Built-in space for separate bins for general waste, organic scraps and recyclables	2			
	The main kitchen has a minimum clear space of 1550 mm distance in front of all benches, storage and fixed appliances and has minimum features and dimensions as shown in Figure 7.	1			
	The main kitchen does not double as a passageway or through-way to access other rooms in the unit / house, to avoid the likelihood of dangerous collisions	1			
	The unit / house is eligible for one point if it has: 1. a stove top located away from cupboard ends, drawers, doors and windows, with adequate space to turn pot handles away from the front, and 2. the oven is located <b>off the floor</b> for ease of access and is adjacent to bench space so hot items do not need to be carried long distances.	1			
	The units / houses / offices have the following features:	Number of points (circle)			
	Gas oven that is flued to outside the building (not roof space)	1			
	Gas cook top with a range hood flued to the outside of the building (not roof space)	1			
<b>5.2</b>	Minimum WELS rated fixtures and tap fittings have been used.	BCA Energy and Water Efficiency Verification Declaration	Plans to City's Building Dep. Following City's Planning Approval being granted	City of South Perth to assess.	
<b>5.2.4</b>	Greywater related plumbing has been installed.	Building plans and tank specifications when applying for City Planning Approval			
<b>5.2.5</b>	Rainwater tank has been installed.				
<b>5.5.1</b>	A daytime living area that faces north and/or;	Building plans			
	An outdoor living area is located to achieve northern solar access.				
<b>5.6.1</b>	<b>HOT WATER SYSTEM:</b> A hot water system with a minimum energy rating of 5 stars has been installed.	BCA Energy and Water Efficiency Verification Declaration			
<b>6.1</b>	<b>BUILDING APPEARANCE AND STREETScape:</b> The street elevation features a minimum of two major openings or a balcony providing street outlook from the first floor.	Building plans			
<b>6.3.2</b>	<b>ROOF OVERHANGS:</b>	Building plans			

	The minimum eaves overhang shall generally be 450mm to the outside face of the gutter.			
<b>6.3.3</b>	ROOF MATERIALS: Black excessively dark or bright colours shall not be used.	Building plans or specification		
	Clontarf Heritage Precinct (lots 101-104 and 117) tiled roofs are of orange, red, brown, terracotta or a blend thereof Marseille pattern tiles.			
<b>6.4</b>	WALL MATERIALS: Walls visible from a street or other public space shall feature a composite of materials or finishes.	Building plans		
<b>6.6</b>	SITE LEVELS AND RETAINING WALLS: Existing site levels shall not be raised by more than 200mm in accordance with City planning controls.	Building plans		
<b>7.1</b>	SECONDARY STREET FENCES: Any fencing along the corner truncation and the first 6m of the secondary street boundary shall be low or visually permeable as per City policy for front fences.	Building plans		
<b>7.3</b>	FENCES ADJOINING PUBLIC OPEN SPACE: Any fencing adjoining portions of Public Open Space shall be visually permeable 1.2 metres above natural ground level.	Building plans		
<b>9.3</b>	STORES AND OUTBUILDINGS: Any outbuildings visible from any public area are required to be constructed of wall and roof materials which are compatible with the main dwelling.	Building plans		
<b>10.1</b>	MINIMUM SETBACKS: The minimum primary street setback shall be 4m average.	Building plans		
<b>10.2</b>	OPEN SPACE: For single dwellings a minimum of 45% of the lot area is provided as open space.	Building plans		City of South Perth to assess
<b>10.3</b>	CLONTARF COLLEGE HERITAGE PRECINCT: Lots 101-104 and 117 comply with heritage requirements.	Building plans		
<b>10.4</b>	QUIET HOUSE DESIGN: Lots 101, 109, 110, 116, 126, 138-148, 168, 169, 201, 202, 203, 222-227 comply with quiet house design criteria.	Building plans, specification and acoustic report by a qualified Acoustic Engineer		
<b>10.5</b>	SETBACK REQUIREMENTS FROM PUBLIC OPEN SPACE: Conform to the requirements of Swan River Trust Policy, City Policy and the R Codes.	Building plans		
<b>10.6</b>	INDICATIVE DEVELOPMENT PLANS: Development Criteria shall be complied with.	Building plans		

**APPENDIX 2: SUBDIVISION PLAN**



**SUBDIVISION PLAN**

- Legend**
- R20 Single dwelling lots
  - Grouped dwelling lots
  - Clontarf College Heritage Precinct
  - Quiet house design criteria to be implemented

Page 26 of 27

Policy Number: P351.14  
Council Adoption: 26 July 2016  
Reviewed/Modified:

Relevant Council Delegation: DC690  
Relevant CEO Delegation: DM690  
Relevant Management Practice: N/A

### Legislation / Local Law Requirements

City of South Perth Town Planning Scheme No. 6  
Residential Design Codes of Western Australia  
Building Code of Australia

### Other Relevant Policies / Key Documents

City of South Perth Planning Policies

Page 27 of 27

Policy Number: P351.14  
Council Adoption: 26 July 2016  
Reviewed/Modified:

Relevant Council Delegation: DC690  
Relevant CEO Delegation: DM690  
Relevant Management Practice: N/A

FORM APPROVAL  
B1056

FORM B2

WESTERN AUSTRALIA  
TRANSFER OF LAND ACT 1893 AS AMENDED

## BLANK INSTRUMENT FORM

**RESTRICTIVE COVENANT**  
under Section 136D of the TLA

(Note 1)

**BY**

**Trustees of the Christian Brothers** of 126 The Avenue, Parkville, Victoria 3052 (**Christian Brothers**).

### RECITALS

- A The Christian Brothers are registered as the proprietor of the Land.
- B The Land is free of all encumbrances.
- C The Christian Brothers intend to subdivide the Land in the manner shown on the Plan and have obtained the approval of the WAPC for the subdivision.
- D In accordance with section 136D of the Act, the Christian Brothers require the Lots to be encumbered by the Restrictive Covenants so that the Restrictive Covenants will be noted on the Plan and when separate certificates of title issue for the Lots the burden of the Restrictive Covenants will be noted on each such certificate of title.

### OPERATIVE PART

#### 1 DEFINITIONS AND INTERPRETATION

##### 1.1 Definitions

In this deed:

**Act** means the *Transfer of Land Act 1893 (WA)* as amended.

**Building Code** means the building code produced by the Australian Building Codes Board and adopted in Western Australia pursuant to the *Building Regulations 1989 (WA)* from time to time.

**City** means the City of South Perth.

**Design Guidelines** means the Cygnia Cove Design Guidelines which are in the form annexed to this deed as Annexure A.

**Drawing and Specifications** means an 'Endorsement Application' as that term is used in the Design Guidelines, which must include a site plan, floor plans, elevations illustrating the proposed built form and details of the external materials, finishes and location of any plant.

**Christian Brothers' Representative** mean Richard Noble and Co ABN 70 809 113 049 of Level 1, 189 Hay Street, Subiaco, Western Australia.

**Land** means Lot 9008 on Deposited Plan 419086 (being the whole of the land in certificate of title volume 2986 folio 295).

**Lots** means all of the lots on the Plan and where a lot is referred to by number means the lot identified on the Plan by that number, however, does not include Lot 9009 on the Plan.

**Multiple Residence Lot** means a Lot on which more than one Residence may be constructed.

**Plan** mean deposited plan 406048.

**Primary Street** means any street that is directly opposite the main entrance to the Residence.

**R Codes** means the Residential Design Codes of Western Australia.

**Residence** means a permanent non-transportable:

- (a) single residential dwelling, in relation to a dwelling constructed on a Single Residence Lot; and
- (b) residential dwelling, in relation to a dwelling constructed on a Multiple Residence Lot.

**Restrictive Covenants** means each of the restrictive covenants contained in the Schedule.

**Secondary Street** means any street that is adjacent to the Residence, but is not directly opposite the main entrance to the Residence.

**Single Residence Lot** means a Lot on which only one Residence may be constructed.

**WAPC** means the Western Australian Planning Commission.

**1.2 Headings**

Headings shall be ignored in construing this document.

**1.3 Interpretation**

In this document unless the context otherwise requires:

- (a) words importing the singular include the plural and vice versa;
- (b) words importing any gender include the other genders;
- (c) references to persons include corporations;
- (d) references to a party hereto or to any other person include the legal personal representatives, successors and permitted assigns of that party or person;
- (e) if a word or phrase is defined cognate words and phrases have corresponding definitions;
- (f) an obligation incurred by two or more parties shall bind them jointly and severally and an obligation incurred in favour of two or more parties shall be enforceable by them jointly and severally; and
- (g) the schedules and annexures form part of this deed.

**2 RESTRICTIVE COVENANTS**

The burden of the Restrictive Covenants shall run with each of the Lots for the benefit of each of the Lots. The Restrictive Covenants shall be enforceable against the registered proprietor of each of the Lots by the Christian Brothers and every subsequent registered proprietor of each of the Lots.

**3 TERM OF RESTRICTIVE COVENANTS**

The Restrictive Covenants will expire and cease to have effect from and including 31 March 2030.

**4 AUTHORITY**

The Christian Brothers authorise Lavan of 1 William Street, Perth, Western Australia to comply with any requisitions issued by Landgate and within this general authority and power to make any minor alterations which may be necessary to effect registration of this deed.

**5 CONSENTS**

The Christian Brothers must obtain all consents necessary for the registration of this document with Landgate.

**SCHEDULE**  
**RESTRICTIVE COVENANTS**

- 1 The registered proprietor for the time being of a Lot must not do any of the following:
- 1.1 develop the Lot (including construct a Residence) otherwise than in accordance with:
    - 1.1.1 the Design Guidelines, unless approved otherwise by the City and the Christian Brothers; and
    - 1.1.2 any approval issued by the City.
  - 1.2 construct, erect or install, or permit to be constructed, erected or installed on the Lot a Residence:
    - 1.2.1 without Drawings and Specifications being first submitted to the Christian Brothers' Representative for its formal approval; and
    - 1.2.2 other than in compliance with any condition (consistent with the Restrictive Covenants and the Design Guidelines) imposed by the Christian Brothers.
  - 1.3 without limiting any of the requirements in the Design Guidelines, construct or permit to be constructed on the Lot any Residence other than a Residence having:
    - 1.3.1 a minimum of two storeys, with the second storey not being a loft;
    - 1.3.2 incorporated at least one of the energy saving initiatives noted in the Design Guidelines, being to install a 1.5 Kilowatt (or greater) photovoltaic system or a combination of gas boosted solar hot water system (2,600 Kilowatt-hours) with ceiling and wall insulation (1,500 Kilowatt-hours) to a minimum total of 4,100 Kilowatt-hours;
    - 1.3.3 been plumbed with a greywater recycling system in accordance with the requirements in the Design Guidelines;
    - 1.3.4 in the case of a Single Residence Lot, at least one rainwater tank with a minimum capacity of 3,000 litres connected to the Residence's gutter system such that rainwater can be harvested on a permanent basis from a minimum roof area of 100 square metres;
    - 1.3.5 a minimal water use garden;
    - 1.3.6 northern solar access to at least one daytime living area;
    - 1.3.7 an outdoor living area that complies with the R Codes and which is directly accessible from a living area within the Residence;
    - 1.3.8 a design that permits good cross ventilation and incorporates thermal mass (to the reasonable satisfaction of the Christian Brothers or the Christian Brothers' Representative);
    - 1.3.9 roof and ceiling insulation that complies with the Building Code;

- 1.3.10 a hot water system with a minimum 5 star energy rating;
- 1.3.11 energy efficient lighting;
- 1.3.12 a design that attenuates noise between neighboring Residences;
- 1.3.13 been designed to address the street or public open space by way of design, fenestration and main entrance, and in relation to a Residence constructed on a corner Lot, been designed to address both street frontages;
- 1.3.14 a minimum roof overhang of 450 millimeters except for:
  - (a) where the roof overhang is limited by side setbacks;
  - (b) at areas of extended roof cover such as verandahs, entry porticos and awnings; and
  - (c) non-habitable areas such as garages, stores, robes and fireplaces.
- 1.3.15 a roof colour other than an excessively dark or excessively bright colours (in the opinion of the Christian Brothers or the Christian Brothers' Representative);
- 1.4 construct, or permit to be constructed, any structure on a Lot that may compromise the integrity of any existing retaining wall (whether by exceeding the building heights and setbacks provided for in the Design Guidelines or otherwise);
- 1.5 raise the site level of the Lot by more than 200 millimeters from the existing site level of the Lot or raise the retaining on any retained boundaries of the Lot;
- 1.6 repaint, patch or repair any existing fence constructed on the Lot other than in the same colour and finish as that fence;
- 1.7 construct any fencing in relation to the Secondary Street boundary of a Lot:
  - 1.7.1 on the corner truncation of a Secondary Street and the Primary Street and along the Secondary Street for 6 metres from that corner truncation, that is not low or visually permeable front fencing; and
  - 1.7.2 of fibre cement, colourbond or equivalent products.
- 1.8 construct any piped or wired services on a Lot (including, without limitation, waste and vent pipes, refrigerant lines and cable ducts) that are visible from any street, public open space or adjoining property;
- 1.9 construct any letterbox on the Lot other than a letterbox which:
  - 1.9.1 is integral with the finish of the dwelling;
  - 1.9.2 has a street number that is clearly visible and legible from the street; and
  - 1.9.3 is otherwise of high quality and complies with Australia Post's requirements;
- 1.10 construct any storage area or outbuilding that is visible from a public area other than with the same materials used to construct the wall and roof of the Residence on the Lot and which is compatible with, and sympathetic to, the Residence constructed on the Lot;

- 1.11 store rubbish bins other than in a screened area;
  - 1.12 locate air-conditioning plant:
    - 1.12.1 at ground level other than in a manner that is visually concealed from public areas;
    - 1.12.2 on a roof of the Residence or any other building constructed on the Lot:
      - (a) so as to be visible from the street or public open space; and
      - (b) unless such air-conditioning plant is finished in a similar colour to the roof on which it is located,
  - 1.13 install any TV antenna, radio antenna or satellite dish other than in a manner to minimise the impact on the streetscape;
  - 1.14 construct clothes lines and drying areas that are visible from public areas; and
  - 1.15 sink any bore on a Lot.
- 2 The Restrictive Covenants only apply to the extent that they are not inconsistent with any applicable planning scheme or the requirements of any authority.

**INSTRUCTIONS**

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1, should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

**NOTES**

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult person. The address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

**O770684 RC**

16 Jun 2021 15:30:51 Perth



LOGGED BY **CWS LAWYERS**  
 ADDRESS **Level 3**  
**150 St Georges Terrace**  
**PERTH WA 6000**  
 PHONE No. **Phone: 6210 7070**  
 FAX No. **Fax: 9221 2264**  
 REFERENCE No. **GM2105108**  
 ISSUING BOX No. **888 (✓)**

PREPARED BY **Lavan**  
 ADDRESS **Level 19**  
**1 William Street**  
**PERTH WA 6000**  
 PHONE NO. **9288 6000** FAX NO. **9288 6001**

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

Z/L

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1.	_____	Received items
2.	_____	Nos.
3.	_____	
4.	_____	
5.	_____	Receiving Clerk
6.	_____	

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.


Dated this 29 day of March 2021

**EXECUTED as a Deed**

SIGNED BY MASSIMO MONTISCI )  
)  
as Attorney for the Trustees of the )  
**Christian Brothers** ARBN 066 939 )  
786 Pursuant to Power of Attorney )  
dated 12 May 2020 Registration )  
Number O368701 PA in the presence )  
of )

  
\_\_\_\_\_  
Signature of Attorney

MASSIMO MONTISCI  
Name of Attorney (print)

  
\_\_\_\_\_  
Witness signature

Witness' full name (please print):

ALISON SMYTH

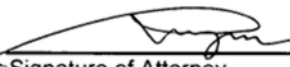
Witness address:

50 BROMPTON ROAD WEMBLEY DOWNS

Witness' occupation:

DEVELOPMENT MANAGER

SIGNED BY VINCENZO SINAGRA )  
)  
as Attorney for the Trustees of the )  
**Christian Brothers** ARBN 066 939 )  
786 pursuant to Power of Attorney )  
dated 12 May 2020 Registration )  
Number O368701 PA in the presence )  
of )

  
\_\_\_\_\_  
Signature of Attorney

Vincenzo SINAGRA  
Name of Attorney (print)

  
\_\_\_\_\_  
Witness signature

Witness' full name (please print):

ALISON SMYTH

Witness address:

50 BROMPTON ROAD WEMBLEY DOWNS

Witness' occupation:

DEVELOPMENT MANAGER

**Annexure A**  
**Design Guidelines**

**Document Notes:**

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [O770684] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

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6/7/2021 15:12:10

RESTRICTIVE COVENANT IS RE-TIMECLOCKED TO 6 JULY 2021.

SEE LETTER DATED 16 JUNE 2021 FROM CWS LAWYERS FILED IN O770683.



# WESTWORKS - CONSULTANCY -

## Tree Protection Report

**Location:** 23 Monk Street, Kensington WA 6151

**Report Prepared for:** Horizon Tree Services

**Date of Site Inspection :** 26<sup>th</sup> November 2025

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**TREE PROTECTION REPORT - WESTWORKS CONSULTANCY**

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## TREE PROTECTION REPORT - WESTWORKS CONSULTANCY

### 1.0 Introduction

An assessment of three trees located within no. 23 Monk Street, Kensington was undertaken on the 26<sup>th</sup> of November 2025, to provide advice on the proposed removal of three designated trees and measures required to protect trees from negative impacts throughout the proposed construction works if applicable.

The subject area is planned for the redevelopment of the existing residence and installation of a pool in the rear yard is intended to be added to the site plan.

A Tree Protection Report outlines the requirements for protecting trees identified for retention in accordance with the Australian Standard AS4970:2025-Protection of Trees on Development Sites and provides an overview of the health, structure, dimensions and tree protection zones for each individual tree.

This report follows the on-site assessment of the three trees within the subject area of the property of concern and provides detail of the trees and the potential for retaining and protecting the trees consistent with AS4970:2025 with reference to the Development Application submission.



Figure 1. Indicating the location of the three trees assessed.

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### 2.0 Methodology

This tree assessment consisted of a ground based basic tree assessment utilising the principals of Visual Tree Assessment (VTA) as outlined by Mattheck and Breloer (1994) and Lonsdale's approach (1999) and methods as per The Australian Standard for Protection of Trees on Development Sites (AS 4970- 2025)

This assessment includes the following:

- Species identification and an overview of the current health and condition of the trees.
- Details of the Tree Protection Zone radius (TPZ) and Structural Root Zone (SRZ) for each tree.
- A review of the following plans provided to this consultant:
  1. Site/Tree Plan prepared by Cottage Surveys - Job 595162 - for Amerex Building Co. (Sheet 4) dated 24/10/25.

The trees were assessed using the following tools:

- Forestry Workers Measuring Tape.
- Camera.
- Probing tools

### 2.1 Species Identification.

This consultant and associates have a combined experience of over 20 years' working with Western Australian tree species, with key proficiency identifying those which are endemic and native to the local Perth regions. Additionally, there are resources at the disposal of Westworks Consultancy to assist in tree species identification including, but not limited to, peer reviewed books and journals, outsourced associates with particular expertise and access to the Western Australian Herbarium (Department of Biodiversity, Conservation and Attractions).

### 2.2 Tree Measurements

- The height of the tree is an approximate to the nearest meter (m).
- The canopy spread gives an indication of the general spread of the canopy in meters.
- The diameter of the trunk (DSH) is measured at 1.4m above ground level.
- The diameter of the trunk (DRF) is measured above the root buttress flare.

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### 2.3 Methodology – Tree Health

- **Good:** The tree will show good to excellent vigour throughout the tree for the species. The tree will exhibit a full and healthy canopy of foliage with only minimal pest or diseases evident.
- **Fair:** The tree is growing in a reasonable condition and shape with adequate canopy foliage for the species. Minor dead wood may be present throughout the crown, with reasonable colour and density when compared to a typical healthy specimen of that species.
- **Poor:** The tree appears stunted and not growing to its full capability with the canopy potentially visibly showing signs of openness and thinning with excessive amounts of dead or dying limbs. Evidence of established pest and disease issues will be evident or symptoms of stress indicating the tree is in decline.
- **Very poor:** The tree is in a state of decline with the canopy visibly open with considerable deadwood with pest and diseases being present throughout the tree as it enters the final stages of senescing.
- **Dead:** No more living tissue evident.

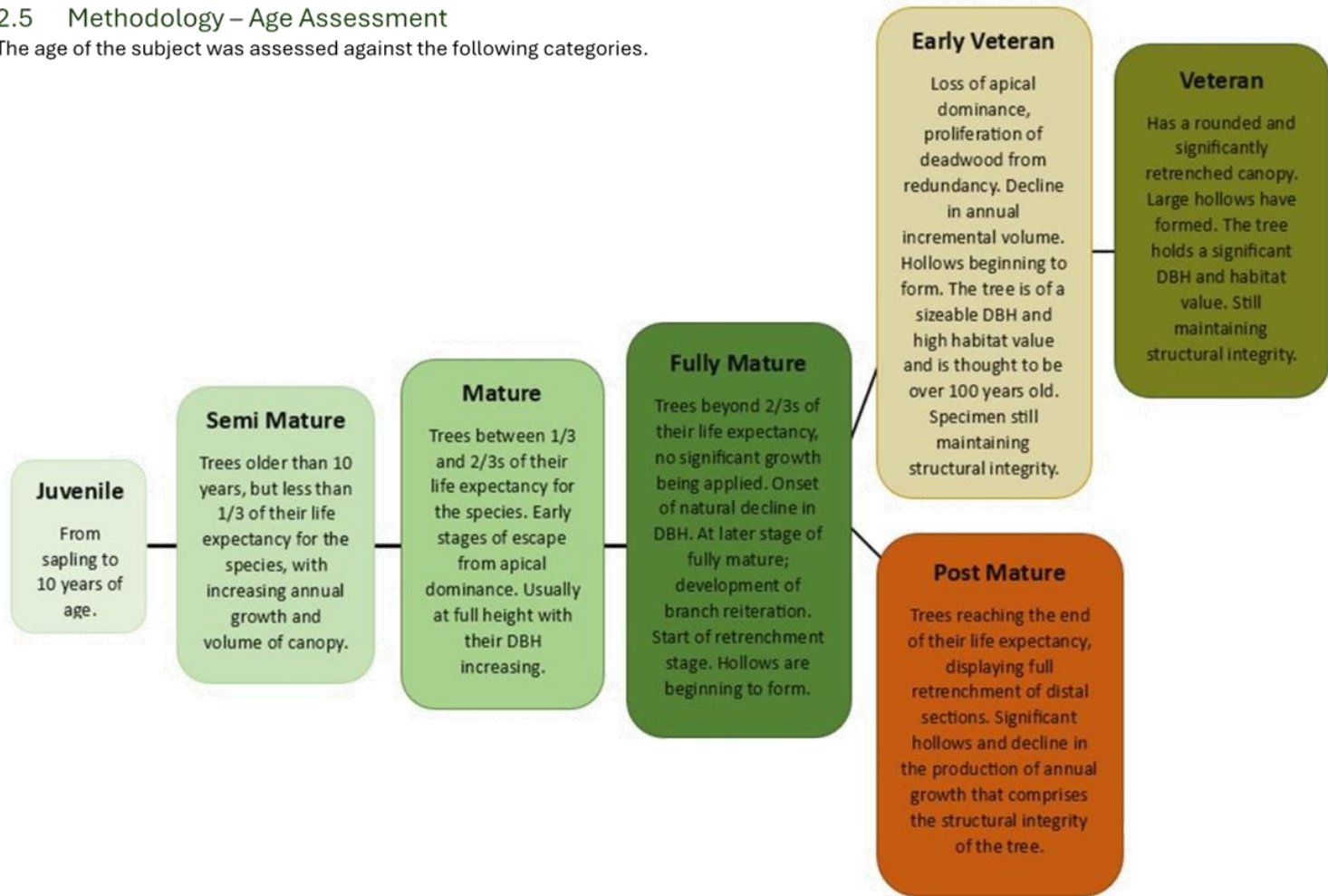
### 2.4 Methodology - Structure

- **Good:** The tree will have optimum spacings of first order branches, with open angles of attachment and no inclusions, the trunk is applying very visible signs of annualised response growth. There are no observable defects. This is a high-quality specimen for the species.
- **Fair:** The tree is displaying evenly spaced first order branches, with structurally sound unions, the trunk is applying annualised wood to maintain optimum structural integrity. There may be some minor defects, yet the tree is managing these appropriately. This is a “normal” specimen for the species.
- **Poor:** Minor structural defects observed, there may be damage to the cambium, included bark, which reduces the structural integrity of a union, and/or the tree may have been lopped, which has significantly altered its form.
- **Very poor:** The tree is in a state of decline with poor branch spacings and attachment. Major structural defects have been observed.
- **Has Failed:** The tree is of a significantly poor structural integrity to the point where A failure event was observed to have occurred.

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2.5 Methodology – Age Assessment

The age of the subject was assessed against the following categories.



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### 2.6 Useful Life Expectancy

➤ **Very Long** (Greater than 40 + years)

Very high quality and high value, these trees would hold such a condition that make them a valuable part of the environment/ landscape, would be considered to hold a Useful Life Expectancy (ULE) of greater than 40 years, thus allowing them to make a substantial contribution for a long period of time.

➤ **Long** (Greater than 20 to 40 years)

High quality and high value, these trees would hold such a condition that make them a valuable part of the environment/ landscape, would be considered to hold a Useful Life Expectancy (ULE) of up to 40 years, thus allowing them to make a substantial contribution.

➤ **Medium** (Between 11 and 20 years)

Medium quality and medium value, trees of this category are thought of as making a significant contribution to the area they dwell in and would be considered to hold a ULE of a maximum of 20 years.

➤ **Short** (Between 6 and 10 years)

Low quality and low value. These trees would be regarded as being in an adequate condition that would see them being retained for a period that would allow new plantings to establish. They would be considered as having a ULE of 5 to 10 years.

➤ **Transient** (Less than 5 years)

Very Low quality and very low value, these trees would be regarded as having a poor form, displaying a low vitality, and may be exhibiting initial signs of structural decline. They would be considered to have a ULE of less than 5 years and are to be included in a plan for replacement.

➤ **Dead or hazardous** (no remaining ULE).

Trees in this category would be considered to hold such a condition that would potentially hold no value or in their current state it would be reasonable to undertake their removal for reasons of sound Arboricultural management, due to a high level of risk.

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### 2.7 Origin of species

- **Endemic** – A species of plant indigenous to the subject location, not found outside this region (South-West Province).
- **Native** – A species of plant indigenous to Australia, but not endemic to the area in which the subject tree(s) is situated.
- **Exotic** – A species of plant introduced to Australia via anthropogenic activities.

### 2.8 Habitat (Nesting) Value

- **High** – Trees with a DBH  $\geq 500$ mm, with hollows of an estimated diameter  $\geq 150$ mm.
- **Medium** – Trees with a DBH  $\geq 300$ mm to  $\leq 500$ mm with hollows of any size up to an estimated 140mm in diameter. Trees with one or more nests throughout the canopy.
- **Low** – Trees without hollows, but with nests, or the potential for either and with the presence of one or more beehives.
- **Future Value** – Trees with size or spread suitable for potential habitat formation or selection, or young trees of suitable species for future habitat value.
- **No Value** – Tree is not suitable for hollows, nesting, or hives.
- **Roosting Value** – Tree is dead or near-dead, but suitable for habitat or perching.

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3.0 Site Plan – 23 Monk Street, Kensington

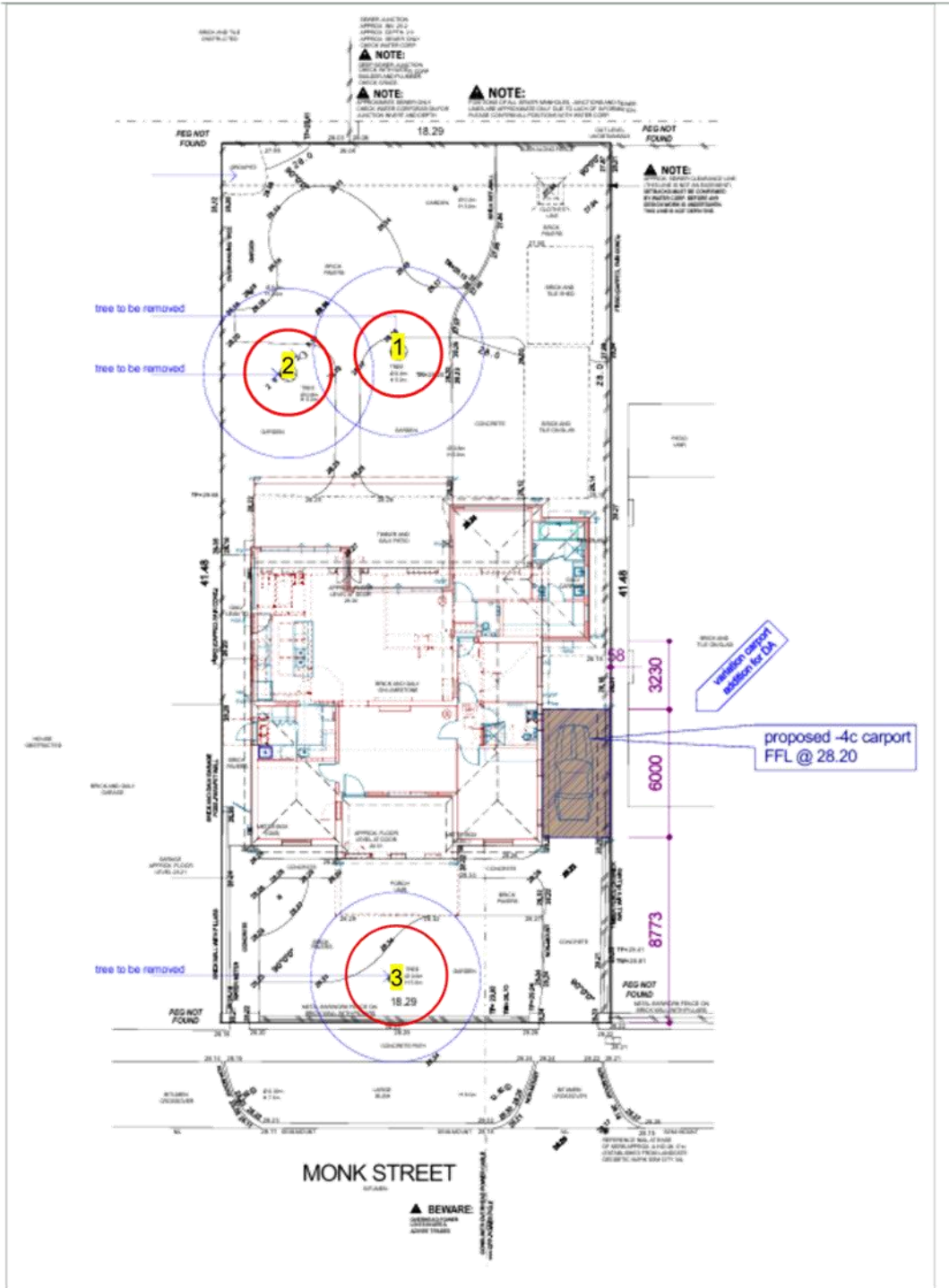


Figure 2 Displaying the extent of the proposed works and indicating the location of the trunk of each tree


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### 4.0 Tree Assessments

Details of the three trees in the subject area are summarised below using an arborist specific GIS software. The trees were inspected on the 26th of November 2025.

<u>Weeping Bottlebrush Tree ID #1</u> 21 Monk Street	
<b>Tree Details</b>	<b>Tree Location</b>
Latin Name: Callistemon viminalis	Longitude: 115.874789
Common Name: Weeping Bottlebrush	Latitude: -31.987740
Species Origin: Native	Address: 21 Monk Street
Tree Age: Mature	
Health: Fair	
Structure: Fair	
Tree Height (Estimated) [m]: 6	
Canopy Spread [m]: 7	
DSH [cm]: 26.63	
DSH Range: 16-30cm	
Diameter at Root Flare (DRF) [m]: 0.4	
Notional Root Zone (NRZ) [m]: 3.2	
Structural Root Zone (SRZ) [m]: 2.25	
Useful Life Expectancy: 20 years	
Habitat value: Low	
Observations-Structural Issues:	Broken Limb, Deadwood, Leaning trunk, Impermeable surface over root plate, Bifurcated union
Retention Category: Medium	

Photos   Street View   Map View
<div style="border: 1px solid #ccc; padding: 5px;">  <p style="font-size: small; margin-top: 5px;">S SW W NV 180 219 240 270 300 247°SW (T) ● 31°59'15"S, 115°52'29"E ±14m ▲ 32m Tree 1 26 Nov 2025, 10:09:46 IMG_1343.jpeg 26/11/2025</p> </div>


**TREE PROTECTION REPORT - WESTWORKS CONSULTANCY**

<u>Weeping Bottlebrush Tree ID #2</u> 23 Monk Street	
<b>Tree Details</b>	<b>Tree Location</b>
Latin Name: Callistemon viminalis	Longitude: 115.874818
Common Name: Weeping Bottlebrush	Latitude: -31.987677
Species Origin: Native	Address: 23 Monk Street
Tree Age: Mature	
Health: Fair	
Structure: Good	
Tree Height (Estimated) [m]: 6	
Canopy Spread [m]: 7	
DSH [cm]: 20	
DSH Range: 16-30cm	
Diameter at Root Flare (DRF) [m]: 0.26	
Notional Root Zone (NRZ) [m]: 2.4	
Structural Root Zone (SRZ) [m]: 1.88	
Useful Life Expectancy: 20 years	
Habitat value: Low	
Observations-Structural Issues: Deadwood, Impermeable surface over root plate	
Retention Category: Medium	

Photos	Street View	Map View
<p>IMG_1344.jpeg 26/11/2025</p>		

**TREE PROTECTION REPORT - WESTWORKS CONSULTANCY**

<b>Jacaranda Tree ID #3</b> 23 Monk Street	
<b>Tree Details</b>	<b>Tree Location</b>
Latin Name: Jacaranda mimosifolia	Longitude: 115.874580
Common Name: Jacaranda	Latitude: -31.987569
Species Origin: Native	Address: 23 Monk Street
Tree Age: Mature	<b>Photos</b> <a href="#">Street View</a> <a href="#">Map View</a>
Health: Fair	
Structure: Poor	
Tree Height (Estimated) [m]: 5	
Canopy Spread [m]: 5	
DSH [cm]: 45.28	
DSH Range: 46-60cm	
Diameter at Root Flare (DRF) [m]: 0.46	
Notional Root Zone (NRZ) [m]: 5.43	
Structural Root Zone (SRZ) [m]: 2.39	
Useful Life Expectancy: 1-5 years	
Habitat value: Low	
Observations-Structural Issues: Epicormic shoots	
Retention Category: Low	

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### 5.0 Tree Protection – General Information

#### TPZ and SRZ.

The Australian standard for Protection of trees on development sites, AS 4970 – 2025, serves to set out protection measures for trees throughout the period of construction and is comprised of two zones (Diagram 1).

The first is the Tree Protection Zone (TPZ) which considers protection of both the canopy and roots. For this protection zone to be effective, it is ideal that no plant or equipment intrude throughout the duration of excavation or construction.

The Tree Protection Zone should be the primary consideration during the design process, and only when absolutely necessary should it fall to the second zone. When necessary, works can be undertaken within the TPZ, up to the Structural Root Zone, with guidance from an arborist.

The second, is the Structural Root Zone (SRZ). Works can only be undertaken in this zone provided a qualified Project Arborist has assessed the plans and is onsite at all times to supervise the SRZ encroachment.

It is important that any excavation works conducted within the TPZ is done so in a radial pattern and not across the root plate of the trees (Diagram 2). This excavation is best done by hand, or with vacuum systems. Mechanical equipment should only be used for hard digging.

*Please note*, the root system of any tree extends considerably further than the canopy line, as depicted above. As such, it is imperative the radial pattern for mechanical equipment be followed. Digging across the root plate (diagram 2) leads to damage along the root, possibly fracturing at the root crown, where the root joins onto the base of the tree. This can lead to death of the root and possible decline or even death of the tree.

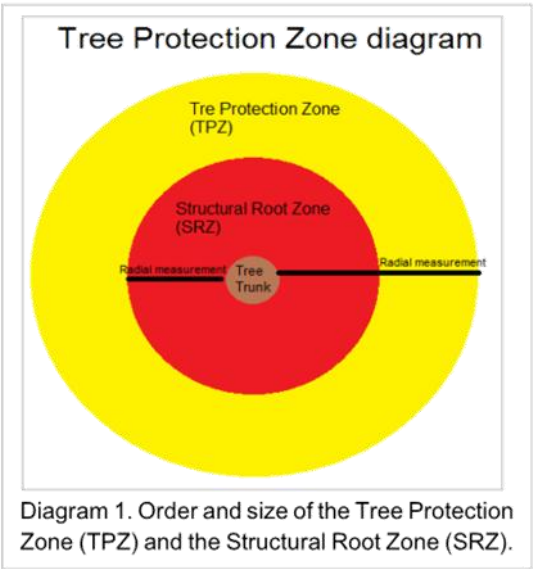


Diagram 1. Order and size of the Tree Protection Zone (TPZ) and the Structural Root Zone (SRZ).

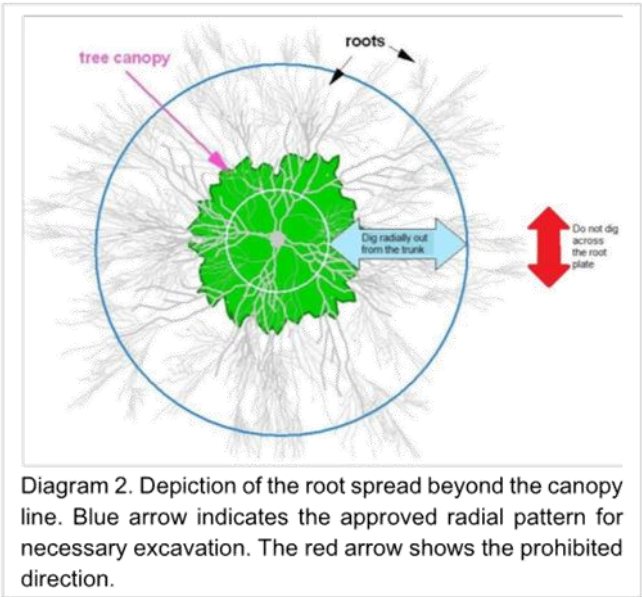


Diagram 2. Depiction of the root spread beyond the canopy line. Blue arrow indicates the approved radial pattern for necessary excavation. The red arrow shows the prohibited direction.

## TREE PROTECTION REPORT - WESTWORKS CONSULTANCY

### Excavation and root cutting within the zones.

The process with mechanical equipment (within the TPZ) starts by scraping radially along the surface to gradually expose roots, allowing them to be cut cleanly (Diagram 2). This reduces the possibility of significant damage occurring and will help to maintain the good condition of the trees into the future.

All staff and contractors undertaking any form of excavation would be required to follow this process and may only cut roots found outside the TPZ that are smaller than 50mm in diameter. Any requirement to cut roots larger than this should be deferred to the Project Arborist for advice. Where pruning of roots is undertaken, a sharp saw, or bypass secateurs must be used. The tool must also be cleaned with Methylated spirits or a 2% bleach solution before and after pruning to eliminate the possibility of contamination.

Roots are not to be torn, pulled, or cut with an axe. Once a root is cut appropriately, the remainder of it leading away from the tree can be pulled out.

This report provides Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) measurements (SRZ) for all trees collected in the subject area of 23 Monk St, Kensington. Westworks Consultancy will always advise to avoid works within the TPZ wherever possible. However, Westworks Consultancy is aware of the requirements and limitations regarding the planned construction and aims to provide the client with advice that will result in maintaining the trees that fit the criteria to a sustainable level of health and structural integrity.

Should any works need to be undertaken within the TPZ that are likely to or are observed to expose roots over 50mm in diameter, it is recommended that the work cease, and the Project Arborist be consulted prior to works continuing. The Project arborist will provide further guidance, possibly resulting in the need for site supervision. This is especially important for any form of soil movement and excavation. Any excavation within the SRZ can only be undertaken under the supervision of the Project Arborist.

Where excavation is being undertaken within the TPZ during spring and summer periods, it is also recommended to apply supplemental water to each of the trees to prevent unnecessary stress. A minimum of 500 litres of water every second day is advisable to ensure the longevity of these trees during the construction period, and for 2 months following completion.

## TREE PROTECTION REPORT - WESTWORKS CONSULTANCY

### 6.0 Tree Protection Measures within TPZ and SRZ

Within the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) for each tree, site workers and contractors are NOT to allow the following to occur.

- Mechanical excavation including trenching without consulting the site Arborist.
- Excavation for silt fencing.
- Cultivation.
- Storage.
- Preparation of chemicals, including preparation of cement products.
- Parking of vehicles and plant.
- Refuelling.
- Dumping of waste.
- Placement of fill.
- Lighting of fires.
- Soil level changes.
- Temporary or permanent installation of utilities and signs.
- Physical damage to the tree.

### 6.1 TPZ control measures

- Always where possible, establish and work outside the TPZ, fencing off the TPZ boundary (see 7.3) to avoid physical damage to the tree and root plate.
- Where practical, always trench outside the TPZ. Impacting more than 10% of the TPZ can affect the long-term health of the tree.
- Where it is not possible to work outside the TPZ and an encroachment of more than 10% is required, the site Arborist must be contacted prior to further works being completed.
- Within the TPZ, minimise the extent impacted and for significant encroachments, under bore/directional drill at least 600 mm beneath the ground surface, or if excavating, hand dig or use an air knife.

## TREE PROTECTION REPORT - WESTWORKS CONSULTANCY

### 6.2 Activity Outside the Tree Protection Zone

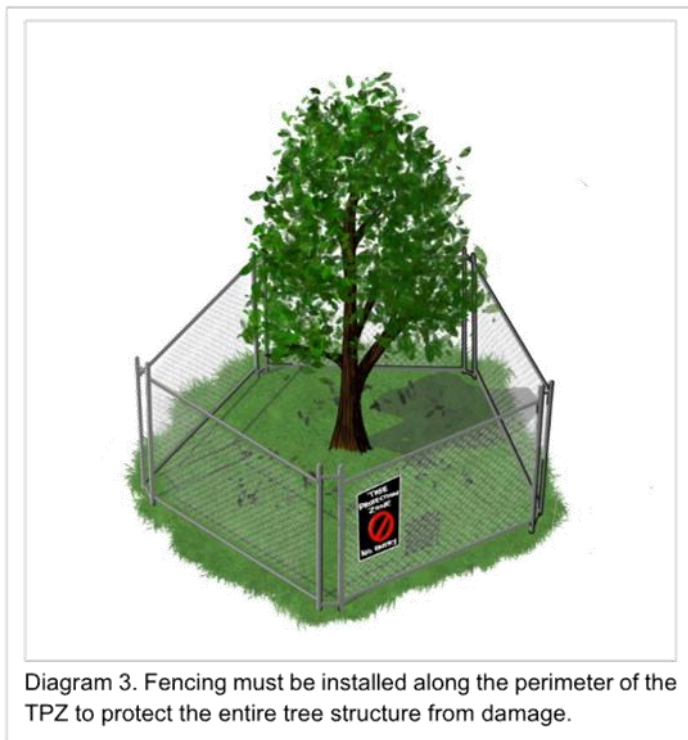
Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs, and counterweights (including piling rigs), in order to operate without coming into contact with retained trees. Such contact can result in serious damage to the trees and may compromise their safe retention or make their retention impossible. Consequently, any transit or traverse of plant in proximity to trees should be conducted under supervision with a spotter, to ensure that adequate clearance from trees is maintained at all times.

Additional precautions outside the exclusion zone - Materials whose accidental spillage would cause damage to a tree should be stored and handled well away from the outer edge of its TPZ.

### 6.3 Tree Protection Fencing

An exclusion zone should be established along the TPZ perimeter (or as nominated) of retained trees and cordoned off with a physical barrier of a ridged chain mesh fence, 1.8m in height, which is securely anchored (Diagram 3). The fence should be identified with a TPZ sign to inform workers of the restricted access. The role of these fences is to prevent any damage to the complete tree including root system (SRZ & TPZ), stem and branch structure as well as the crown or canopy.

The site Arborist must be consulted at any time entry into a TPZ of the retained trees is required. No routing of services, parking of vehicles, stacking of builder's materials, equipment etc. is to occur within the TPZ of retained tree/s, nor disposal of fuels, paints, chemicals etc. within the protected TPZ area which could otherwise cause injury and/or adversely affect the health of a retained tree.



## TREE PROTECTION REPORT - WESTWORKS CONSULTANCY

### 6.4 Installation of Underground Services Within the TPZ

All services should be routed outside the TPZ. If underground services must be routed within the TPZ, they should be installed by directional drilling, the directional drilling bore should be at least 600 mm deep.

For manual excavation of trenches the project arborist should advise on roots to be retained and should monitor the works. Manual excavation may include the use of pneumatic and hydraulic tools.

### 6.5 Avoiding Physical Damage to Roots

To avoid damage to tree roots, existing ground levels should be retained within the TPZ. Intrusion into soil (other than for piling) within the TPZ is generally not acceptable, and topsoil within it should be retained *in situ*. Limited manual excavation within the TPZ might be acceptable, subject to justification. However, such excavation should be undertaken carefully, using hand-held tools and preferably by compressed air soil displacement.

Exposed roots should immediately be wrapped, or covered with hessian, to prevent desiccation and to protect them from rapid temperature changes. Any wrapping should be removed prior to backfilling, which should take place as soon as possible with a maximum of 8hrs exposure.

Roots with a diameter smaller than 25mm may be pruned back, making a clean cut with a suitable sharp tool (e.g., secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps, or with diameter 25 mm and over, should be severed only following consultation with the project Arborist, as roots may be essential to the tree's health and stability. As mentioned in '6.0 Tree Protection Information', all tools used to prune roots must be cleaned with Methylated spirits or a 2% bleach solution before and after pruning to eliminate the possibility of contamination.

Prior to backfilling, retained roots should be surrounded with topsoil or uncompacted sharp sand. Alternatively, other loose inert granular fill should be applied before soil or other suitable material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.

*Please note:* builders' sand should not be used as it has a high salt content which is toxic to tree roots.

### 6.6 Maintaining Tree Health

Where excavation is being undertaken within the TPZ, it is recommended to apply supplemental water to each of the trees to prevent unnecessary stress.

Generally, watering needs to start at least 2 months before works begins. With water being applied, especially, to the side where there will not be any excavation. This is to encourage the trees to produce new roots to replace those that may be lost during excavation works and is why the tables guide watering throughout the whole year. Watering should continue throughout the construction period and for one summer after construction has finished.

## TREE PROTECTION REPORT - WESTWORKS CONSULTANCY

### 7.0 Tree Observations & Development Impact

#### **Tree 1** *Callistemon viminalis* (Weeping Bottlebrush)

This tree was found to be in fair health and structural condition and displays a low and spreading, asymmetrical form with some included branch unions and with multiple small broken branches throughout. Surface roots due to minor root heave were visible close to the base of the tree on the western side.

The tree is overshadowed and somewhat suppressed by the canopy of the large eucalypt within the rear yard of no. 25 Monk St.

This species is relatively short lived and is estimated to have a remaining ULE (useful life expectancy) of a maximum of 20 years.



Figures 3 & 4 Displaying Tree 1, a *Callistemon viminalis* within the rear yard of 23 Monk St, Kensington and indicating evidence of minor root heave.

#### **Development Impacts**

1. Based upon measured trunk diameters, this tree has a Notional Root Zone radius (NRZ) of 3.2 m and a Structural Root Zone radius (SRZ) of 2.25 m.
2. Both the NRZ and SRZ of this tree are not within the footprint of the proposed works provided (Figure 2 Site Plan). The tree has, however, been designated for removal within the provided Development Application.

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### **Tree 2** *Callistemon viminalis* (Weeping Bottlebrush)

This tree was found to be in fair health and good structural condition with a prominent basal flare and displays a sound branch structure despite a slight lean in the southerly direction.

Major branch unions appeared to be sound and well-formed with no bark inclusions and there was no evidence of trunk or basal decay.

This tree also appears somewhat suppressed due to shading from a large eucalypt within the rear yard of no. 25 Monk St and is also estimated to have a remaining ULE (useful life expectancy) of a maximum of 20 years.



Figure 5 Displays the location of Tree 2. *Callistemon viminalis* within the rear yard of 23 Monk St, Kensington.

### **Development Impacts**

1. Based upon measured trunk diameters, this tree has a Notional Root Zone radius (NRZ) of 2.4 m and a Structural Root Zone radius (SRZ) of 1.88 m.
2. Both the NRZ and SRZ of this tree are not within the footprint of the proposed works as documented. The tree has, however, been designated for removal within the provided Development Application (Figure 2 – Tree/Site Plan).

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**Tree 3** *Jacaranda mimosifolia* (Jacaranda)

This tree was found to be in fair health and very poor structural condition due to previous severe pruning.

The whole tree has been previously lopped at approximately 4 m above ground level, resulting in epicormic growth developing from the pruned stubs, with poor wound occlusion and associated decay evident.

Sun scald damage to the trunk and first order branches were also observed on the northwest side of the tree.

Due to the damage caused by severe pruning, the tree was considered have a transient remaining ULE (useful life expectancy) of less than 5 years.



Figure 6, 7 & 8 Displaying the *Jacaranda mimosifolia* within the front yard of 23 Monk St, Kensington with pruning wounds, poor occlusion with associated decay and sun scald damage indicated.

## TREE PROTECTION REPORT - WESTWORKS CONSULTANCY

### Development Impacts

2. Based upon measured trunk diameters, this tree has a Notional Root Zone radius (NRZ) of 5.43 m and a Structural Root Zone radius (SRZ) of 2.39 m.
3. An estimated 10 – 20% of the NRZ of this tree was found to be within the footprint of the proposed works and the tree has been designated for removal within the provided Development Application (Figure 2 – Tree/ Site Plan).
4. Removal of this tree to undertake the proposed works does not appear to be required, however further damage to the tree due to the proximity of proposed works is considered likely.

## 8.0 Discussion

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### 1. Trees 1 & 2 *Callistemon viminalis* (Weeping Bottlebrush)

- Both of these trees are located outside of the footprint of the proposed redevelopment of the existing residence as indicated within the current Development Application.

2. Tree 3 - The *Jacaranda mimosifolia* (Jacaranda) located within the front yard of the property was found to be in very poor structural condition and is considered to have a transient useful life expectancy and will not recover.

## TREE PROTECTION REPORT - WESTWORKS CONSULTANCY

### 9.0 Recommendations

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#### Trees 1 & 2

- The two *Callistemon viminalis* (Weeping Bottlebrush) may need to be removed to accommodate a swimming pool in the rear yard of the property.
- If these trees cannot be retained and protected it is recommended that the planting of two new trees of a similar size at maturity are required to be planted and maintained as part of approval conditions.

#### Tree 3

- The removal of this severely damaged *Jacaranda mimosifolia* and its replacement with a new tree of a species that will develop to a similar mature size is recommended.

## TREE PROTECTION REPORT - WESTWORKS CONSULTANCY

### 10.0 Glossary of Arboricultural Terminology

**Abscission** - The shedding of a leaf or other short-lived part of a woody plant, involving the formation of a corky layer across its base; in some tree species twigs can be shed in this way.

**Abiotic** - Pertaining to non-living agents, e.g., environmental factors.

**Absorptive roots** - non-woody, short-lived roots, generally having a diameter of less than one millimetre, the primary function of which is uptake of water and nutrients.

**Adaptive growth** - In tree biomechanics, the process whereby the rate of wood formation in the cambial zone, as well as wood quality, responds to gravity and other forces acting on the cambium. This helps to maintain a uniform distribution of mechanical stress.

**Adaptive roots** - The adaptive growth of existing roots; or the production of new roots in response to damage, decay or altered mechanical loading.

**Adventitious shoots** - Shoots that develop other than from apical, axillary, or dormant buds; see also 'epicormic'

**Anchorage** - The system whereby a tree is fixed within the soil, involving cohesion between roots and soil and the development of a branched system of roots which withstands wind and gravitational forces transmitted from the aerial parts of the tree.

**Axil** - The place where a bud is borne between a leaf and its parent shoot.

**Bacteria** - Microscopic single-celled organisms, many species of which break down dead organic matter, and some of which cause diseases in other organisms.

**Bark** - A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex, and periderm; occasionally applied only to the periderm or the phellem.

**Basidiomycota (Basidiomycetes)** - One of the major taxonomic groups of fungi.

**Bolling** - A term sometimes used to describe pollard heads.

**Bottle-butt** - A broadening of the stem base and buttresses of a tree, in excess of normal and sometimes denoting a growth response to weakening in that region, especially due to decay.

**Bracing** - The use of rods or cables to restrain the movement between parts of a tree.

**Branch:**

- **Primary** - A first order branch arising from a trunk or stem
- **Lateral** - A second order branch, subordinate to a primary branch
- **Sub-lateral** - A third order branch, originating from lateral branch

**Branch bark ridge** - The raised arc of bark tissues that forms within the acute angle between a branch and its parent stem.

**Branch-collar** - A visible swelling formed at the base of a branch.

**Brown-rot** - A type of wood decay in which cellulose is degraded, while lignin is only modified.

**Buckling** - An irreversible deformation of a structure subjected to a bending load.

**Buttress zone** - The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of the junctions.

**Cambium** - Layer of dividing cells producing xylem (woody) tissue internally and phloem (bark) tissue externally.

**Canker** - A persistent lesion formed by the death of bark and cambium due to colonisation by fungi or bacteria.

**Canopy species** - Tree species that mature to form a closed forest canopy.

**Cleaning out** - The removal of dead, crossing, weak, and damaged branches, where this will not damage or spoil the overall appearance of the tree.

**Compartmentalisation** - The chemical confinement of disease, decay, or other dysfunction within a tree's tissue, due to passive and/or active defences operating at the boundaries of the affected region.

**Compression fork** - An acute angled fork that is mechanically optimised for the growth pressure that two or more adjacent stems exert on each other.

**Compression strength** - The ability of a material or structure to resist failure when subjected to compressive loading, measurable in trees with special drilling devices.

**Compressive loading** - Mechanical loading which exerts a positive pressure, the opposite to tensile loading.

**Tree Protection Zone** - Area from which access is prohibited for the duration of the project to prevent damage to a tree.

**Crown/Canopy** - The main foliage bearing section of the tree.

**Crown lifting** - The removal of limbs and small branches to a specified height above ground level.

**Crown thinning** - The removal of a proportion of secondary branch growth throughout the crown to produce an even density of foliage around a well-balanced branch structure.

**Crown reduction/shaping** - A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape.

**Crown reduction/thinning** - Reduction of the canopy volume by thinning to remove selected branches whilst preserving the natural tree shape.

**Deadwood** - Branch or stem wood bearing no live tissues.

**Decurrent** - A system of branching in which the crown is borne on a number of major widely spreading limbs of similar size.

**Defect** - In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment.

**Delamination** - The separation of wood layers along their length, visible as longitudinal splitting.

**Dieback** - The death of parts of a woody plant, starting at shoot-tips or root-tips.

**Disease** - A malfunction in or destruction of tissues within a living organism, usually excluding mechanical damage; in trees, usually caused by pathogens.

**Distal** - In the direction away from the main body of a tree or subject organism (cf. proximal)

**Dominance** - In trees, the tendency for a leading shoot to grow faster or more vigorously than the lateral shoots; also, the tendency of a tree to maintain a taller crown than its neighbours.

**Dormant bud** - An axial bud which does not develop into a shoot until after the formation of two or more annual wood increments; many such buds persist through the life of a tree and develop only if stimulated to do so.

**Dysfunction** - In woody tissues, the loss of physiological function, especially water conduction, in sapwood.

**DBH (Diameter at Breast Height)** - Stem diameter measured at a height of 1.4 metres or the nearest measurable point. Where measurement at a height of 1.4 metres is not possible, another height may be specified.

**Endophytes** - Micro-organisms that live inside plant tissues without causing overt disease, but in some cases capable of causing disease if the tissues become physiologically stressed.

**Epicormic shoot** - A shoot having developed from a dormant or adventitious bud and not having developed from a first-year shoot.

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**Excrecence** - Any abnormal outgrowth on the surface of tree or other organism.

**Excurrent** - In trees, a system of branching in which there is a well-defined central main stem, bearing branches which are limited in their length, diameter, and secondary branching (cf. decurrent).

**Fastigiate** - Having upright, often clustered branches.

**Flush cut** - A pruning cut which removes part of the branch bark ridge and or branch-collar.

**Girdling root** - A root which circles and constricts the stem or roots possibly causing death of phloem and/or cambial tissue.

**Habit** - The overall growth characteristics, shape of the tree and branch structure.

**Haloing** - Removing or pruning trees from around the crown of another (usually mature or post-mature) tree to prevent it becoming suppressed.

**Hazard beam** - An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth, prone to longitudinal splitting.

**Heartwood/false-heartwood** - The dead central wood that has become dysfunctional as part of the aging processes and being distinct from the sapwood.

**Heave** - The lifting of pavements and other structures by root diameter expansion; also, the lifting of one side of a wind-rocked root-plate.

**High canopy tree species** - Tree species having potential to contribute to the closed canopy of a mature forest.

**Incipient failure** - In wood tissues, a mechanical failure which results only in deformation or cracking, and not in the fall or detachment of the affected part.

**Included bark (ingrown bark)** - Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact.

**Infection** - The establishment of a parasitic micro-organism in the tissues of a tree or other organism.

**Internode** - The part of a stem between two nodes; not to be confused with a length of stem which bear nodes but no branches.

**Lever arm** - A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or individual branch.

**Lignin** - The hard, cement-like constituent of wood cells; deposition of lignin within the matrix of cellulose microfibrils in the cell wall is termed Lignification.

**Lions tailing** - When a branch of a tree that has few if any side branches except at its end and is thus liable to snap due to end-loading.

**Loading** - A mechanical term describing the force acting on a structure from a particular source, e.g., the weight of the structure itself or wind pressure.

**Longitudinal** - Along the length (of a stem, root, or branch).

**Lopping** - A term often used to describe the removal of large branches from a tree, but also used to describe other forms of cutting

**Minor deadwood** - Deadwood of a diameter less than 25mm and or unlikely to cause significant harm or damage upon impact with a target.

**Mulch** - Material laid down over the rooting area of plants to help conserve moisture; mulch may consist of organic matter, or artificial material.

**Mycelium** - The body of a fungus, consisting of branched filaments (hyphae).

**Occlusion** - The process whereby a wound is progressively closed by the formation of new wood and bark around it.

**Pathogen** - A micro-organism which causes disease in another organism.

**Photosynthesis** - The process whereby plants use light energy to split hydrogen from water molecules and combine it with carbon dioxide to form the molecular building blocks

for synthesizing carbohydrates and other biochemical products.

**Phytotoxic** - Toxic to plants.

**Pollarding** - The removal of the tree canopy, back to the stem or primary branches, usually to a point just outside that of the previous cutting.

**Primary branch** - A major branch, generally having a basal diameter greater than 0.25 x stem diameter.

**Probability** - A statistical measure of the likelihood that a particular event might occur.

**Pruning** - The removal or cutting back tree parts to growth points.

**Rams-horn** - In connection with wounds on trees, a roll of occluding tissues which has a spiral structure as seen in cross section.

**Reactive Growth/Reaction Wood** - Production of woody tissue in response to altered mechanical or external loading.

**Residual wall** - The amount of non-decayed wood remaining following decay of internal wood

**Rib** - A ridge of wood that has usually developed because of locally increased mechanical loading. Often associated with internal cracking in the wood of the stem, branch, or root.

**Ringbarking (girdling)** - The removal of a ring of bark and phloem around the circumference of a stem or branch, normally resulting in an inability to transport photosynthetic assimilates above or below the area of damage.

**Ripewood** - The older central wood of those tree species in which sapwood gradually ages without being converted to heartwood.

**Root-collar** - The transitional area between the stem/s and roots.

**Root zone** - Area of soils containing absorptive roots of the tree/s described. The Primary root zone is that which we consider of primary importance to the physiological well-being of the tree.

**Sapwood** - Living xylem tissues.

**Selective delignification** - A kind of wood decay (white-rot) in which lignin is degraded faster than cellulose.

**Shedding** - In woody plants, the normal abscission, rotting off or sloughing of leaves, floral parts, twigs, fine roots, and bark scales.

**Shrub species** - Woody perennial species forming the lowest level of woody plants in a forest or garden and not normally considered to be trees.

**Simultaneous white rot** - A kind of wood decay in which lignin and cellulose are degraded at about the same rate.

**Soft-rot** - A kind of wood decay in which a fungus degrades cellulose within the cells,

**Spores** - Propagules of fungi; most spores are microscopic and dispersed in air or water.

**Sporophore** - The spore bearing structure of fungi.

**Stem/s** - Principle above-ground structural component(s) of a tree that supports its branches.

**Stress** - In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition, or extremes of temperature: In mechanics, the application of an external force to an object.

**Stringy white-rot** - The kind of wood decay produced by selective delignification.

**Structural roots** - Roots, generally having a diameter greater than 50 millimetres, and contributing significantly to the structural support and stability of the tree.

**Structural root zone (ZRZ)** - The zone of the root plate most likely to contain roots that are critical for anchorage and the stability of the tree.

**Subsidence** - In relation to soil or structures resting in or on soil, a sinking due to shrinkage when certain types of clay soil dry out, sometimes due to extraction of moisture by tree roots.

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**Subsidence** - In relation to branches of trees, a term that can be used to describe a progressive downward bending due to increasing weight.

**Taper** - In stems and branches, the degree of change in girth along a given length.

**Targets** - In tree risk assessment persons or property or other things of value which might be harmed or damaged by falling parts of a tree

**Topping/ Lopping** - In arboriculture, the removal of the crown of a tree, or of a major proportion of it.

**Torsional stress** - Mechanical stress applied by a twisting force.

**Translocation** - Plant physiology, the movement of water and dissolved materials through the body of the plant.

**Transpiration** - The evaporation of moisture from the surface of a plant, especially via the stomata of leaves; it exerts a suction which draws water up from the roots and through the intervening xylem cells.

**Tree Protection Zone (TRZ)** - This is an area left around a tree to ensure protection of the above and below ground parts of the tree during construction works. It will usually include the SRZ and is usually recommended to be fenced off for the period of the works.

**Understorey** - This layer consists of younger individuals of the dominant trees, together with smaller trees and shrubs which are adapted to grow under lower light conditions.

**Understorey tree species** - Tree species not having potential to attain a size at which they can contribute to the closed high canopy of a forest or garden.

**Vascular wilt** - A type of plant disease in which water-conducting cells become dysfunctional.

**Vessels** - Water-conducting cells in plants, usually wide and long for hydraulic efficiency; generally, not present in coniferous trees.

**Vigour** - The expression of carbohydrate expenditure to growth (in trees).

**Vitality** - A measure of physiological condition.

**White-rot** - A range of kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded.

**Wind exposure** - The degree to which a tree or other object is exposed to wind, both in terms of duration and velocity.

**Windthrow** - The blowing over of a tree at its roots.

**Woundwood** - Wood with atypical anatomical features, formed in the vicinity of a wound.

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12.0 Appendices

12.1 Appendix 1 - TPZ Sign



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**12.2 Appendix 2 - Soil compaction**

Due to the relationship between soil profiles and tree physiology, soil compaction is recognised as a primary cause for tree health decline.

Soil compaction is common in isolated planting areas such as: narrow medians, raised planters & small tree pits located in areas surrounded by concrete, bitumen or other impermeable surfaces. It is often caused by: heavy vehicular traffic during construction, frequent foot traffic, erosion and dense garden beds causing further restriction & competition by other vegetation (i.e., weeds, grass & over companion planting). These conditions cause a weak soil profile which will continue to require review and maintenance.

Soil compaction and Impermeable surfaces over the root plate of trees will:

- Reduce the physical space available for tree root movement.
- Reduce aeration by compressing the macropores in the soil. This in turn restricts or inhibits metabolic functions.
- Prevents water from reaching the soil, reducing water availability.
- Inhibits organic detritus processes; therefore, reducing nutritional composition and microbe abundance & diversity in the soil.
- The compression of macropores, can cause poor drainage leading to water logging and root rot.
- Soil can become hygroscopic and hydrophobic.
- Heavy and repeated surface activity can damage and break roots.
- Lead to property or infrastructure damage as roots seek path of least resistance.

An industry standard for the measurement of soil compaction for woody plant growth (i.e., Dicotyledon trees) is by resistance to penetration (psi) as determined with a penetrometer. A psi less than 90 is indicative of soil with few root growth impediments, with very minor constraints. Non-compacted soil should not exceed 250psi, reaching this resistance at a depth of 50cm.

While critical soil compaction limits can vary among species, research suggests the critical soil strength limit for trees is approximately 300psi. This level of compaction reduces the root growth by 60%.

Soil compaction can be alleviated by many ways. The level of intrusion and financial burden is dependent on the severity of the compaction.

Soil Compaction Limits for Trees (Dicotyledons)		
Penetration Resistance (psi)	Acceptability	Root Response
1-100	Good	Few root growth impediments
100-200	Fair	Root penetration reduced to 80%
300	Average Action recommended	Soil compaction limit. Root penetration reduced to 60% strength
300-450	Poor Action Required	Root movement less than 5% strength
500+	Very Poor Action Required	Root Movement inhibited
700+	Unacceptable Intervention Required	Roots likley to cause damage to bitumen and concrete



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12.3 Appendix 3 – Water recommendations

<b>Recommended Watering Regime Small Trees</b>		
<b>Time period</b>	<b>Volume</b>	<b>Frequency</b>
15 Oct to 1 May	200 L	every second day
2 May to 1 July	100 L	every second day
2 July to 15 Sept	50 L	every third day - do not water on days of heavy rain fall
16 Sept to 15 Oct	100L	Every second day

Small tree – up to 5m in height

Medium Tree – up to 15m in height

Large tree – over 15m in height

<b>Watering Regime for medium Trees</b>		
<b>Time period</b>	<b>Volume</b>	<b>Frequency</b>
15 Oct to 1 May	500 L	every second day
2 May to 1 July	250 L	every second day
2 July to 15 Sept	100 L	every third day - do not water on days of heavy rain fall
16 Sept to 15 Oct	250	Every second day

<b>Watering Regime for Large Trees</b>		
<b>Time period</b>	<b>Volume</b>	<b>Frequency</b>
15 Oct to 1 May	1000 L	Every day
2 May to 1 July	500 L	Every second day
2 July to 15 Sept	200 L	Every second day - do not water on days of heavy rain fall
16 Sept to 15 Oct	500	Every second day



## TREE PROTECTION REPORT - WESTWORKS CONSULTANCY

### 13.0 Disclaimer and Limitations

- a. References in this report to the "Consultant" means listed on the cover page as an employee of Westworks Consultancy. References in this report to Westworks Consultancy means Westworks Group Pty Ltd as trustee for Ussheridan Trust trading as Westworks Consultancy (ACN 156 131 010 ABN 23 100 208 057).
- b. In this report a reference to a group of persons includes a reference to all of them collectively, any two or more collectively and each of them individually.
- c. The releases and limitations in this report apply to the Arborist, Westworks Consultancy and any employees, directors, contractors, and agents of the Arborist and/or Westworks Consultancy.
- d. This report only covers identifiable defects present at the time of inspection. The Arborist and Westworks Consultancy accept no responsibility and cannot be held liable for any structural defect or unforeseen event/situation that may occur after the time of inspection.
- e. The Arborist and Westworks Consultancy cannot and do not guarantee trees contained within this report will be structurally sound under all circumstances and cannot and do not guarantee that the recommendations made will categorically result in the tree being made "safe." Unless specifically mentioned this report will only be concerned with above ground inspections, that will be undertaken visually from ground level.
- f. Trees are living organisms and as such cannot be classified as "safe" under any circumstances.
- g. Failure events can occur for any number of reasons at any time and cannot always reasonably be foreseen, as any number of circumstances can come about at any time before or after an inspection that the Arborist and Westworks Consultancy may not be aware of.
- h. All recommendations are made based on what can be reasonably identified at the time of inspection therefore the author accepts no liability for any recommendations made.
- i. Care has been taken to obtain all information from reliable sources. All data has been verified or as much as possible; however, the Arborist and Westworks Consultancy can neither guarantee nor be responsible for the accuracy of information provided by others.
- j. Booking of re-assessment after the prescribed period is the responsibility of the land manager/owner only. The Arborist and Westworks Consultancy are not responsible for providing reminders or notification that re assessment may be due and will not be held responsible to reinspect the listed trees until requested.
- k. The Arborist and Westworks Consultancy make no express warranties under this report.
- l. Except as the report specifically states, or as contained in any express warranty provided in relation to any goods or services provided or to be provided, the report does not include by implication any other term, condition or warranty in respect of the quality, merchantability, acceptability, fitness for purpose, condition, description, assembly, manufacture, design or performance of the goods or services or any contractual remedy for their failure.
- m. If the client is a consumer nothing in the Report restricts, limits, or modifies the client's rights or remedies against Westworks Consultancy for failure of a statutory guarantee under the ACL save to the extent lawfully permissible.
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  - ii. it has not made known, whether expressly or by implication, to the Arborist and Westworks Consultancy any purpose for which it requires the goods or services and it has the sole responsibility of satisfying itself that any goods or services as suitable for the use of the client.
  - iii. nothing in this Report is to be interpreted as excluding, restricting, or modifying the application of any non-excludable State or Federal legislation applicable to the sale of goods or supply of service.
  - iv. Any reinspection is the responsibility of the tree owner to arrange as required.



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Builders Reg No. 10250

5 February 2026

City of South Perth  
Attn: Planning Department (Adam Dyson)  
Cnr Sandgate St & South Tce  
SOUTH PERTH WA 6151

Dear Adam,

**Re: Development Application for 23 Monk St, Kensington (Tree Removal)**

Please find attached our development application for the tree removal at Monk Street. Please note that this was submitted with the carport addition on development application PDDA-2025/3377 in December. We assumed that the tree removal was being assessed all this time but was advised today (05.02.26 by the planning officer) that we would have to submit the tree removal as a separate application. This obviously is now holding up progress on site so would greatly appreciate if our application is fast tracked.

With reference to the City's *Local Planning Policy 3.2 Tree Retention*, please find attached:

- Arborist Report *Tree Protection Report - 23 Monk Street, Kensington*
- Detailed assessment against the Policy's Clauses and Objectives overleaf.

Our clients are happy to plant 3x 250L trees on the property to replace the 2x Bottlebrush and 1x Jacaranda (as noted on the Arborist Report and our Site Plan for removal) with recommended waterwise trees that have non-invasive root systems as advised by the City of South Perth. We are also retaining smaller citrus trees and a regulated jacaranda tree at the rear of the property and regulated jacaranda trees on the verge.

We hope that this is sufficient information required to approve our application.

If you have any queries, please do not hesitate to contact our office on 9227 1822 or [admin@amerex.com.au](mailto:admin@amerex.com.au).

Thank you.

Kind Regards

A handwritten signature in black ink that reads "S. Burke".

**Steve Burke**  
Managing Director



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## **ASSESSMENT AGAINST LOCAL PLANNING POLICY 3.2 – TREE RETENTION – 23 MONK STREET, KENSINGTON, 6151**

This assessment is produced to support the Development Application requires for the removal of three (3) regulated trees at 23 Monk Street, Kensington, 6151 (the Site).

### **APPLCIABILITY OF LOCAL PLANNING POLICY 3.2 – TREE RETENTION**

It is considered that *Local Planning Policy 3.2 – Tree Retention* (the Policy) applies to the removal of the trees at the Site for the following reasons:

- The Site is located within the City of South Perth and a Development Application within the City of South Perth is defined as a circumstance under which the Policy applies. Refer *Local Planning Policy 3.2 – Tree Retention, Clause 3(a)*
- The tree damaging activities proposed in the Development Application do not fall within the exemptions defined in the Policy. Refer *Local Planning Policy 3.2 – Tree Retention, Clause 5*

### **SCOPE OF DEVELOPMENT APPLICATION FOR TREE REMOVAL**

Three (3) designated trees are proposed to be removed from the Site as part of an overall redevelopment of the Site to renovate and extend the house and install a swimming pool.

For details of the regulated trees, refer Section 3 and Section 4 of attached arborist report *Tree Protection Report - 23 Monk Street, Kensington*.

It is requested that the City consider the overall redevelopment of the Site and approvals already in place for the Site, specifically Building Permit BDBPCERT-2025/2028 for installation of a swimming pool which is to occur concurrent with the house renovation and extension construction activities.

### **ASSESSMENT AGAINST GENERAL REQUIREMENTS OF THE POLICY (CLAUSE 6)**

The development application is assessed against the requirements of the Policy in detail in the following tables:

- Table 1 - assessment for removal of weeping bottlebrush trees in the rear garden
- Table 2 - assessment for removal of jacaranda tree in the front garden
- Table 3 - assessment of the overall site development

Based on the contents of Table 1, Table 2 and Table 3 it is considered that approval to allow removal of the three designated trees (and replacement with new equivalent trees as recommended in arborist report *Tree Protection Report - 23 Monk Street, Kensington*) is consistent with Objectives 4.4 and 4.5 of the Policy.



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#### **DEVELOPMENT APPLICATIONS (CLAUSE 7)**

Clause 7.1 of the Policy requires *“a presumption against tree damaging activity (other than maintenance pruning) to any regulated tree and the siting and design of the development should, where possible, avoid impacting any regulated tree”*.

Based on the information presented in Table 1, Table 2 and Table 3 it is considered the siting and design of the development has avoided impacting any regulated trees **where possible** based on the following:

- The house renovation has not required the removal of any trees, this was an intentional part of the design and earlier concepts involved a larger footprint which impacted more trees.
- The pool location has maximised the potential for retaining trees and achieving Objectives 4.4 and 4.5 of the Policy as explicitly discussed in Table 1, Table 2 and Table 3.
- A pool approval in a location overlapping a regulated tree was granted by the City of South Perth prior to the Policy being in force in August 2025, but after formal intention to adopt the Policy was signalled in July/August 2024. Inability to execute the construction effectively acts as a retrospective application of the Policy resulting in loss and cost to the Owners (see Table 3 for further information). Such an outcome is considered inconsistent with Objective 4.3 of the Policy.

It is requested the City of South Perth consider this application for removal of the regulated trees based on:

- Replacement of the trees as recommended within arborist report *Tree Protection Report - 23 Monk Street, Kensington* being consistent with Objectives 4.4 and 4.5 of the Policy.
- It is proposed that redesign of the development to accommodate the regulated trees is infeasible per Clause 7.2 of the Policy.



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**Table 1 – Trees #1 & #2 – Weeping Bottlebrush, Rear Garden**

Policy Criteria	Assessment Summary (extracted from <i>Tree Protection Report - 23 Monk Street, Kensington</i> )	Assessment Against Policy Objectives
6.1(a)	<p>Trees are in fair health with some structural defects</p> <p>Trees are overshadowed and suppressed by large eucalypt in neighbouring block (25 Monk Street)</p> <p>Trees are relatively short lived with only medium value and medium useful life expectancy</p>	<p>Per arborist recommendation, new trees are to be planted on the Site.</p> <p>The trees selected will be of similar or larger size at maturity and will be located toward the rear of the property, outside the overshadowing of the neighbouring eucalypt and would therefore be expected be less suppressed.</p> <p>Given the new trees will be of a species of similar mature size to the existing trees, however located outside of the eucalypt suppression, they are expected to provide more total shading to the Site than the current trees and would thereby assist with mitigation of urban heat island effects consistent with Policy Objective 4.5.</p>
6.1(b)	<p>Trees are assessed to have low ecological/habitat value</p>	<p>Per arborist recommendation, new trees are to be planted on the Site.</p> <p>The current trees do not provide significant habitat value and therefore removal does not cause substantial harm.</p> <p>The new trees species will be selected consistent with the City's recommended species list and therefore be no worse in terms of habitat or ecological value. Better location and therefore better growth (as discussed in 6.1(a)) may provide greater ecological value in the longer term.</p>
6.1(c)	N/A – rear garden	
6.1(d-h)	See Sitewide assessment below	
6.1(i)	Trees are structurally sound and do not pose a safety risk	N/A
6.1(j)	See Sitewide assessment below	
6.1(k)	Tree replacement is proposed.	See detail in 6.1(a) and (b) above.
6.1(l)	Arborist report recommendations is for tree replacement in the event that trees require to be removed.	See detail in 6.1(a) and (b) above for details on proposed replacement. See Sitewide assessment below for basis for requiring removal.
6.1(m)	See Sitewide assessment and Policy Objective Assessment below.	
6.2 (i) to (v)	See Sitewide assessment and Policy Objective Assessment below.	



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**Table 2 – Tree #3 – Jacaranda, Front Garden**

Policy Criteria	Assessment Summary (extracted from <i>Tree Protection Report - 23 Monk Street, Kensington</i> )	Assessment Against Policy Objectives
6.1(a)	<p>Tree is in fair health but structurally compromised due to extensive historical pruning Exhibits decay and sun scalding Tree is relatively short lived with only low value and low useful life expectancy <i>“Found to be in very poor structural condition and is considered to have a transient useful life expectancy and will not recover.”</i></p>	<p>Per arborist recommendation, the existing tree is severely damaged and should be removed and replaced. The tree selected will be of similar or larger size at maturity and, due to the rollout of underground power in Kensington, will not require severe pruning as has occurred with the current tree. Given the new tree are of a species at similar mature size and not required to be pruned severely, it expected to provide more total shading and canopy as well as grow to much greater height and canopy than the current tree and would thereby assist with mitigation of urban heat island effects and provide amenity to the neighbourhood consistent with Policy Objectives 4.4 and 4.5.</p>
6.1(b)	<p>Trees are assessed to have low ecological/habitat value</p>	<p>Per arborist recommendation, a new tree is to be planted on the Site. The current tree does not provide significant habitat value and therefore removal does not cause substantial harm. The new tree species will be selected consistent with the City’s recommended species list and therefore be no worse in terms of habitat or ecological value. Without pruning due to power lines and therefore better growth (as discussed in 6.1(a)) the new tree will provide greater ecological value in the longer term.</p>
6.1(c)	<p><i>“Found to be in very poor structural condition and is considered to have a transient useful life expectancy and will not recover.”</i></p>	<p>Per arborist recommendation, tree is severely damaged and should be removed and replaced. The tree selected will be of a species of similar or larger size at maturity and, due to the rollout of underground power in Kensington, will not require severe pruning as has occurred with the current tree. Removal and replacement will materially improve the streetscape, consistent with Policy Objective 4.4.</p>
6.1(d-h)	See Sitewide assessment below	
6.1(i)	<p>Tree is structurally unsound</p>	<p>Arborist report has not identified a safety risk. No assessment made against this criterion, although it is noted that limbs protrude over the public footpath.</p>
6.1(j)	See Sitewide assessment below	
6.1(k)	<p>Tree replacement is proposed.</p>	<p>See detail in 6.1(a) and (b) above.</p>
6.1(l)	<p>Arborist report recommendations is for tree replacement in the event that trees require to be removed.</p>	<p>See detail in 6.1(a) and (b) above for details on proposed replacement. See Sitewide assessment below for basis for requiring removal.</p>
6.1(m)	See Sitewide assessment and Policy Objective Assessment below.	
6.2 (i) to (v)	See Sitewide assessment and Policy Objective Assessment below.	



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**Table 3 – Sitewide Assessment**

Summary	
<p>Effort has been made to retain and damage as few trees as possible on the Site and neighbouring 25 Monk Street whilst retaining the ability to install a swimming pool. Alternate locations were considered for the pool but all result in an inferior overall development outcome and/or cause similar or worse damage to the trees on the Site and neighbouring 25 Monk Street.</p> <p>Refer to Figure 1 which illustrates the efforts made:</p> <ul style="list-style-type: none"> <li>The pool location already approved by the City of South Perth in Building Permit BDBPCERT-2025/2028 is shown by the red dashed box in Figure 1. Trees to be retained are depicted by yellow circles and the estimated Tree Protection Zone (TPZ) of the significant eucalypt on 25 Monk Street is shown as a purple circle.</li> <li>Alternate Location #2 (shown in green) interferes with the ability to construct the sewerage connection on the block (depicted as an orange arrow). It also places the pool far closer to the regulated jacaranda tree (yellow circle between Approved Location and Alternate Location #2). Excavation in this area would be within the Tree Protection Zone (TPZ) of the jacaranda which is taller and has a larger canopy than the bottlebrushes. It would be possible to route the internal sewer drain via a different route (e.g. via the Approved Location) but that would result in significant excavation within the TPZs of the bottlebrushes anyway and does not alleviate the excavation concern for the regulated jacaranda.</li> <li>Alternate Location #3 (shown in pink) poses similar internal sewer drain challenges to Alternate Location #2 and has additional conflicts with Water Corp’s sewer clearance at the rear of the property. As with Alternate Location #2, it may be possible to re-route the sewerage line via a different route (e.g. via the Approved Location) but that would result in significant excavation within the TPZs of the bottlebrushes anyway. This location also requires removal of the smaller citrus tree being retained on the back boundary.</li> <li>Alternate Location #4 (shown in blue) results in significant excavation in the TPZ of the neighbouring eucalypt. Given the scale and overall amenity of this tree, impact to its’ root systems is considered unacceptable. This location also requires removal of the smaller citrus tree being retained on the left boundary.</li> <li>Locating between Approved Location and Alternate Location #2 requires bottlebrush removal, jacaranda removal and sewerage line impacts. The location is inferior to both the Approved Location and Alternate Location #2.</li> <li>Locating between Alternate Location #3 and Alternate Location #4 infeasible to the connection point to the sewerage junction being located centrally on back side of the block.</li> </ul>	
Policy Criteria	Assessment Summary
6.1(e)	<p>The regulated jacaranda and eucalypt on 25 Monk Street are being favoured for protection over the bottlebrushes with the selected pool location due to them being larger, taller and providing more canopy than the bottlebrushes. Excavation of the pool in alternate locations poses risk to these superior trees.</p> <p>It is proposed that protection of the jacaranda and eucalypt instead of the bottlebrushes more closely aligns the Policy Objectives 4.3 and 4.5. The detrimental effects of removing the bottlebrushes can be offset by the planting of new trees in superior locations as discussed in Table 2.</p> <p>The Approved Location is considered the most advantageous development location for overall block amenity and long-term tree canopy.</p>
6.1(f)	<p>The pool location has already been approved by the City of South Perth in Building Permit BDBPCERT-2025/2028 prior to the Policy being in force (approved 8<sup>th</sup> August 2025). As a result of the permit being granted, non-refundable monies were paid by the Owners of the Site to OceanBlu Developments Pty. Ltd. Inability to install the pool will result in a direct monetary loss to the Owners due to an effective retrospective removal of an approval by the City of South Perth.</p> <p>The design and planning process for the overall Site has been an ongoing endeavour between the Owners, Amerex Renovations and OceanBlu since November 2024. Substantial effort and cost have been expended in the design during a period where the Policy was not in force. It is acknowledged that the Policy has been sent for consult</p>



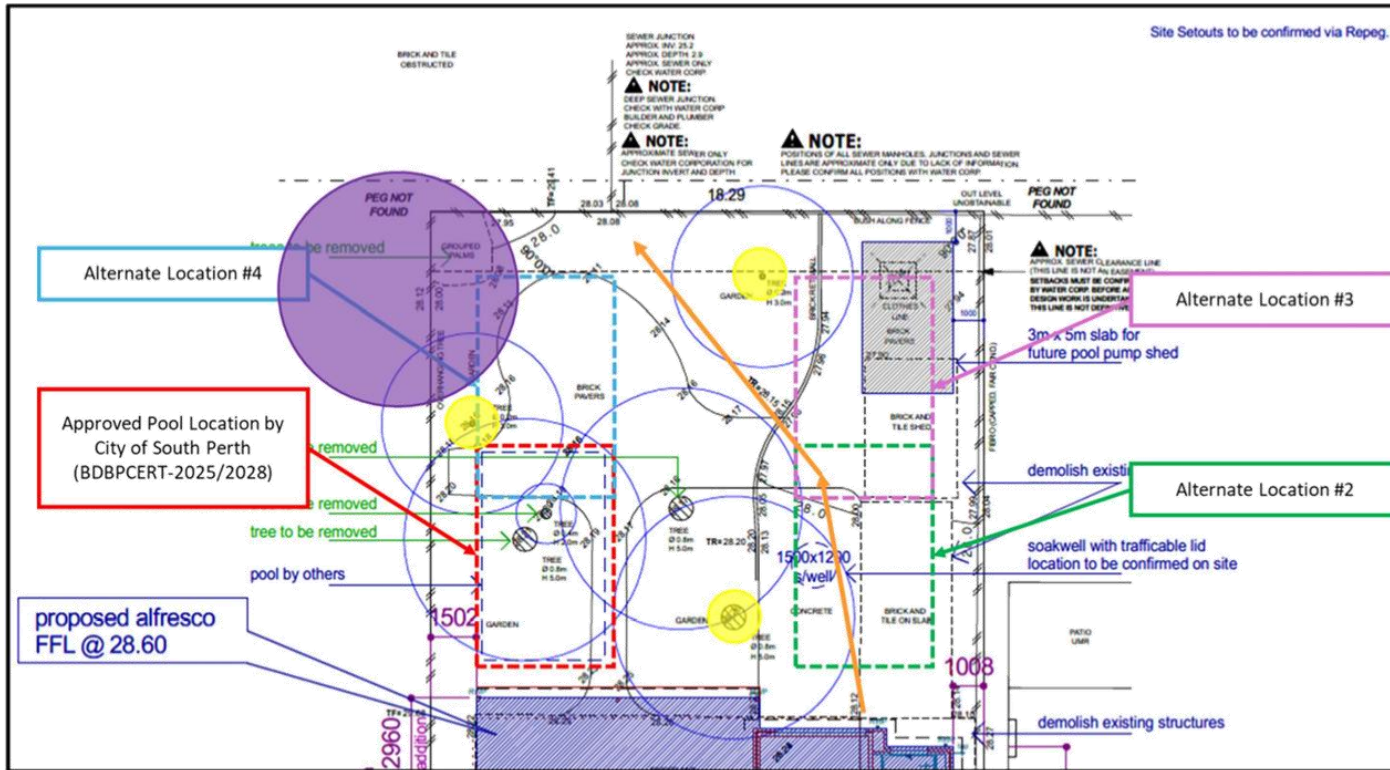
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	<p>in June/July and appeared to have indicative support, however confidence in the viability of the Site design, particularly the interface between the pool and housing renovation, was provided by the City of South Perth when the pool location was approved in August 2025.</p> <p>The intent of highlighting these points is not to infer approval for removal of a tree under the policy by virtue of a pool approval, it simply aims to highlight the opportunity for the City to have flagged concerns earlier, before significant financial and contractual commitments were made by the Owners.</p> <p>Inability to proceed with pool installation, given the above approval already in place and relatively new adoption of the Policy in August 2025 (vs. the overall Site design timeline starting in November 2024) would result in the need to reconsider the overall design and suspension of works. This would likely result in a significant increase in the overall project costs (due to the delay of the building weathertight milestone into wet weather periods), and possible loss of non-refundable deposits – such an outcome appears inconsistent with Objective 4.3 of the Policy.</p>
6.1(g)	No change is proposed to the crossovers on the property verge. The has ensured the protection of 2 x regulated trees on the verge.
6.1(h)(j)	No further commentary. Refer 'Summary' for impacts of alternate pool locations regarding TPZs and 6.1(e).
6.1(m)	No further commentary. Refer 'Summary' and 6.1(e)(f) for discussion on why the Approved Location best aligns with Policy Objectives 4.3, 4.4 and 4.5.
6.2 (i) to (v)	These factors have not been considered in this proposal. It is assumed that 6.2(iv) is concerning the maintenance or amenity impacts of a swimming pool (e.g. leaf shedding / shading) rather than the ability to install a pool or location of install which is addressed by 6.1(e)(f).



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Figure 1 – Alternate Pool Locations





## 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 <b>Schedule 1</b> 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. <ul style="list-style-type: none"> <li>• Director Development and Community Services</li> <li>• Manager Development Services</li> <li>• Coordinator Urban Planning</li> <li>• Senior Urban Planner</li> </ul>
Council Adoption	26/03/24
Reviewed/Modified:	06/24, 03/25
Relevant Management Practice:	N/A
Relevant Policy:	N/A

<b>Relevant Delegation:</b>	N/A
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## 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:	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
Express Power to Delegate:	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i> 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 <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> as detailed below.
Power or Duty being Delegated:	<ol style="list-style-type: none"> <li><b>1. Development Applications</b> The authority to undertake all functions and processes outlined in Schedule 2 Part 7, Part 8 and Part 9 of the Deemed provisions.</li> <li><b>2. Discretion to Modify Development Standards</b> 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.</li> <li><b>3. Structure Plans</b> <ol style="list-style-type: none"> <li>(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.</li> </ol> </li> </ol>

	<p>(b) The advertising of a structure plan under clause 18(2) of the Deemed provisions.</p> <p>(c) The provision of advice and assistance to the Western Australian Planning Commission under clause 23 of the Deemed provisions.</p> <p>(d) The approval of further details of a structure plan under clause 24(1A) of the Deemed provisions.</p> <p>(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.</p> <p>(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 nature and advertising is not required.</p> <p><b>4. Local Development Plans</b></p> <p>(a) The determination not to advertise a Local Development Plan under clause 50(3) of the Deemed provisions.</p> <p>(b) The determination to require modifications to a Local Development Plan under clause 52(1)(b) of the Deemed provisions.</p> <p>(c) The determination to amend an approved Local Development Plan under clause 59(1) of the Deemed provisions.</p> <p>(d) The determination to require further details of any development included in the Local Development Plan under Clause 53(1) and Clause 53(2)</p> <p>(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.</p> <p><b>5. Local Planning Policies</b></p> <p>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.</p> <p><b>6. Heritage</b></p> <p>(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.</p>
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	<p>(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.</p>
<p><b>Conditions of Delegation:</b></p>	<p><b>1. Granting of Development Approval</b></p> <p><b>(a) Land Use and Application Type</b></p> <p>The granting of Development Approval does not extend to the following land uses and application types:</p> <ul style="list-style-type: none"> <li>(a) Child Care Premises.</li> <li>(b) Fast Food Outlet.</li> <li>(c) Hotel.</li> <li>(d) New Residential Aged Care Facilities.</li> <li>(e) Nightclub.</li> <li>(f) Place of Worship.</li> <li>(g) Residential Building.</li> <li>(h) Tavern.</li> <li>(i) Telecommunications Infrastructure that is not classified as a low-impact facility under the <i>Telecommunications Act 1997</i>.</li> <li>(j) Non-residential 'A' uses within the Residential zone, where objections are received during advertising.</li> <li>(k) Use not listed.</li> <li>(l) Change to a Non-Conforming Use.</li> <li>(m) Residential development comprising five (5) or more dwellings.</li> <li>(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.</li> <li>(o) Applications which involve tree damaging activity to a regulated tree in accordance with Local Planning Policy 3.2 – Tree Retention.</li> <li>(p) Applications for Heritage Listed properties or within a Heritage Area except where, in the</li> </ul>

	<p>opinion of the delegated officer, the proposal is minor in nature and will not detract from the heritage significance of the place.</p> <ul style="list-style-type: none"><li>(q) Applications on or involving City owned or managed land by a private entity which propose significant works or a change of land use.</li><li>(r) Applications for illuminated and/ or digital content signage opposite (directly or diagonally) to or adjoining a residential zone.</li><li>(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.</li><li>(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:<ul style="list-style-type: none"><li>(i) The proposal is consistent with the objectives of the Local Planning Scheme and relevant Policy;</li><li>(ii) The proposal would not have a detrimental impact on the streetscape or any other property; or</li><li>(iii) The variation is minor in nature; or</li><li>(iv) The variation can be overcome by imposing a condition(s) on any development approval granted.</li></ul></li></ul> <p><b>(b) Advertising</b></p> <p>Where advertising of an application is required, the granting of Development Approval may only occur where:</p> <ul style="list-style-type: none"><li>(a) Consent, no objection or no response is received from those consulted; or</li><li>(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</li></ul>
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	(c) The objection does not relate to valid planning and development considerations associated with the proposal.
<b>Delegated To</b>	Chief Executive Officer  Officers occupying the following positions as determined by the delegation from Chief Executive Officer to Officers. <ul style="list-style-type: none"> <li>• Director Development and Community Services</li> <li>• Manager Development Services</li> <li>• Coordinator Urban Planning</li> <li>• Senior Planner</li> </ul>
<b>Council Adoption</b>	26/03/24
<b>Reviewed/Modified:</b>	06/24, 03/25, xx
<b>Relevant Management Practice:</b>	N/A
<b>Relevant Policy:</b>	N/A
<b>Relevant Delegation:</b>	N/A



## Delegation from Council DC690 LOCAL PLANNING SCHEME NO.7

<b>Strategic Direction</b>	<b>Environment (Built and Natural)</b>
<b>Responsible Business Unit/s</b>	Chief Executive Officer, Development Services
<b>Responsible Officer</b>	Chief Executive Officer, <del>Director Development and Community Services</del>
<b>Affected Business Unit/s</b>	Development Services

<b>Head of Power:</b>	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
<b>Express Power to Delegate:</b>	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Clause 82 Delegations by local government <del>Clause 83 Local government GEO may delegate powers</del>
<b>Delegation No.:</b>	DC690
<b>Delegation Title:</b>	Local Planning Scheme No. 7
<b>Legislative Reference of Power:</b>	Functions under the <ul style="list-style-type: none"> <li>• <u>Local Planning Scheme No.7 (LPS 7); and</u></li> <li>• Schedule 2 (Deemed provisions for local planning schemes) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, <del>as detailed below</del>. <i>{The Deemed Provisions}</i>.</li> </ul>
<b>Power or Duty being Delegated:</b>	<p><b>1. Development Applications</b></p> <p>The authority to undertake all functions and processes outlined in Schedule 2 Part 7, Part 8 and Part 9 of the Deemed <del>P</del>rovisions. <i>Noting the conditions on this delegation below.</i></p> <p><b>2. Discretion to Modify Development Standards</b></p> <p>The authority to modify development standards in accordance with clause 34 of LPS 7 <i>where it is considered by the delegate to be minor and inconsequential in nature.</i></p>

	<p>alternatively <del>unless in</del> in the opinion of the <del>delegate</del> <b>Delegated Officer</b>, <del>where</del> an application adversely impacts on the amenity of the locality, it <del>must</del> <b>which case the application will</b> be referred to Council for determination.</p> <p><b>3. Structure Plans</b></p> <p><u>The authority to:</u></p> <p>(a) <del>Make a</del> <b>The</b> determination under clause 17(1) of the Deemed Provisions:</p> <p>(i) <del>as to whether a structure plan complies with the requirements of clause 16(1);</del> or</p> <p>(ii) <del>if further information is required before the structure plan</del></p> <p><del>and</del> can be accepted for assessment and advertising.</p> <p>(b) <del>The advertise ing of a</del> a structure plan under clause 18(2) of the Deemed <del>P</del>provisions.</p> <p>(c) <del>Provide The provision of</del> advice and assistance to the Western Australian Planning Commission under clause 23 of the Deemed <del>P</del>provisions.</p> <p>(d) <del>To The</del> approve <del>at a</del> a structure plan that <del>provides for further details f</del> further details <del>of a structure plan</del> under clause 24(1A) of the Deemed Provisions, <del>following approval from the Commission.</del> <del>Noting that the Commission can only approve a structure plan that is not a substantial departure as per Clause 24(2).</del></p> <p>(e) <del>The determine</del> <del>ation</del> that advertising of an amendment to a structure plan is not required, <del>where it is minor in nature,</del> under clause 29(3) of the Deemed <del>P</del>provisions, <del>where it is considered by the delegate to be minor and inconsequential in nature:</del></p> <p><del>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 nature and advertising is not required:</del></p> <p><b>4. Local Development Plans</b></p> <p><u>The authority to:</u></p> <p>(a) <del>Make a</del> <b>The</b> determination not to advertise a Local Development Plan under clause 50(3) of the Deemed <del>P</del>provisions.</p> <p>(b) <del>Make a</del> <b>The</b> determination to require modifications to a Local Development Plan under clause 52(1)(b) of the Deemed <del>P</del>provisions.</p>
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	<p>(c) <del>Make a The</del> determination to amend an approved Local Development Plan under clause 59(1) of the Deemed Pprovisions, <u>where it is considered by the delegate to be minor and inconsequential in nature:</u></p> <p><del>The determination to require further details of any development included in the Local Development Plan under Clause 53(1) and Clause 53(2)</del></p> <p>(d) <u>Make a determination to extend the period of approval of a Local Development Plan,</u></p> <p><u>(i) if there are no changes to the terms of the plan; or</u></p> <p><u>(ii) the conditions attached to the approval under clause 57(3) of the Deemed Provisions.</u></p> <p><del>5. Local Planning Policies</del></p> <p><del>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:</del></p> <p><del>6.5. Heritage</del></p> <p><u>The authority:</u></p> <p>(a) <u>to make a The</u> determination under clause 11 of the Deemed Pprovisions 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.</p> <p>(b) <del>(b) — make a The</del> determination under clause 12 of the Deemed provisions to vary site or development requirements to , <del>subject to undertaking public consultation if required by clause 12(3),</del> to</p> <p><u>(i) enhance or preserve the heritage values in a heritage area or</u> 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</p> <p><u>(j) enhance or preserve the heritage values in a heritage area or</u></p> <p><del>-subject to undertaking public consultation if required by clause 12(3),</del></p> <p>(c) <del>-make a determination under clause 13 of the Deemed Provisions.</del></p>
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<p><b>Conditions of Delegation:</b></p>	<p><b>1. Granting of Development Approval</b></p> <p>(a) Land Use and Application Type</p> <p>The granting of Development Approval does not extend to the following land uses and application types:</p> <ul style="list-style-type: none"> <li>(i) Child Care Premises.</li> <li>(ii) Fast Food Outlet.</li> <li>(iii) Hotel.</li> <li>(iv) New Residential Aged Care Facilities.</li> <li>(v) Nightclub.</li> <li>(vi) Place of Worship.</li> <li>(vii) Residential Building.</li> <li>(viii) Tavern.</li> <li>(ix) Telecommunications Infrastructure that is not classified as a low-impact facility under the <i>Telecommunications Act 1997</i>.</li> <li>(x) Non-residential 'A' uses within the Residential zone, where objections are received during advertising.</li> <li>(xi) Use not listed.</li> <li>(xii) Change to a Non-Conforming Use.</li> <li>(xiii) Residential development comprising five (5) or more dwellings.</li> <li>(xiv) 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.</li> </ul> <p style="color: red; margin-left: 20px;"><del>Applications which involve tree damaging activity to a regulated tree in accordance with Local Planning Policy 3.2 – Tree Retention</del></p> <ul style="list-style-type: none"> <li>(xv) Applications for Heritage Listed properties or within a Heritage Area except where, in the</li> </ul>
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	<p>opinion of the delegated, the proposal is minor in nature and will not detract from the heritage significance of the place.</p> <p>(q) Applications on or involving City owned or managed land by a private entity which propose significant works or a change of land use.</p> <p>(r) Applications for illuminated and/ or digital content signage opposite (directly or diagonally) to or adjoining a residential zone.</p> <p>(s) Applications previously considered by Council, unless, in the opinion of the <del>d</del>Delegated <del>Officer</del>, the application is of a minor nature and in the opinion of the <del>d</del>Delegated <del>Officer</del>, 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.</p> <p>(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 <del>officer</del>:</p> <ul style="list-style-type: none"> <li>(i) The proposal is consistent with the objectives of the Local Planning Scheme and relevant Policy;</li> <li>(ii) The proposal would not have a detrimental impact on the streetscape or any other property; or</li> <li>(iii) The variation is minor in nature; or</li> <li>(iv) The variation can be overcome by imposing a condition(s) on any development approval granted.</li> </ul> <p><u>The above does not apply to applications for tree damaging activity to a Regulated Tree in accordance with Local Planning Policy 3.2 – Tree Retention.</u></p> <p><b>(b) Advertising</b></p> <p>Where advertising of an application is required, the granting of Development Approval may only occur where:</p> <ul style="list-style-type: none"> <li>(i) Consent, no objection or no response is received from those consulted; or</li> </ul>
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	<p>(ii) 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</p>
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	(c) The objection does not relate to valid planning and development considerations associated with the proposal.
<b>Delegated To</b>	Chief Executive Officer  <del>Officers occupying the following positions as determined by the delegation from Chief Executive Officer to Officers:</del>  <del>• Director Development and Community Services</del> <del>• Manager Development Services</del> <del>• Coordinator Urban Planning</del>  • Senior Planner
<b>Express Power to Sub-Delegate:</b>	<u>Planning &amp; Development (Local Planning Schemes) Regulations 2015:</u> cl. 83 <u>Local government CEO may delegate powers</u>

<b>Sub-Delegate(s):</b>	<u>Director Development and Community Services</u> <u>Manager Development Services</u> <u>Coordinator Urban Planning</u> <u>Senior Planner</u>
<b>CEO Conditions on Sub-Delegation:</b>	<u>Sub-delegates may make the following determinations under this Delegation:</u>  <u>Director Development and Community Services</u> <u>Development Applications</u> <u>Discretion to Modify Development Standards</u> <u>Structure Plans</u> <u>Local Development Plans</u> <u>Local Planning Policies</u> <u>Heritage</u>  <u>Manager Development Services</u> <u>Development Applications</u> <u>Discretion to Modify Development Standards</u>  <u>Coordinator Urban Planning</u> <u>Development Applications</u> <u>Discretion to Modify Development Standards</u>  <u>Senior Planner</u> <u>Development Applications</u>

<b>Council Adoption</b>	26/03/24
<b>Reviewed/Modified:</b>	06/24, 03/25, xx
<b>Relevant Policy:</b>	N/A
<b>Relevant Delegation:</b>	N/A



## Delegation from Council DC690 LOCAL PLANNING SCHEME NO.7

<b>Strategic Direction</b>	<b>Environment (Built and Natural)</b>
<b>Responsible Business Unit/s</b>	Chief Executive Officer, Development Services
<b>Responsible Officer</b>	Chief Executive Officer, <del>Director Development and Community Services</del>
<b>Affected Business Unit/s</b>	Development Services

<b>Head of Power:</b>	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
<b>Express Power to Delegate:</b>	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Clause 82 Delegations by local government <del>Clause 83 Local government GEO may delegate powers</del>
<b>Delegation No.:</b>	DC690
<b>Delegation Title:</b>	Local Planning Scheme No. 7
<b>Legislative Reference of Power:</b>	Functions under the- <ul style="list-style-type: none"> <li>• <del>Local Planning Scheme No.7 (LPS 7); and</del></li> <li>• Schedule 2 (Deemed provisions for local planning schemes) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. <del>as detailed below: {The Deemed Provisions}.</del></li> </ul>
<b>Power or Duty being Delegated:</b>	<p><b>1. Development Applications</b></p> <p>The authority to undertake all functions and processes outlined in Schedule 2 Part 7, Part 8 and Part 9 of the Deemed Pprovisions: <del>Noting the conditions on this delegation below.</del></p> <p><b>2. Discretion to Modify Development Standards</b></p> <p>The authority to modify development standards in accordance with clause 34 of LPS 7 <del>where it is considered by the delegate to be minor and inconsequential in nature, alternatively unless</del> in the opinion of the <del>d</del>Delegated-Officer, <del>where</del> an application adversely impacts on the amenity</p>

of the locality, ~~in must~~~~which case the application will~~ be referred to Council for determination.

### 3. Structure Plans

~~The authority to:~~

~~(a) Make a~~ ~~The~~ determination under clause 17(1) of the Deemed Provisions

~~(i) as to whether a structure plan complies with the requirements of clause 16(1), or~~

~~(ii) if further information is required before the structure plan~~

~~and~~ can be accepted for assessment and advertising.

~~(b) The A~~ ~~advertising of~~ a structure plan under clause 18(2) of the Deemed ~~P~~provisions.

~~(c) Provide~~ ~~The provision of~~ advice and assistance to the Western Australian Planning Commission under clause 23 of the Deemed ~~P~~provisions.

~~(d) The a~~ ~~approval of a structure plan that provides for further details of a structure plan~~ under clause 24(1A) of the Deemed Provisions, ~~following approval from the Commission. Noting that the Commission can only approve a structure plan that is not a substantial departure as per Clause 24(2).~~

~~(e) The d~~ ~~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~~ ~~Provisions,~~ ~~where it is considered by the delegate to be minor and inconsequential in nature.~~

~~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 nature and advertising is not required.~~

### 4. Local Development Plans

~~The authority to:~~

~~(a) Make a~~ ~~The~~ determination not to advertise a Local Development Plan under clause 50(3) of the Deemed provisions.

~~(b) Make a~~ ~~The~~ determination to require modifications to a Local Development Plan under clause 52(1)(b) of the Deemed provisions.

~~(c) Make a~~ ~~The~~ determination to amend an approved Local Development Plan under clause 59(1) of the Deemed provisions, ~~where it is considered by the~~

	<p><del>delegate to be minor and inconsequential in nature.</del></p> <p><del>The determination to require further details of any development included in the Local Development Plan under Clause 53(1) and Clause 53(2)</del></p> <p><del>(d)</del> Make a determination to extend the period of approval of a Local Development Plan,</p> <p><del>(i)</del> if there are no changes to the terms of the plan; or</p> <p><del>(ii)</del> the conditions attached to the approval under clause 57(3) of the Deemed Provisions.</p> <p><del><b>5. Local Planning Policies</b></del></p> <p><del>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:</del></p> <p><del><b>5. Local Planning Policies</b></del></p> <p><del>The determination to make an amendment to a local planning policy without advertising the amendment if, in the opinion of the delegate, the amendment is minor and inconsequential in nature under clause 5(2) of the Deemed Provisions.</del></p> <p><b>6. Heritage</b></p> <p><del>The authority to:</del></p> <p>(a) <del>m</del><del>Make a</del> <del>The</del> 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.</p> <p>(b) <del>The m</del><del>Make a</del> determination under clause 12 of the Deemed provisions to vary site or development requirements to <del>—, subject to undertaking public consultation if required by clause 12(3), to enhance or preserve the heritage values in a heritage area or</del></p> <p><del>(i)</del> 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; <del>or:</del></p> <p><del>(ii)</del> <del>enhance or preserve the heritage values in a heritage area or</del></p> <p><del>subject to undertaking public consultation if required by clause 12(3),</del></p> <p><del>make a determination under clause 13 of the Deemed Provisions:</del></p>
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<p><b>Conditions of Delegation:</b></p>	<p><b>1. Granting of Development Approval</b></p> <p><b>(a) Land Use and Application Type</b></p> <p>The granting of Development Approval does not extend to the following land uses and application types:</p> <ul style="list-style-type: none"> <li>(i) Child Care Premises.</li> <li>(ii) Fast Food Outlet.</li> <li>(iii) Hotel.</li> <li>(iv) New Residential Aged Care Facilities.</li> <li>(v) Nightclub.</li> <li>(vi) Place of Worship.</li> <li>(vii) Residential Building.</li> <li>(viii) Tavern.</li> <li>(ix) Telecommunications Infrastructure that is not classified as a low-impact facility under the <i>Telecommunications Act 1997</i>.</li> <li>(x) Non-residential 'A' uses within the Residential zone, where objections are received during advertising.</li> <li>(xi) Use not listed.</li> <li>(xii) Change to a Non-Conforming Use.</li> <li>(xiii) Residential development comprising five (5) or more dwellings.</li> <li><u>(xiv)</u> 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.</li> <li><del>(xiv)(xv)</del> <u>Applications which propose tree damaging activity to a regulated tree in accordance with 7.2(c) of Local Planning Policy 3.2 – Tree Retention.</u></li> <li><del>Applications which involve tree damaging activity to a regulated tree in accordance with Local Planning Policy 3.2 – Tree Retention</del></li> <li><del>(xv)(xvi)</del> Applications for Heritage Listed properties or within a Heritage Area except where, in the opinion of the delegated, the proposal is minor in nature and will not detract from the heritage significance of the place.</li> </ul>
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	<ul style="list-style-type: none"><li>(xvii) Applications on or involving City owned or managed land by a private entity which propose significant works or a change of land use.</li><li>(xviii) Applications for illuminated and/ or digital content signage opposite (directly or diagonally) to or adjoining a residential zone.</li><li>(xix) Applications previously considered by Council, unless, in the opinion of the <del>d</del>Delegated Officer, the application is of a minor nature and in the opinion of the <del>d</del>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.</li><li>(xx) 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 <del>d</del>delegated officer:<ul style="list-style-type: none"><li>a. The proposal is consistent with the objectives of the Local Planning Scheme and relevant Policy;</li><li>b. The proposal would not have a detrimental impact on the streetscape or any other property; or</li><li>c. The variation is minor in nature; or</li><li>d. The variation can be overcome by imposing a condition(s) on any development approval granted.</li></ul></li></ul> <p><b>(b) Advertising</b></p> <p>Where advertising of an application is required, the granting of Development Approval may only occur where:</p> <ul style="list-style-type: none"><li>(i) Consent, no objection or no response is received from those consulted; or</li><li>(ii) 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</li></ul>
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	(c) The objection does not relate to valid planning and development considerations associated with the proposal.
<b>Delegated To</b>	Chief Executive Officer  <i>Officers occupying the following positions as determined by the delegation from Chief Executive Officer to Officers:</i> <ul style="list-style-type: none"> <li>● <i>Director Development and Community Services</i></li> <li>● <i>Manager Development Services</i></li> <li>● <i>Coordinator Urban Planning</i></li> <li>● <i>Senior Planner</i></li> </ul>
<b>Express Power to Sub-Delegate:</b>	<i>Planning &amp; Development (Local Planning Schemes) Regulations 2015:</i> cl. 83 <i>Local government CEO may delegate powers</i>

<b>Sub-Delegate(s):</b>	<i>Director Development and Community Services</i> <i>Manager Development Services</i> <i>Coordinator Urban Planning</i> <i>Senior Planner</i>
<b>CEO Conditions on Sub-Delegation:</b>	<i>Sub-delegates may make the following determinations under this Delegation:</i> <i>Director Development and Community Services</i> <i>Development Applications</i> <i>Discretion to Modify Development Standards</i> <i>Structure Plans</i> <i>Local Development Plans</i> <i>Local Planning Policies</i> <i>Heritage</i>  <i>Manager Development Services</i> <i>Development Applications</i> <i>Discretion to Modify Development Standards</i>  <i>Coordinator Urban Planning</i> <i>Development Applications</i> <i>Discretion to Modify Development Standards</i>  <i>Senior Planner</i> <i>Development Applications</i>

<b>Council Adoption</b>	26/03/24
<b>Reviewed/Modified:</b>	06/24, 03/25, xx
<b>Relevant Policy:</b>	N/A
<b>Relevant Delegation:</b>	N/A

### City of South Perth Statement of Financial Activity

As at 31st January 2026  
Year to date

Current Budget \$	Actual \$	Variance \$		Current Budget \$	Mid Year Revised Budget \$	Variance \$	Var Note	% Var Original Budget
<b>OPERATING ACTIVITIES</b>								
<b>Revenue from operating activities</b>								
47,708,367	47,732,479	24,112	Rates revenue	47,742,872	47,811,053	68,181	F	0%
334,506	682,992	348,485	Grants, subsidies and contributions	2,068,700	2,105,100	36,400	F	2%
16,801,450	17,226,975	425,525	Fees and charges	21,445,010	21,480,295	35,285	F	0%
10,027,989	10,039,240	11,251	Service charges	10,027,989	10,039,240	11,251	F	0%
2,731,328	2,901,790	170,462	Interest revenue	4,333,538	4,553,079	219,541	F	5%
241,488	240,264	(1,224)	Other revenue	539,000	480,700	(58,300)	U	-11%
<b>77,845,128</b>	<b>78,823,740</b>	<b>978,612</b>		<b>86,157,109</b>	<b>86,469,467</b>	<b>312,358</b>	<b>F</b>	
<b>Expenditure from operating activities</b>								
17,485,638	17,357,249	128,390	Employee expenses	29,648,151	30,001,834	(353,684)	U	-1%
17,736,697	17,839,861	(103,165)	Materials and contracts	37,846,043	37,127,587	718,457	F	2%
1,132,776	1,089,302	43,474	Utility charges	2,096,000	2,016,200	79,800	F	4%
724,500	699,788	24,712	Insurance expenses	724,500	732,988	(8,488)	U	-1%
8,411,221	8,708,967	(297,747)	Depreciation and amortisation	14,296,224	14,818,513	(522,289)	U	-4%
767,133	594,003	173,130	Other expenses	1,312,344	1,313,925	(1,581)	U	0%
153,277	141,496	11,780	Interest expenses	231,401	231,401	-		0%
<b>46,411,241</b>	<b>46,430,667</b>	<b>(19,426)</b>		<b>86,154,663</b>	<b>86,242,448</b>	<b>(87,785)</b>	<b>U</b>	
<b>31,433,887</b>	<b>32,393,073</b>	<b>959,186</b>	<b>Net operating surplus/ (deficit)</b>	<b>2,446</b>	<b>227,020</b>	<b>224,573</b>	<b>F</b>	
<b>Operating activities excluded from budgeted deficiency</b>								
8,411,221	8,708,967	297,747	Depreciation excluded from operating activity	14,296,224	14,818,513	522,289	F	4%
-	106,845	106,845	Other movement in non current assets/liability	-	-	-		0%
(7,551,542)	(7,568,055)	(16,513)	Underground power	(7,551,542)	(7,568,055)	(16,513)	U	0%
<b>32,293,565</b>	<b>33,640,831</b>	<b>1,347,265</b>	<b>Amount attributable to operating activities</b>	<b>6,747,128</b>	<b>7,477,478</b>	<b>730,349</b>	<b>U</b>	
<b>INVESTING ACTIVITIES - INFLOWS / (OUTFLOWS)</b>								
2,251,273	1,722,561	(528,712)	Capital grants, subsidies and contributions	9,308,131	9,645,461	337,330	F	4%
197,220	240,750	43,530	Proceeds on disposal of assets	399,720	582,683	182,963	F	46%
(7,446,693)	(3,672,731)	3,773,962	Payments for purchase of property, plant & equ	(25,456,959)	(19,468,055)	5,988,905	F	24%
(7,346,980)	(4,564,071)	2,782,909	Payments for construction of infrastructure	(15,259,117)	(15,105,869)	153,248	F	1%
<b>(12,345,180)</b>	<b>(6,273,491)</b>	<b>6,071,689</b>	<b>Amount attributable to investing activities</b>	<b>(31,008,225)</b>	<b>(24,345,780)</b>	<b>6,662,445</b>	<b>F</b>	
<b>FINANCING ACTIVITIES - INFLOW / (OUTFLOWS)</b>								
859,936	1,268,424	408,488	Transfers from cash backed reserves (restricted)	17,577,338	17,593,420	16,082	F	0%
28,293	28,293	-	Proceeds from self supporting loans	55,919	55,919	-		0%
5,525,000	5,706,649	181,649	Underground power	6,215,298	6,215,298	-		0%
(2,477,157)	(2,477,157)	-	Loan principal repayments	(3,486,139)	(3,486,139)	-		0%
(2,121,346)	(2,154,349)	(33,003)	Transfers to reserves	(12,758,909)	(13,225,728)	(466,819)	U	-4%
(824,023)	(214,428)	609,595	Movement in cash backed grant obligations	(5,313,322)	(5,313,322)	-		0%
-	-	-	Proceeds from new borrowings	12,500,000	7,500,000	(5,000,000)	U	-40%
<b>990,703</b>	<b>2,157,432</b>	<b>1,166,729</b>	<b>Amount attributable to financing activities</b>	<b>14,790,185</b>	<b>9,339,449</b>	<b>(5,450,736)</b>	<b>U</b>	
<b>MOVEMENT IN SURPLUS OR DEFICIT</b>								
7,609,147	14,383,969	6,774,822	<b>Surplus or deficit at the start of the financial</b>	7,609,147	14,383,969	6,774,822	F	89%
32,293,565	33,640,831	1,347,265	Amount attributable to operating activities	6,747,128	7,477,478	730,349	F	11%
(12,345,180)	(6,273,491)	6,071,689	Amount attributable to investing activities	(31,008,225)	(24,345,780)	6,662,445	F	21%
990,703	2,157,432	1,166,729	Amount attributable to financing activities	14,790,185	9,339,449	(5,450,736)	U	-37%
<b>28,548,236</b>	<b>43,908,741</b>	<b>15,360,505</b>	<b>Surplus or deficit at the end of the period</b>	<b>(1,861,765)</b>	<b>6,855,115</b>	<b>8,716,880</b>	<b>F</b>	<b>468%</b>

**1.Income**

Project	Movement	Current Budget	Amended Budget	Increase surplus	Decrease surplus
200020 Investment Activities	↑	4,760,134	4,917,388	157,254	-
200021 Financial Services	↓	3,100	3,000	-	(100)
200022 Rating Services	↑	48,809,072	48,892,501	123,429	-
200070 Human Resources	↓	2,300	-	-	(2,300)
200090 Animal Care Facility	↓	204,700	198,487	-	(6,213)
200091 Fire Prevention	↑	5,900	5,971	71	-
200092 Parking	↓	2,732,500	2,461,671	-	(270,829)
200093 Rangers	↑	8,900	17,527	8,627	-
300202 Community Projects	↓	87,000	78,698	-	(8,303)
300205 Community Events	↑	54,000	66,000	12,000	-
300221 Recreation Admin	↓	184,700	183,500	-	(1,200)
300222 George Burnett Leisure Centre Operatio	↑	258,000	276,818	18,818	-
300400 Library Services	↑	4,000	34,456	30,456	-
300401 Civic Centre Library	↓	20,000	18,000	-	(2,000)
300402 Manning Library	↓	8,700	7,700	-	(1,000)
300403 Old Mill	↑	2,000	5,000	3,000	-
300610 Planning Services	↓	655,000	620,000	-	(35,000)
300630 Building Services	↓	422,800	402,800	-	(20,000)
300631 Pool Services	↑	215,000	220,000	5,000	-
300641 Preventative Services	↑	125,000	132,000	7,000	-
400150 Network Operations	↓	130,600	75,000	-	(55,600)
400160 Underground Power	↑	10,027,989	10,039,240	11,251	-
4260 Parks and Environment	↓	385,000	368,000	-	(17,000)
4240 Engineering	↓	769,300	714,963	-	(54,338)
400300 CPGC	↑	5,406,510	5,664,411	257,901	-
400312 Recycling Centre	↑	112,000	122,000	10,000	-
400313 Waste Collection	↑	9,673,204	9,814,637	141,433	-
<b>Subtotals increase/(decrease) surplus</b>				<b>786,240</b>	<b>(473,882)</b>
<b>Nett increase/(decrease) in income from operating activities</b>				<b>312,358</b>	

Project	Movement	Current Budget	Amended Budget	Increase surplus	Decrease surplus
<b>2.Expenditure</b>					
100010 Office of the CEO	↓	647,716	668,644	-	(20,928)
200010 Corporate Services	↑	300,296	270,399	29,897	-
200021 Financial Services	↑	2,777,945	2,593,496	184,450	-
200022 Rating Services	↓	662,547	783,146	-	(120,599)
200030 Property Management - Commercial	↓	34,800	36,917	-	(2,117)
200031 Recoverable Costs	↑	193,100	188,100	5,000	-
200032 PreSchools	↓	51,345	51,763	-	(418)
200040 Organisational Performance	↓	486,915	526,634	-	(39,719)
200050 Information Services	↓	5,571,298	5,628,751	-	(57,453)
200051 Records Management	↑	250,709	159,822	90,886	-
200060 Customer Services Admin	↓	1,358,831	1,405,491	-	(46,660)
200062 Marketing & Communications	↓	802,431	926,444	-	(124,013)
200063 Publications	↑	45,000	34,655	10,345	-
200070 Human Resources	↓	1,337,524	1,364,732	-	(27,207)
200071 Work Health & Safety	↑	511,671	388,435	123,237	-
200080 Governance Admin	↓	1,223,863	1,370,344	-	(146,481)
200081 Council Members	↑	723,904	715,416	15,213	-
200082 Council Functions	↓	209,522	210,124	-	(602)
200090 Animal Care Facility	↓	353,147	391,380	-	(38,233)
200091 Fire Prevention	↑	85,808	71,727	14,081	-
200092 Parking	↓	1,056,468	1,137,047	-	(80,579)
200093 Rangers	↓	613,499	855,541	-	(242,042)
300010 Development & Community Services	↓	276,399	295,472	-	(19,074)
300201 CCR Admin	↑	880,134	755,641	124,493	-
300202 Community Projects	↑	826,593	753,214	73,379	-
300203 Citizens Centre - South Perth	↓	113,075	113,682	-	(607)
300204 Citizens Centre - Manning	↑	167,057	161,791	5,267	-
300205 Community Events	↑	1,006,186	922,658	83,528	-
300210 Major Events	↓	95,000	124,060	-	(29,060)
300211 Summer Events	↑	223,000	222,000	1,000	-
300212 Functions	↑	54,000	50,000	4,000	-
300213 Public Art	↑	76,354	73,854	2,500	-
300220 Facility Hire	↑	561,160	549,752	11,407	-

Project	Movement	Current Budget	Amended Budget	Increase surplus	Decrease surplus
300222 George Burnett Leisure Centre Operations	↓	636,429	672,225	-	(35,795)
300401 Civic Centre Library	↓	1,823,932	2,062,624	-	(238,691)
300402 Manning Library	↑	1,074,547	1,138,719	-	(64,172)
300403 Old Mill	↑	34,857	25,457	9,400	-
300404 Heritage House	↑	37,065	36,334	731	-
300500 Strategic Planning	↓	504,509	558,531	-	(54,022)
300610 Planning Services	↑	1,393,779	1,339,562	54,217	-
300620 Compliance	↓	222,722	237,252	-	(14,530)
300630 Building Services	↑	484,145	467,992	16,153	-
300640 Health Services	↑	629,362	566,195	63,168	-
300643 Analytical Services	↑	13,500	12,500	1,000	-
300644 Pest Control	↑	50,000	40,000	10,000	-
400010 Director Infrastructure Services	↑	355,140	313,107	42,033	-
400011 Assets and Infrastructure Support	↑	1,404,380	1,342,510	61,870	-
400100 Engineering Administration	↑	531,012	411,060	119,952	-
400120 Environment	↑	688,778	558,372	130,406	-
400140 Civil Design	↑	958,513	747,880	210,632	-
400150 Network Operations	↑	295,000	170,000	125,000	-
400190 Parks and Environment Administration	↓	375,110	454,025	-	(78,915)
4200 Building Maintenance	↑	3,604,791	3,479,933	124,858	-
4260 Park Operations	↓	11,876,991	12,598,432	-	(721,441)
4240 Roads and Drainage	↑	11,713,714	11,584,381	129,333	-
400300 CPGC	↑	4,590,883	4,209,378	381,505	-
400310 Waste, Fleet & Facilities Administration	↓	744,692	878,443	-	(133,751)
400311 Fleet Management	↑	1,458,668	1,352,604	106,063	-
400312 Recycling Centre	↓	532,790	713,551	-	(180,761)
400313 Waste Collection	↑	4,954,022	4,821,392	132,630	-
400314 Recycling Collection	↓	1,270,340	1,327,888	-	(57,549)
<b>Subtotals increase/(decrease) surplus</b>				<b>2,497,631</b>	<b>(2,600,416)</b>
<b>Nett (increase)/decrease expenditure from operating activities</b>					<b>(87,785)</b>

**BUDGET REVIEW FOR THE PERIOD ENDED 31 JANUARY 2026**

**Attachment (c) amendments identified from Investing and Financing activities in the 31 January 2026 Budget Review**

Account	Item Type	Movement	Current Budget	Amended Budget	Increase surplus	Decrease surplus
<b>Capital grants, subsidies and contributions</b>						
Public Art	Capital	↑	-	81,747	81,747	-
Park Operations	Capital	↑	3,504,014	3,615,896	111,882	-
Roads	Capital	↑	2,197,721	2,341,422	143,701	-
<b>Subtotals increase/(decrease) surplus</b>					<b>337,330</b>	<b>-</b>
<b>Net subtotal increase/(decrease) Capital grants, subsidies and contributions</b>					<b>337,330</b>	<b>-</b>
<b>Proceeds from disposal of assets</b>	Proceeds	↑	399,720	582,683	182,963	-
<b>Subtotals increase/(decrease) surplus</b>					<b>182,963</b>	<b>-</b>
<b>Net subtotal increase/(decrease) Proceeds from disposal of assets</b>					<b>182,963</b>	<b>-</b>

**BUDGET REVIEW FOR THE PERIOD ENDED 31 JANUARY 2026**

**Attachment (c) amendments identified from Investing and Financing activities in the 31 January 2026 Budget Review**

Account	Item Type	Movement	Current Budget	Amended Budget	Increase surplus	Decrease surplus
<b>Payments for purchase of property, plant &amp; equipment</b>						
800034 - CPGC - Plant & Fleet	Capital	↑	350,000	250,000	100,000	-
800296 - City of South Perth Plant & Fleet	Capital	↓	1,165,000	1,173,148	-	(8,148)
800390 - Waste - Plant & Fleet Replacement Program	Capital	↓	-	6,890	-	(6,890)
800797 - CCTV Trailer	Capital	↓	75,000	100,000	-	(25,000)
800805 - ANPR camera on Mill Point Road	Capital	↓	30,000	38,000	-	(8,000)
800813 - 30 Saunders Street - Land Acquisition	Capital	↓	-	37,664	-	(37,664)
800816 - CCTV Election Commitment	Capital	↓	-	100,000	-	(100,000)
800817 - Relocation of the Fibre Network at CPGC	Capital	↓	-	57,063	-	(57,063)
800423 - Asbestos Replacement Program	Capital	↓	79,640	104,640	-	(25,000)
800579 - South Perth Tennis Club - Design Retrofit UAT	Capital	↑	580,320	496,320	84,000	-
800644 - Building Minor Works Ad hoc Program	Capital	↑	451,270	376,270	75,000	-
800652 - Civic Centre meeting room upgrade	Capital	↓	30,000	75,000	-	(45,000)
800654 - CPGC Pro-shop, Clubhouse and Driving Range	Capital	↑	12,500,000	6,500,000	6,000,000	-
800718 - Civic and Admin IT Area Office Fit out Renewal	Capital	↓	117,975	156,975	-	(39,000)
800724 - Roof Access Improvements	Capital	↓	265,460	320,460	-	(55,000)
800780 - Mends St Public Toilets	Capital	↑	82,500	5,000	77,500	-
800819 - South Perth Tennis Club Pergola Project	Capital	↓	-	45,951	-	(45,951)
800778 - Fire Asset Upgrade - Design and Construct	Capital	↑	163,690	43,690	120,000	-
800782 - Clydesdale Park Operations Depot Safety Alterations	Capital	↑	164,120	159,000	5,120	-
800818 - Replacement of broken equipment valued over \$5,000	Capital	↓	-	20,000	-	(20,000)
<b>Subtotals increase/(decrease) surplus</b>					<b>6,461,620</b>	<b>(472,715)</b>
<b>Nett subtotal (increase)/decrease payments for purchase of property, plant &amp; equipment</b>					<b>5,988,905</b>	

**BUDGET REVIEW FOR THE PERIOD ENDED 31 JANUARY 2026**

**Attachment (c) amendments identified from Investing and Financing activities in the 31 January 2026 Budget Review**

Account	Item Type	Movement	Current Budget	Amended Budget	Increase surplus	Decrease surplus
<b>Payments for construction of infrastructure</b>						
800392 - Irrigation Asset Replacement Program	Capital	↑	300,000	98,937	201,063	-
800693 - Traffic/Black Spot - Mill Point Rd and Esplanade Ramp	Capital	↓	294,798	364,000	-	(69,202)
800714 - Road Rehab - Crawshaw Cr - Lay St to Perther Rd	Capital	↑	500,000	300,000	200,000	-
800735 - Outfall Upgrade - Hurlingham Lake	Capital	↓	20,000	40,000	-	(20,000)
800736 - Outfall Upgrade - Lake Douglas	Capital	↓	20,000	40,000	-	(20,000)
800738 - Como Beach Reserve Drainage Repairs	Capital	↓	-	70,000	-	(70,000)
800739 - Unwin Cres - Redmond St to Sulman Ave	Capital	↑	150,000	3,000	147,000	-
800741 - Douglas Ave - Mill Point to Shaftesbury, MRRG	Capital	↑	571,100	550,000	21,100	-
800742 - Elderfield St - Trumper to Kilkenny, MRRG	Capital	↑	274,800	265,000	9,800	-
800743 - Labouchere Rd - NB - Hardy to Charles, MRRG	Capital	↓	137,900	160,000	-	(22,100)
800745 - Manning Rd (B) - EB - Kent to Gillon, MRRG	Capital	↑	623,700	544,000	79,700	-
800746 - Second Ave - First Ave to Landsdowne Rd	Capital	↑	200,000	160,000	40,000	-
800747 - Jackson Rd - Wandarra Cl to Cul De Sac	Capital	↓	220,000	265,000	-	(45,000)
800761 - Bill Grayden reserve Concrete path extension	Capital	↓	10,350	11,413	-	(1,063)
800764 - CPGC Safety Netting	Capital	↓	207,760	407,760	-	(200,000)
800767 - Elderfield/ Sandon Park Boardwalk replacement	Capital	↑	206,950	40,000	166,950	-
800792 - Redmond St - Boardwalk Replacement design and approvals	Capital	↓	50,000	70,000	-	(20,000)
800799 - Metal light pole inspections and replacements	Capital	↑	150,000	-	150,000	-
800808 - Redmond St Cul-de-sac GPT Installation	Capital	↓	-	50,000	-	(50,000)
800809 - Redmond St Stairs, Erosion Control Works	Capital	↓	-	70,000	-	(70,000)
800810 - Manning Senior Citizen car park-Asphalt Works	Capital	↓	-	40,000	-	(40,000)
800812 - Como Beach Riverwall & Footpath Repairs	Capital	↓	-	150,000	-	(150,000)
800814 - St Columba Church	Capital	↓	-	50,000	-	(50,000)
800820 - Esplanade Verge Island Bollards	Capital	↓	-	35,000	-	(35,000)
<b>Subtotals increase/(decrease) surplus</b>					<b>1,015,613</b>	<b>(862,365)</b>
<b>Nett subtotal (increase)/decrease payments for construction of infrastructure</b>					<b>153,248</b>	
<b>Amount attributable to investing activities</b>					<b>6,662,446</b>	

**BUDGET REVIEW FOR THE PERIOD ENDED 31 JANUARY 2026**

**Attachment (c) amendments identified from Investing and Financing activities in the 31 January 2026 Budget Review**

Account	Item Type	Movement	Current Budget	Amended Budget	Increase surplus	Decrease surplus
<b>Transfers from cash backed reserves (restricted assets)</b>						
Transfer from Community Facilities Reserve	Reserves	↑	9,197,602	9,120,102	-	(77,500)
Transfer from Collier Park Golf Course Reserve	Reserves	↓	1,035,144	1,128,726	93,582	-
<b>Subtotals increase/(decrease) surplus</b>					<b>93,582</b>	<b>(77,500)</b>
<b>Net subtotal increase/(decrease) transfers from cash backed reserves (restricted assets)</b>					<b>16,082</b>	
<b>Transfers to reserves</b>						
Transfer to Financial Sustainability Investment Reserve Fund	Reserves	↑	(2,271,067)	(2,288,817)	-	(17,750)
Transfer to Collier Park Golf Course Reserve	Reserves	↑	(409,057)	(428,509)	-	(19,452)
Transfer to Waste Management Reserve	Reserves	↑	(749,205)	(830,913)	-	(81,708)
Transfer to Employee Entitlement Reserve	Reserves	↑	(531,113)	(569,860)	-	(38,747)
Transfer to Communities Facilities Reserve	Reserves	↑	(7,130,278)	(7,160,003)	-	(29,725)
Transfer to Parking Facilities Reserve	Reserves	↑	(3,453)	(7,123)	-	(3,670)
Transfer to River Wall Reserve	Reserves	↓	(563,159)	(561,757)	1,402	-
Transfer to Public Art Reserve	Reserves	↑	(19,260)	(100,201)	-	(80,941)
Transfer to Changeroom and Sport Lighting Facilities Reserve	Reserves	↑	(36,018)	(232,246)	-	(196,228)
<b>Subtotals increase/(decrease) surplus</b>					<b>1,402</b>	<b>(468,221)</b>
<b>Net subtotal (increase)/decrease transfers to reserves</b>						<b>(466,819)</b>
<b>Proceeds from new borrowings</b>						
	Loan	↓	12,500,000	7,500,000	-	(5,000,000)
<b>Subtotals increase/(decrease) surplus</b>					<b>-</b>	<b>(5,000,000)</b>
<b>Net subtotal (increase)/decrease proceeds from new borrowings</b>						<b>(5,000,000)</b>
<b>Amount attributable to financing activities</b>						<b>(5,450,737)</b>

**CITY OF SOUTH PERTH  
ATTACHMENT (d) LOCAL GOVERNMENT FINANCIAL RATIOS  
BUDGET REVIEW 31 JANUARY 2026**

**SUMMARY**

**FINANCIAL RATIOS (NEW)**

	Revised Budget 2025/26	Adopted Budget 2025/26	Actual 2024/25	Actual 2023/24
Current Ratio	4.33	3.72	3.88	3.55
Debt Service Cover Ratio	4.03	3.85	5.47	5.05
Operating Surplus Ratio	0.05	0.03	0.09	0.09
Net Financial Liability Ratio	-0.79	-0.62	-0.81	-0.70
LGFI Score	90	86	92	92

The above ratios are calculated as follows:

Current Ratio:

$$\frac{\text{current assets}}{\text{current liabilities}}$$

Debt Service Cover Ratio:

$$\frac{\text{annual operating revenue plus federal assistance grant (FAG) adjustment less operating expenses less depreciation and finance costs principal repayments and interest}}{\text{operating revenue plus FAG adjustments plus non operating grants contributions for assets renewal less operating expenses}}$$

Operating Surplus Ratio:

$$\frac{\text{operating revenue plus FAG adjustments plus grants contributions for assets renewal}}{\text{operating revenue plus FAG adjustments plus grants contributions for assets renewal}}$$

Net Financial Liability Ratio:

$$\frac{\text{total liabilities less current cash \& cash equivalents, trade \& other receivables, other financial assets}}{\text{operating revenue plus FAG adjustments}}$$

**CITY OF SOUTH PERTH  
ATTACHMENT (e) LOCAL GOVERNMENT FINANCIAL RATIOS - BUDGET REVIEW 31 JANUARY 2026**

**SUMMARY**

**FINANCIAL RATIOS (OLD)**

	Revised Budget 2025/26	Adopted Budget 2025/26	Actual 2024/25	Actual 2023/24
Current Ratio	2.19	2.08	2.20	2.17
Asset Sustainability Ratio	1.20	1.20	0.83	0.78
Operating Surplus Ratio	0.01	0.00	0.07	0.05
Own Source Revenue Ratio	0.98	0.98	1.05	1.02
Debt Service Cover Ratio	4.16	4.08	5.28	4.67
Asset Consumption Ratio	0.74	0.75	0.74	0.75
Asset Renewal Funding Ratio	0.82	0.83	0.82	0.98
FHI Score	83	79	89	87

The above ratios are calculated as follows:

Current Ratio	$\frac{\text{current assets} - \text{restricted current assets}}{\text{current liabilities} - \text{liabilities associated with restricted assets}}$
Asset Sustainability Ratio	$\frac{\text{capital renewal and replacement expenditure}}{\text{depreciation expense}}$
Debt Service Cover Ratio	$\frac{\text{annual operating surplus before interest and depreciation}}{\text{principal and interest}}$
Operating Surplus Ratio	$\frac{\text{operating revenue} - \text{operating expense}}{\text{own source operating revenue}}$
Own Source Revenue Ratio	$\frac{\text{own source operating revenue}}{\text{operating expense}}$
Asset Consumption Ratio	$\frac{\text{depreciated replacement cost of assets}}{\text{current replacement cost of depreciated assets}}$
Asset Renewal Funding Ratio	$\frac{\text{NPV of planned capital renewals over 10 years}}{\text{NPV of required capital expenditure over 10 years}}$

# MINUTES.

## Annual General Meeting of Electors

Monday 9 February 2026

### Notice of Meeting

Mayor and Councillors

Here within are the Minutes of the Annual General Meeting of Electors held at 6pm on Monday 9 February 2026 in the Council Chamber, corner Sandgate Street and South Terrace, South Perth.



LIZ LEDGER  
CHIEF EXECUTIVE OFFICER

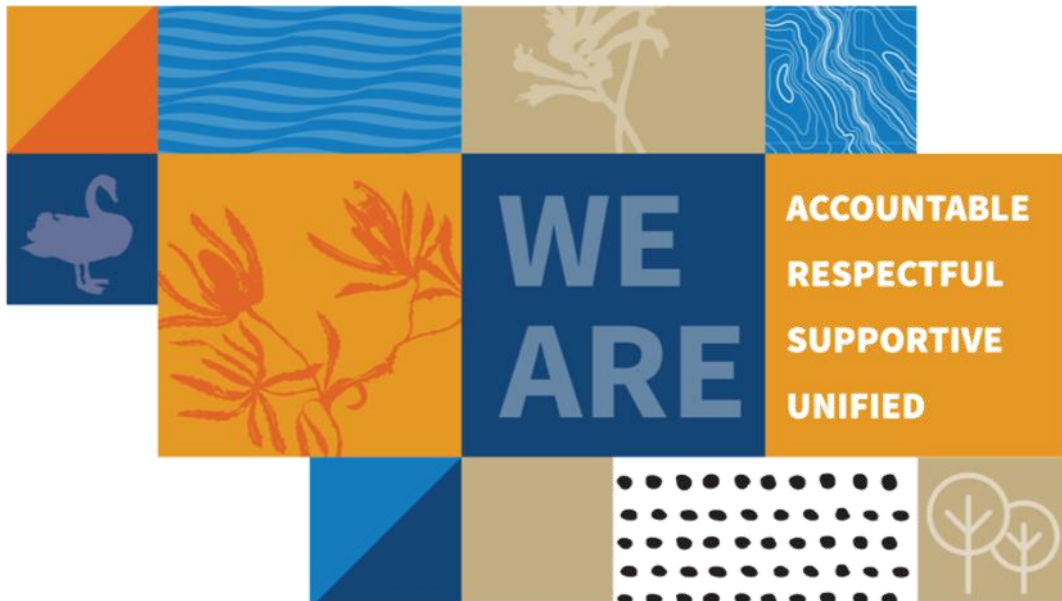
11 March 2026

## Acknowledgement of Country

Kaartdjinin Nidja Nyungar Whadjuk Boodjar Koora Nidja Djining Noonakoort kaartdijin wangkiny, maam, gnarnk and boordier Nidja Whadjuk kura kura.

We acknowledge and pay our respects to the traditional custodians of this land, the Whadjuk people of the Noongar nation and their Elders past and present.

## Our Guiding Values



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## Annual General Meeting of Electors – Minutes

### 1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Presiding Member declared the meeting open at 6.01pm and welcomed everyone in attendance.

The Presiding Member outlined the format of the Electors' General Meeting.

### 2. ATTENDANCE

Mayor Greg Milner (Presiding Member)

#### Councillors

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

Councillor Kathy Lees  
Councillor Bronwyn Waugh  
Councillor André Brender-A-Brandis  
Councillor Jacqueline Raison  
Councillor Tim Houweling

#### Officers

Chief Executive Officer (CEO)	Ms Liz Ledger
Director Corporate Services (DCS)	Ms Bree Websdale
Director Development and Community Services (DCCS)	Ms Donna Shaw
Director Infrastructure Services (DIS)	Ms Anita Amprimo
Communications and Marketing Coordinator	Ms Sonya Kimbar
Manager Governance	Ms Toni Fry
Governance Officer	Ms Jane Robinson
Governance Administration Officer	Ms Kira Digwood

#### Gallery

There were approximately 13 members of the public present.

### APOLOGIES

- Councillor Hayley Prendiville

### APPROVED LEAVE OF ABSENCE

- Councillor Stephen Russell for the period 1 February 2026 to 22 February 2026, inclusive.

### 3. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

The Presiding Member read aloud the following:

*“Good evening. Tonight, we are here to present the 2024/25 Annual Report, Annual Financial Statements and the Auditors Report to you, the Electors. The 2024/25 financial year was one of strong financial performance, community achievements, and key projects delivered over the financial year.*

*The 2024/25 Annual Report, which was endorsed by Council last year, reflects the hard work of the City in achieving the community’s aspirations as outlined in the Strategic Community Plan 2021-2031. I am pleased to say that our financial health remains robust. Using the new State Government methodology, the Local Government Financial Indicator (LGFI) the City achieved a score of 92 against the benchmark of 70 for the previous financial year. We also recorded our third consecutive operating surplus of \$5,933,575 and an overall surplus of \$4,913,058, building on the first surplus achieved back in 2022/23. Allowing the City to allocate more funds towards future asset renewal and strengthens our financial reserves. Importantly, we did that while delivering a modest rates increase of 3.4%, aligned with Perth inflation. That marks the sixth consecutive year that we have kept rates either at, or below, the Perth CPI inflation rate.*

*Some of the highlights from the year include:*

- *Opening the Manning Bike Track, featuring pump and jump tracks for all ages and abilities.*
- *Delivering a vibrant program of cultural and civic events, including the South Perth Sounds concert, our Southside Summer FRINGE WORLD events, NAIDOC Week, and Remembrance Day services.*
- *Opened two new enclosed dog parks and upgraded public toilets at Comer Reserve.*
- *Enhanced public spaces with decorative lighting and installed a new footbridge at Lake Douglas.*
- *The Local Heritage Survey was updated to preserve culturally significant sites.*
- *Developing the Karawara Pedestrian and Cycle Access Plan to improve connectivity and safety.*
- *Commenced the waste-to-energy delivery to the Kwinana Energy Recovery Facility, very much reducing our landfill use.*
- *40km/h speed limit was introduced on the South Perth Peninsula to improve road safety.*
- *\$19.8m redevelopment of Collier Park Golf Course was endorsed.*
- *Engaged with the community on the Urban Greening Strategy and adopted revised animal management laws.*

*I want to thank the City Administration, my fellow Councillors and former Councillors; for their tireless efforts in working towards our shared vision of a City of active places and beautiful spaces. It is an honour and a privilege to serve our wonderful community on this Council. I am sure that I can speak for all of the Elected Members when I say we look forward to continuing to work with and for our community to deliver great outcomes for this wonderful City.*

## 4. REPORTS OF CEO

### 4.1 ANNUAL REPORT 2024/25 AND FINANCIAL REPORT

File Ref: D-26-1589

Reporting Officer(s): Liz Ledger, Chief Executive Officer

#### Summary

To present the Annual Report for the year 2024/2025, incorporating the 2024/2025 Annual Financial Statements and the 2024/2025 Auditors report.

#### Background

Council adopted by Absolute Majority the 2024/2025 City of South Perth Annual Report (Annual Report) at its meeting held 16 December 2025:

*That Council:*

1. *Adopts the City of South Perth Annual Report 2024/25 as shown at Attachment (a); and*
2. *Authorises the Chief Executive Officer to convene the Annual Electors' General Meeting within the legislative timeframe.*

Following adoption of the Annual Report, Section 5.27 of the *Local Government Act 1995* requires that the local government hold an Electors' General Meeting within 56 days, so the community can receive the Annual Report and any raise any other general business.

#### *5.27 Electors' general meetings*

- (1) *A general meeting of the electors of a district is to be held once every financial year.*
- (2) *A general meeting is to be held on a day selected by the local government but not more than 56 days after the local government accepts the annual report for the previous financial year.*
- (3) *The matters to be discussed at general electors' meetings are to be those prescribed.*

#### Comment

The Annual Report 2024/25 is included as **Attachment (a)**. It contains statutory reporting requirements as prescribed in section 5.53(2) of the Act which includes:

- Mayor's Report;
- Chief Executive Officer's Report;
- Annual Financial Statements; and
- Independent Auditor's Report.

In line with the principles of integrated planning and reporting, the Annual Report includes an overview of the projects and services delivered during the financial year.

#### Consultation

The Audit, Risk and Improvement Committee was presented with the 2024-2025 Annual Financial Report at its meeting held 10 November 2025.

Following the adoption of the Annual Report, section 5.27 of the Act requires that Council hold an Electors' General Meeting within 56 days to present the contents of the report, and any other general business.

Local Public Notice regarding the availability of the Annual Report 2024/2025 and advertising the date of the general meeting of electors was published on 15 January 2026. Notice was published on the City's website, noticeboards, social media and the Perthnow Southern Gazette newspaper.

**Policy and Legislative Implications**

*Local Government Act 1995: Part 5, Division 5 – Annual Reports and planning; Part 7 – Audit  
Local Government (Financial Management) Regulations 1996: cl.s 36-51 – Financial Reports  
Local Government (Audit) Regulations 1996: cl. 9 - Performance of Audit; cl. 10 – Report by Auditor*

**Financial Implications**

The costs associated with the Annual Report and holding the Electors' General Meeting are contained within the City's 2025/2026 operating budget.

The OAG audit fees for the 2024/2025 Annual Financial Statements audit was \$111,554.

**Key Risks and Considerations**

<b>Risk Event Outcome</b>	<p><b>Legislative Breach</b></p> <p>Refers to failure to comply with statutory obligations in the manner in which the City, its officers and Elected Members conduct its business and make its decisions and determinations. This embraces the full gamut of legal, ethical and social obligations and responsibilities across all service areas and decision making bodies within the collective organisation.</p> <p><b>Reputational Damage</b></p> <p>Deals with adverse impact upon the professional reputation and integrity of the City and its representatives whether those persons be appointed or elected to represent the City. The outcome can range from a letter of complaint through to a sustained and co-ordinated representation against the City and or sustained adverse comment in the media.</p>
<b>Risk rating</b>	Low
<b>Mitigation and actions</b>	<p>A Compliance Calendar is used to ensure legislative requirements are met.</p> <p>Appropriate staffing resources to meet the OAG audit timetable.</p>

### Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2021-2031](#):

Strategic Direction:	Leadership
Aspiration:	A local government that is receptive and proactive in meeting the needs of our community
Outcome:	4.3 Good governance
Strategy:	4.3.4 Maintain a culture of continuous improvement

### Attachments

**4.1 (a)** Annual Report 2024/25

## 5. PRESENTATION OF THE ANNUAL REPORT

The Presiding Member advised that one written submission was received prior to the meeting, and that the submission received in advance was invited to the microphone first.

Mr Frank Roach of South Perth was invited to the microphone to ask questions and was not present at the meeting. Accordingly, the Presiding Member called for any further questions relating to the Annual Report, Annual Financial Statements and Auditor's Report for the year ended 30 June 2025.

There being no further questions, the Presiding Member called for a mover and seconder to receive the 2024/25 Annual Report, Annual Financial Statements and Auditor's Report for the year ended 30 June 2025.

#### DECISION

**Moved:** Mr Warwick Boardman of Salter Point.  
**Seconded:** Mr Aidan Carlsson of Karawara.

That the Annual Report for the year 2024/2025, incorporating the 2024/2025 Annual Financial Statements and the 2024/2025 Auditors report, be received.

**The Motion was put and declared CARRIED.**

## 6. GENERAL BUSINESS

The Presiding Member advised that nine written submissions were received prior to the meeting, and submissions received in advance were invited to the microphone first.

### The following questions were asked by Mr Aidan Carlsson of Karawara at the Electors' General Meeting held 9 February 2026

- Mr Aidan Carlsson:** At the December Council Meeting, a Councillor raised concerns regarding the cost-of-living pressures experienced by many ratepayers within the City of South Perth. In light of these concerns, noting both the current rate levels and the limited instalment options available to ratepayers who may experience cashflow constraints - I am seeking clarification of the City's approach to payment flexibility and administration efficiency.
- My question is could the City please outline: What barriers, if any, exist to implementing fortnightly or monthly direct debit payment options for rates, (in order to better align with common income cycles and assist ratepayers experiencing cash flow pressures); the additional processing cost per ratepayer associated with offering existing instalment arrangements, (as well as any projected costs of introducing fortnightly or monthly direct debit options); and state when the City last reviewed and implemented efficiencies relating to the processing of rate instalments beyond the standard annual rates preparation?
- Ms Bree Websdale (DCS):** Thank you, Mr Carlsson. Ratepayers can already set up their own recurring payment options (which can include both fortnightly and monthly) by doing it with their bank, as long as any amount that is due is paid in full before the final due date. The additional processing fee is zero with that, and the third part of the question has been covered by the fact that it has already been done.
- Mr Aidan Carlsson:** Sorry, the additional costs for the instalments of for?
- Ms Bree Websdale (DCS):** There is, if you set up a direct deposit. There is no additional fee on top. You can set it up from your end with the bank.
- Mr Aidan Carlsson:** When you, sorry, I know it is not meant to be back and forth, but I do not feel like my question is being answered.
- Ms Bree Websdale (DCS):** Sorry, I will just clarify again. It is already an available option to ratepayers. You can already set up recurring payment options that can be on a fortnightly or monthly cycle, by setting up from your account end.
- Mr Aidan Carlsson:** Yeah, that is one part of the question?
- Ms Bree Websdale (DCS):** Yes, so that is the first part of the question. The additional processing fee is that there is not any additional processing fee, because it is set up by your bank at your end; There is no charge. Then the third part of the question is state when we last reviewed it? It is already available.
- Mr Aidan Carlsson:** We have one of the major roosting sites for Black Cockatoos at Collier Golf Course, into Collier Reserve and across Technology Park - these birds are facing extinction under our watch and may be gone in 15 to 20 years if we do nothing. Other local government areas have specific

strategies in place to protect and provide habitat, food, trees and reliable water sources (via numerous water sources), for these significant and iconic birds. What is the City's long-term strategy for protection of the endangered Black Cockatoos, including its key elements and will the City be working closely with the research experts at Murdoch University, to be across the latest information, strategies and risks for the Black Cockatoos? (If not, why not, as they are the notable National experts in these species) - and what is the estimated number of trees to be planted on City land, specifically to provide for the Black Cockatoos, in the 2025/26 financial year?

**Ms Anita Amprimo (DIS):** The City undertakes a number of initiatives in this respect including:

1. Installing a number of Cockitrough's located throughout the City. Including two at the Collier Park Golf Course, one at Ryrie Reserve on Murray Street, and one at the City's Operations Centre on Thelma Street. Which provides fresh drinking water throughout the year for the birds.
2. The provision of food sources for Black Cockatoos through the annual tree planting program. We have a program that replaces a number of the pines at Collier Park Golf Course (which are faster growing and provide a food source) and also planting other native food source species. 2332 plants and trees were planted through the City in a variety of sizes from 50mm tubestock to 35 litre trees. The City does rely on information and strategies from experts at universities and State Government entities such as DBCA and DPIRD.
3. Supporting community education initiatives by hosting presentations from researchers on the latest scientific findings relating to black cockatoo habitat use, movement patterns, breeding success and emerging threats, including habitat fragmentation, vehicle strike and the decline of key food sources.
4. The City is exploring opportunities to collaborate with research experts from Murdoch University and to participate in the Keep Carnaby's Flying - [Ngoolarks] Forever Project. This partnership would support existing on-ground initiatives, including targeted revegetation of black cockatoo habitat and the installation of water drinking stations, as mentioned earlier, while contributing to the development of a science-informed, locally tailored Black Cockatoo Conservation Action Plan.

Through these actions, the City aims to ensure evidence-based decision-making and the long-term protection of black cockatoo flocks within the local government area.

**Mayor Greg Milner:** Thank you, Ms Amprimo and thank you, Mr Carlsson for the questions.

I would now like to invite Ms Heidi Schmidt of South Perth. If you would like to come to the microphone, welcome to you and we look forward to your question.

**The following question was asked by Ms Heidi Schmidt of South Perth at the Electors' General Meeting held 9 February 2026**

**Ms Heidi Schmidt:** Thank you. I actually had a statement and a question. Is this just the question?

**Mayor Greg Milner:** Okay, this is the question. I did not know you had a statement but I will make provision for that once we get to the statements part of the meeting.

**Ms Heidi Schmidt:** Good evening everyone, here we are in another year. My question is around community working groups for City projects. Many community members have long advocated for the City to involve residents more directly through collaborative working groups for key projects and initiatives (sort-of-like we did for the Urban Greening Strategy. These would be different to the committees that operate now). Across Australia, data shows that including community representatives in local government working groups has consistently led to better community outcomes, stronger support, and greater satisfaction among residents. Working groups can draw on the expertise and lived experience of residents who are already deeply engaged in areas such as urban greening spaces, wildlife and safety signage, library service changes, and verge rewilding trials. Our community includes many active groups with specialist knowledge who are eager to collaborate constructively with the City. We want the City to reach in, instead of the community consistently having to reach out to the City.

Given the strong credentials, commitment and willingness within our community, will the City adopt a more inclusive approach by offering genuine opportunities for community members to participate and collaborate in shaping projects and works — beyond token consultation, form filling, or feedback provided only after decisions are made? We look forward to continuing to strengthen the relationship between the City, our Councillors and the community this year, and we are keen to be actively involved, consulted and included. Thank you.

**Ms Liz Ledger (CEO):** Thank you, Mr Mayor. The City values the contribution of our community and the strong interest people have in being involved and working with us to help shape a City of Active Spaces and Beautiful Places.

Community members actively participate in a number of City advisory groups, including the Arts Advisory Group, the Inclusive Community Advisory Group (ICAG), the Community Safety and Crime Prevention, the Public Health Advisory, and the South Perth Youth Network (SPYN).

The City also works closely with community groups, schools, businesses and organisations to support our residents. This includes initiatives such as community planting days, environmental clean-ups, and volunteer programs. At present, around 70 volunteers support City facilities, including our libraries, the Old Mill and youth activities.

The City support community capacity building through funding programs, volunteer coordination, and recognition initiatives such as the Community Citizen of the Year Awards. We also provide opportunities for participation throughout the year, including

activities at our Senior Citizen Centres. In addition, the City supports local sporting clubs by connecting them with training, funding and development opportunities.

Community engagement occurs throughout the year using both formal and informal approaches to inform our projects, programs and policies. Recent examples include extensive engagement on the Urban Greening Strategy, involving a deliberative panel of 42 community members, as well as consultation on projects such as playground upgrades, the Moresby Street Activation Project and the Karawara Pedestrian and Cycle Action Plan. Thank you.

**Mayor Greg Milner:**

Thank you, Ms Ledger and thank you Ms Schmidt for the question.

I would now like to invite Mr John Bassett of Como, if you would like to come to the microphone. Welcome to you and we look forward to your question.

**Mr John Bassett:**

Thank you, I thought I would start by asking a question that I have not put through. The gentleman who sent through a question who was not here – is it possible that their question can be read to Council? I assume that the answer has been prepared.

**The following questions were read aloud by Mayor Greg Milner on behalf of Mr Frank Roach of Como at the Electors' General Meeting held 9 February 2026**

**Mayor Greg Milner:**

I am happy to do that. Would you like to stay seated there because there's three of them?

All right. Okay, so these are the questions that had been submitted in advance by Mr Frank Roach of Como. The first question was as follows:

The total proposed loan for the golf course redevelopment is now budgeted at \$20.7m. Up 15% from the \$18m proposed in the Major Land Transaction Business Plan advertised for comment in late 2024. Has the deferred capital contribution the operator is to make been increased by 15% to \$9.2m and is the City confident that \$20.7m is sufficient to complete the redevelopment?

**Ms Bree Websdale (DCS):**

Council approved a loan of \$20.7m as part of the 2025/26 budget process, the loan is currently being obtained. The capital contribution referred to has been increased.

At this stage with the current information at hand the City is confident that the development will be completed within budget.

**Mayor Greg Milner:**

Thank you, Ms Websdale. The second question that Mr Roach asked was as follows:

The budget allows for the Municipal Funds of \$730,280 to be used for Capital Works at the Golf Course. It also implies a budgeted net profit of \$500,000 from the Golf Course and it budgets for principal repayments on golf course loans of \$433,495. Does that mean that Council rates collected are being inflated by \$663,675 to subsidise the Golf Course?

**Ms Bree Websdale (DCS):** The 2025/26 budget does provide for Municipal Funds of \$730,280 to be used for Capital Works at the Golf Course which includes pathways, construction of greens, pipe replacement and a new safety net. The budget also does provide for repayments on a golf course loan of \$457,691.

The net profit for the golf course in 2025/26 is budgeted at \$800,000, not \$500,000.

The City's budgeted revenue for the same year is approximately \$86m which includes approximately \$47,742,872 from rates. So the answer to the last part of the question is no.

**Mayor Greg Milner:** Thank you, Ms Websdale. The third and final question that had been submitted by Mr Roach reads as follows:

This and previous year's budget papers and final accounts states that half the annual net profit of the golf course goes to a capital reserve account and half go to normal revenue. In 2022/23, no funds were transferred to the capital reserve account, so no profit was made. In 2023/24 \$370,712 was transferred, in 2024/25 \$405,883 was transferred and \$500,000 is budgeted for 2025/26. So the total average net profit of the last two years, plus this year's budget is \$950,000 or \$475,000 if half is retained for capital works. The Council is going to borrow \$20,700,000 at 4.7% and repay the principal and interest over 10 years. The total net profit won't service the annual interest of \$972,900. It also will not service \$12.2m over 10 years at 4.7% (\$1.53m p/a). How will this loan be serviced and repaid without requiring the rate payers to make up the shortfall. (I also note from the net profit of \$776,195 that would have gone to normal revenue for 2023-2025 the City made capital repayments of \$815,079 on golf course loans so it already has a negative benefit of \$38,884 for those two years).

**Ms Bree Websdale (DCS):** In 2022/23 profits were made and the Annual Report refers to those profits and talks about the course generating a \$795,000 profit for 2022/23, a 124% increase from the previous year. Included in that figure are the results of the Mini Golf facility, the newest addition to the course. Mini Golf profit increased by \$16,000 or 9% year on year (that was just referencing what was in the Annual Report).

The prior year's profits could not be transferred to the reserve as the Golf Course Reserve was first established in 2023/24. The loan repayments in 2025/26 will be \$458,000.

The current outstanding loan on the golf course will be settled in 2026/27 at the end of June 2026 only \$112,000 will remain outstanding then.

Further, the operator (as part of the redevelopment) will be returning the differed capital contribution to the City, plus a 3% premium. The City also expects that the redevelopment of the building facilities should increase profits from the Golf Course, as it includes the double story driving range and padel courts (in addition to what is already there).

**The following questions were asked by Mr John Bassett of Como at the Electors' General Meeting held 9 February 2026**

**Mr John Bassett:**

My first question is the City of South Perth has established the Urban Greening Strategy and Local Planning Policy 3.2 to address the decline of tree canopy in the Local Government Area. It may be unfair to say this but often Councils will take a position that our job is done, we have a policy, we have a strategy. I suggest that with the changes Council should be attempting to educate the community on what those changes are and ideally to even engage in the discussion with the community about the reasons for increasing tree canopy in the area. My question is does the City have a strategy for actively communicating the implications of the Strategy and Policy and that includes notification to all tree-logging companies that may operate within the LGA?

**Ms Donna Shaw (DDCS):**

The City has a number of strategies for communicating the requirements for the Policy in that:

- As the City engages with landowners, developers, planning consultants and arborists/ tree loppers, it advises them of the Policy. That includes pre-lodgement meetings, where we talk about different planning proposals.
- The City includes notifications on property enquiries for settlements advising of the Policy (that is for new landowners who may have bought into the district);
- The Policy is also available on the website, and notification was posted on the City's communications channels following adoption.

The Arboricultural Association of Western Australia has provided advice on its website that the City of South Perth has adopted the Local Planning Policy for tree retention. The Arbwest website provides contractor information for arborists and tree services companies.

**Mr John Bassett:**

My second question is in relation to the Hurlingham Living Stream. It is a commendable project that unfortunately to has resulted in significant plantings made in part it would seem looking at the Council's website including over \$600,000 in funding from the Department of Biodiversity, Conservation and Attractions. Unfortunately, it appears that the plantings were not followed up by watering, with community members reporting that the majority have since died. My question is how does the Council propose to recover from the plant deaths and where will the funding come from? Following that, how will the City ensure that any consequent plantings are better protected?

**Ms Anita Amprimo (DIS):**

The City was aware of some issues that took place with the contractor when the works were being undertaken. The contractor has acknowledged the role that they played in that part and replacement plantings will be put in place. The issue was not related to watering; the plantings have been watered.

**Mayor Greg Milner:** Thank you, Ms Amprimo and thank you, Mr Bassett for the questions.  
I would now like to invite Ms Bronwyn David of South Perth. If you would like to come to the microphone. Welcome to you, the microphone is yours, and we look forward to your questions.

**The following questions were asked by Ms Bronwyn David of South Perth at the Electors' General Meeting held 9 February 2026**

**Ms Bronwyn David:** Good evening and happy new year to the Council. Thank you for the opportunity, my question is also about trees. The Polyphagous Shot-Hole Borer has had a devastating impact on trees in Perth - amongst a tree population that is already suffering from hotter summers and clearing for housing development. My first question is: the Department of Primary Industries and Regional Development has established a Species Susceptibility Rating to determine how prone different tree species are to the Polyphagous Shot-Hole Borer attack. How many trees in South Perth have a rating of High, Very High or Extreme (on that Species Susceptibility Rating) and what percentage is this of all the trees in the City?

**Ms Anita Amprimo (DIS):** Of the trees that the City has recorded in its tree database, there are 322 trees that are rated extreme on the DPIRD susceptibility list, 3296 rated very high and 2128 rated high. This equates to just over 18% of the trees recorded within the City's system.

**Ms Bronwyn David:** Thank you very much. Would the City be able to estimate the value of these highly susceptible trees?

**Ms Anita Amprimo (DIS):** The City has not calculated the value of these trees at this time.

**Ms Bronwyn David:** Thank you very much.

**Mayor Greg Milner:** Thank you for the questions.

Thank you, Ms Amprimo.

I would now like to invite Ms Veronica McPhail of South Perth, if you would like to come to the microphone. Welcome to you, the microphone is yours and we look forward to your questions.

**The following questions were asked by Ms Veronica McPhail of South Perth at the Electors' General Meeting held 9 February 2026**

**Ms Veronica McPhail:** Thank you. I refer to the City's media release of November 2024 stating that Community Rangers would regularly use an e-bike to patrol the South Perth Foreshore. As a regular user of the foreshore - I and other users have not observed a ranger using an e-bike in this area since the announcement. This raises questions about the actual use of the asset and its value for ratepayers. Is there a login/out or usage register and is it maintained for the e-bike and if so, how frequently has it been used since purchase?

**Ms Bree Websdale (DCS):** Yes, there is a register which shows its usage.  
My apologies, I did not see the second half of your question on how frequently it has been used, but it has been used on various days and I can provide that on notice (the exact number of days).

**Additional information:**

The e-bike was predominately operated by one Ranger who has since left the City. The e-bike has not been used for some time due to staff changes and the reluctance of staff to ride the e-bike.

**Ms Veronica McPhail:** What is the odometer reading of the Community Ranger E-bike (given that the length of the foreshore is 7km long)? My understanding is that they are there every day. I would imagine the odometer reading would be quite huge.

**Ms Bree Websdale (DCS):** It is not being used daily, the current reading is 310km since purchase.

**Ms Veronica McPhail:** Can you explain the purpose of the e-bike and locations where the e-bike has been deployed, and how does the City evaluate the value for money from this purchase?

**Ms Bree Websdale (DCS):** My understanding is: the primary purpose of the Ranger e-bike was to provide high-visibility patrols, improve access to shared pathways and foreshore areas, and enable rangers to efficiently cover larger areas than would be impractical on foot.

A key focus of these patrols was dog lead compliance, particularly along high-use recreational corridors. When deployed, the bike was used mainly along the Sir James Mitchell Park foreshore, and also for patrols within Neil McDougall Park, Sandon Park, and Andrew Thompson Reserve. The City has not evaluated the purchase.

**Ms Veronica McPhail:** Thank you.

**Mayor Greg Milner:** Thank you, Ms Websdale and thank you, Ms McPhail for the questions.  
I would now like to invite Ms Theodora Papadimitos of Waterford. Welcome to you, the microphone is yours and we look forward to your questions.

**The following questions were asked by Ms Theodora Papadimatos of Waterford at the Electors' General Meeting held 9 February 2026**

**Ms Theodora Papadimatos:** Thank you for the opportunity to talk today and ask some questions. My questions have to do with the City of South Perth's Urban Greening Strategy program, which was adopted by the Council at the July 2025 Ordinary Council Meeting. The Strategy states that "implementation plans will be developed to guide on-ground delivery, with measurable targets and performance indicators to ensure accountability and track progress over time.

It has now been six months since the adoption of the Strategy. Does the City have a dedicated team or individual working on the implementation plan?

**Ms Anita Amprimo (DIS):** The City has a team of internal officers and external resources for developing the implementation plan.

**Ms Theodora Papadimatos:** When does the City anticipate that the implementation plan will be released?

**Ms Anita Amprimo (DIS):** The implementation plan will be released following community consultation.

**Mayor Greg Milner:** Thank you, Ms Amprimo and thank you, Ms Papadimatos for the questions.

**Ms Theodora Papadimatos:** Thank you for your time.

**Mayor Greg Milner:** I would now like to invite Ms Gemma Pepper of Como, if you would like to come to the microphone. Welcome to you, the microphone is yours and we look forward to your questions.

**The following questions were asked by Ms Gemma Pepper of Como at the Electors' General Meeting held 9 February 2026**

**Ms Gemma Pepper:**

Great, thank you, so my questions this evening: From my research, the City of South Perth has consistently claimed to be committed to addressing climate change. I have noted that over the past nine years the City's website has noted that "The City is currently reviewing its sustainability reporting framework, which will inform the tools used to measure energy, emissions and water data."

From the website, I understand that the City has completed a review of the Climate Change Strategy 2010-2015 and is establishing emissions reduction targets. Can you advise if and when the updated Strategy and emissions reduction targets will be made public, what actions are currently being undertaken to reduce the City's carbon emissions, when the sustainability reporting framework will be finalised and published and how the City will be measuring its emissions to track its progress?

**Ms Anita Amprimo (DIS):**

Actions being taken to reduce the City's carbon emissions, include the following:

- Transition from internal combustion engines to hybrid powered light and heavy fleet.
- Transition from internal combustion engines to battery powered small plant.
- Transition from internal combustion engines to battery powered mowers.
- Transition from internal combustion engines to battery powered power tools.
- Transition from standard to LED lighting in City facilities.
- Upgrade and renewal to energy G-efficient heating, ventilation and air conditioning plant.
- Installation of solar powered public open space lighting.
- Upgrade of building management systems to improve energy efficiency of heating, ventilation and air conditioning plant.
- Solar panels installed in the following facilities – Manning Bowling Club, Salter Point Scouts, Como Bowling Club, South Perth Bowling Club, Neil McDougall Kindy, John McGrath Pavilion, Manning Community Centre, Operations Centre, the Civic and Administration Building and South Perth Library.

For measuring emissions - The City has systems in place for measuring emissions relating to:

- The Civic and Administration Building, the Operations Centre, South Perth Library, Manning Community Centre and John McGrath Pavillion, which are all considered high energy consumption sites. The installation of solar panels on these sites has collectively reduced carbon emissions by approximately 759 tonnes since commissioning.

- All of our high energy consumption sites are monitored for levels of carbon emission through the Azility smarter energy management software platform.

**Ms Gemma Pepper:**

Sorry, there was a couple of bits to that that got missed in the flow. Was there a date as to when the strategy and the emissions reduction targets will be made public?

**Ms Anita Amprimo (DIS):**

The staff member who deals with this area was not available today, so I will have to take that on notice.

**Additional information:**

The City's Climate Change Strategy 2010–2015 has not formally been replaced, although the City continues to work on reducing greenhouse gas emissions.

A 2021 report established the City's corporate emissions baseline and sought to reduce operational GHG emissions by 50% from the 2019/20 baseline by 2030.

Baseline (FY 2019/20)	Target (FY 2029/30)
3,810 tCO <sub>2</sub> -e	1,905 tCO <sub>2</sub> -e

At the time, this report was considered operational and not endorsed by Council. The City has reviewed the approach to its strategies and will be incorporating carbon reduction into a new resource management strategy. The estimated time for this to be presented to Council is during 2026/27 when it will be publicly available.

**Ms Gemma Pepper:**

Okay. Can you advise how many Development Applications relating to the removal or damaging of trees have been received by the City since the Tree Retention Policy (Local Planning Policy 3.2) was implemented and what has been the outcome of those applications?

**Ms Donna Shaw (DDCS):**

The City currently has eight development applications specifically for tree damaging activity of a regulated tree under assessment that are yet to be determined. They will be determined by Council.

The City, Council or Development Assessment Panel has however, determined or made recommendations on five development applications for other proposals that also had regulated trees on site as follows:

- The Development Assessment Panel approved an application for 107 multiple dwellings which resulted in the removal of three regulated trees.
- The City refused under delegated authority, an application for additions and alterations to a grouped dwelling which involved removal of one regulated tree and pruning of another regulated tree.

- The City approved an application for four grouped dwellings which resulted in two regulated trees being removed, being a Liquidamber styraciflua 'sweetgum' tree and a Robinia pseudoacacia 'black locust' tree, both of which were supported by an Arborist for removal given the structural issues with the trees.
- Council supported an application for a grouped dwelling that resulted in the removal of three regulated trees.
- The City approved an application which resulted in the removal of one regulated tree, a Lophostomon confertus 'Queensland Box Tree' which an Arborist confirmed was dead; a replacement tree was proposed and approved.
- The above does not include data as to the applications that have been lodged, and not accepted or rejected due to insufficient information regarding regulated trees on site.

**Mayor Greg Milner:**

Thank you, Ms Shaw and thank you, Ms Pepper for the questions. I would now like to invite Ms Gemma Spencer of Como, if you would like to come to the microphone. Welcome to you and we look forward to your questions.

**The following questions were asked by Ms Gemma Spencer of Como at the Electors' General Meeting held 9 February 2026**

- Ms Gemma Spencer:** Could I just make a general comment when I start before I start? Is it possible when people are speaking that they could speak more into the microphones because there is a couple of people in the audience that have hearing issues, including myself and if they talk down (or not) into the microphone, we cannot hear properly.
- Mayor Greg Milner:** All right. Are we talking about City staff, me, people who are asking the questions, or all three?
- Ms Gemma Spencer:** Everybody. If people can be conscious of talking so that we can hear properly. I have a hearing aid and I am still battling to hear some of the comments (when people are talking a bit down).
- Mayor Greg Milner:** I will do my best and encourage others to do the same.
- Ms Gemma Spencer:** Thank you, I am sorry I am referring to my phone, I did not print out my questions. My questions will be in relation to the six saplings that were removed from the South Perth foreshore. My first question is: When the saplings were removed, a motion was put forward that stated a level of replanting would be done by the Council. I would like to know if that replanting has been done, and if not when it will be done?
- Ms Anita Amprimo (DIS):** The Council Resolution requested the CEO to include an adjustment of an additional \$30,000 expenditure within the operational budget in the mid-year budget review. If this is endorsed by Council when it is considered later this month, the planting will be undertaken in May/June of this year.
- Ms Gemma Spencer:** My second question is: Have the Councillors had their training day that was suggested to help them deal with contentious tree matters going forward?
- Ms Anita Amprimo (DIS):** The Council Resolution requested a Councillor workshop to be held no earlier than 1 January 2026 to develop a policy on planting trees on public land. This workshop has not yet taken place.
- Mayor Greg Milner:** Thank you, Ms Amprimo, and thank you, Ms Spencer, for the questions.
- I would now like to invite Mr Oliver Crosthwaite of South Perth, if you would like to come to the microphone. Welcome to you and we look forward to your questions.

**The following questions were asked by Mr Oliver Crosthwaite of South Perth at the Electors' General Meeting held 9 February 2026**

**Mr Oliver Crosthwaite:** Mayor, Councillors, staff and residents – my questions concern the proposal to remove 80 or so trees from the reserve on which the Royal Perth Golf Club is located. As a C class reserve set aside for public recreation and which is leased from the City of South Perth to the Royal Perth Golf Club, it makes little sense that the City should approve the removal of around 80 mature trees on the whim of some flimsy rationale such as an apparent safety issue of golfers being hit by golf balls ricocheting off trees too close to the fairway, and a tricky assertion by the club that it will replace the lost trees with 8,000 trees and shrubs.

How can the City justify giving approval to the removal of these mature trees when it is at the expense of: (1) a community asset, (2) leads to a significant reduction in the robust tree canopy, (3) to the detriment of active animal habitats including breeding hollows and food and roosting sites, and (4) at the cost of the local environment at large and on the basis of such flimsy justification?

**Ms Bree Websdale (DCS):** Council will consider the Application from the Royal Perth Golf Club for approval of Stage 3 works at the February Council Meeting.

**Mr Oliver Crosthwaite:** Thank you. Why did the City officers recommend approval for the removal of 80 or so mature trees from the reserve when their removal would contradict the stated Objectives and Pillars of our Urban Greening Strategy which are: 1. to 'Safeguard the City's vegetation', 2. to 'work collaboratively with stakeholders to protect, enhance and manage urban greening' and 3. to 'Strengthen the role of stakeholders as caretakers of local ecological systems'?

**Ms Bree Websdale (DCS):** The answer to this question is the same as the one before in that; Council will consider the application for approval of the Stage 3 works at the February Council Meeting and a report with an officer recommendation will be released with the agenda which has not been released yet.

**Mr Oliver Crosthwaite:** Thank you. Given the Golf Club's assertion that it will replace the 80 or so mature trees with '8000 trees and shrubs' when in fact the vast majority of these plantings would be only of 'native grasses,...monocots...' (for example: turf grasses) '...and shrubs' and little actual tree replacement, why is the City tending to fall for this ruse given the obvious deception, which is...

**Mayor Greg Milner:** I probably do have to jump in there, Mr Crosthwaite. I probably should not be allowing language like ruse. You may disagree with the proposal, but perhaps I can get you to reword that one slightly?

**Mr Oliver Crosthwaite:** Deception.

**Mayor Greg Milner:** Try again? Go for the proposal, I think is what you're saying.

**Mr Oliver Crosthwaite:** All right... Given the obvious deception which is implying the City, its residents and wider community will be better off at a time of severe contraction of our urban tree canopy?

- Mayor Greg Milner:** Again, I am not sure that deception is an appropriate word under the circumstances, but I will put the question through to Ms Amprimo.
- Ms Anita Amprimo (DIS):** The City's Urban Greening Strategy recognises the need to create biodiversity. Planting native grasses and shrubs is a key component of achieving this diverse habitat.
- Mayor Greg Milner:** Thank you, Ms Amprimo, and thank you, Mr Crosthwaite for the questions.
- Mr Oliver Crosthwaite:** Thank you.
- Mayor Greg Milner:** Those were the questions that we have received notice from.  
Are there any other public questions from the gallery for this evening?  
Yes, Ms Ord, if you would like to come to the microphone, welcome to you and we look forward to your questions. Although they may be taken on notice, given that the officers have not had any prior notice.

**The following questions were asked by Ms Joanne Ord of Como at the Electors' General Meeting held 9 February 2026**

- Ms Joanne Ord:** Sorry I was not intending to ask any questions, but a couple of the previous responses caught my attention.  
Regarding the Hurlingham Stream replanting, you mentioned that it was a contractor issue. So, with the replanting, will that be at contractor cost and not ratepayer cost?
- Ms Anita Amprimo (DIS):** Yes, that's correct.
- Ms Joanne Ord:** Previously you mentioned the Urban Greening Strategy implementation plan's community consultation. When will that be occurring, please?
- Ms Anita Amprimo (DIS):** We anticipate that that is likely to be put out to the community in March, but some of that is contingent upon feedback that we may get from Council as well.
- Ms Joanne Ord:** Thank you, that is it.
- Mayor Greg Milner:** Thank you, Ms Amprimo and thank you Ms Ord.  
Folks, any further questions from the floor? Yes, Ms McPhail, although I do have to keep people to three questions a piece, so I will just check how many you have.  
I am limiting it as in prior years to three questions per resident. I think you have asked your three already.
- Ms Veronica McPhail:** Okay.
- Mayor Greg Milner:** Is there anyone else who has not already asked three questions?  
No. Okay. In that case, we will move on to statements or motions.  
We did receive a statement from Ms Bronwyn David of South Perth. Ms David, if you would like to come back to the microphone. I suppose I better set a time limit. We will keep them to five minutes a piece.

**The following statement was read out by Ms Bronwyn David of South Perth at the Electors' General Meeting held 9 February 2026**

**Ms Bronwyn David:**

Good evening again, thank you for this opportunity. You have probably all noticed that Perth is suffering from a shortage of housing at the same time as this Council has concerns about spending. The cost of housing is rising, and the pressure on renters is increasing. Parts of our neighbourhood sit empty. Blocks of land that contribute nothing to our community except weeds, havens for rats, and the occasional dump of rubbish. I have had the misfortune not to have being born in this City and instead arrived only about 14 years ago. I can point to empty blocks that have sat there for all that time that contribute nothing positive to our area. The phenomenon is colloquially known as land banking. Empty blocks mean there is a home (or homes) missing, or commercial areas not being developed. It means less residents, less commercial activity, less gardens, and because these blocks have usually been Clearfield, it means less trees. Other councils in Western Australia are already using vacant land differential rates. The City of Vincent, as an example, adopted a 25% higher rate in the dollar for vacant land in 2025/26 with unanimous support at Council. This was done to encourage property owners to take action to address the growing number of vacant blocks that negatively impact local amenity. The City of Vincent also stated that the decision also supports efforts to ease the State's housing shortage by prompting development. Similarly, Joondalup's rating structure since 2008 already charges a significantly higher rate on vacant property, almost double the rate in the dollar compared with improved residential land. Explicitly to discourage holding land idle and to incentivise development. Bassendean, as of last year, has a clear distinction in their rates with unimproved or vacant land attracting a much higher rate - over 50% more than improved residential land. The reason is to encourage development, as in the Town's words: 'the Town considers the development of all vacant ratable land to be in the best interests of the community, to stimulate growth and development, and improve the vibrancy of the Town.' The City of Perth itself has long set of a higher differential rates on vacant land to discourage land banking and minimise the risks of antisocial behaviour on longheld empty blocks.

The differential was recently increased to about over 60% of the residential rate. The City has stated 'by encouraging development of vacant land the City supports economic growth. The use of the higher differential rate is to discourage the holding of vacant land and also minimises opportunities for problems such as littering, graffiti, and antisocial behaviour which may occur on longheld vacant land parcels. Vacant land is not contributing to the vibrancy, the safety, the economic health of our neighbourhood in the way it should. Land that sits idle does not house families or essential workers. It does not contribute to local shops, parks, or schools through active use. It allows pests to proliferate and attracts litter. Increasing the rates on vacant land sensibly, transparently, and with appropriate thresholds does not hurt people trying to build a home. It influences those who are content to hold land purely for speculative gain, often at the expense of all of us.

Other Councils have shown it can be done thoughtfully. Vincent even paired their higher rate with a vacant land concession for properties vacant for less than two years, recognising legitimate development timelines while still nudging behaviour. This is not about penalising anyone who's genuinely progressing a build or working through planning. It's about fairness, about utilising a tool that is already available under the *Local Government Act*, and about aligning our Council's priorities with the liveability. We all say that we want more homes, more active places, more value. Not empty blocks, raising more rates will not solve the housing crisis, but it will allow the City to, for example, open the library for longer, allowing those who, for example, are without adequate climate controls in their lives to enjoy the air conditioning. It means the City can plant \$30,000 worth of seeds, where the six saplings were, without compromising other aspects of the budget. It means the Mayor can keep his car and you can keep access to the drinks fridge. We should not view everything through a lens of cost cutting when raising more income can have positive flow-ons.

**Mayor Greg Milner:** That is time, but if there was anything else, please feel free to email it to all the Elected Members. Thank you for your statement.

**Ms Bronwyn David:** Thank you.

**Mayor Greg Milner:** I would now like to invite, Ms Heidi Schmidt of South Perth. I understand you would like to make a Statement as well.

Welcome back, and we look forward to your statement.

**The following statement was read out by Ms Heidi Schmidt of South Perth at the Electors' General Meeting held 9 February 2026**

**Ms Heidi Schmidt:** This is probably the chicken and the egg, and I do not know which came first, but this probably should have come before the other one. So, it is really just a statement about some positive achievements that have been buzzing in the community. We have a new community group that is for the whole community. It is not about one issue, a problem, or a special interest. These are the things that we have been hearing about; I just wanted to provide that feedback to the City.

Completion of phase one of the Living Stream - The community is pleased to see the completion of phase one of the Living Stream. While the loss of a significant number of flora is concerning, as we have heard tonight, the initiative overall continues to offer significant long-term benefits.

Tree planting along Tech Park on Kent Street – I have heard so much about that one. Everybody's going 'have you seen all the trees? It is just amazing.' So, the new trees planted along Kent Street near Tech Park are a welcome addition. Tree planting across our public open spaces is a major topic of community interest too. Parks and reserves as our population grows and housing infill increases across the City with the growing cranes that we see. Ensuring the protection and enhancement of public open space remains a priority.

Recycling Centre and Reuse Shop - I have been there myself and got some pretty funky things. The Recycling Centre and Reuse Shop have quickly become recognised as valuable and popular community resources. Every time I have been there, there have been truckloads of people there.

Tree Protection Policy – It is positive and encouraging that the City has finally adopted a Tree Protection Policy aligned with the WALGA Model. Clear communication with residents and ratepayers will be important, as some confusion has circulated within the community including online misinformation. Unfortunately, we have some sitting members here who have made some of those statements.

Community engagement events - Events such as the Angelo Street Festival, Como Country Fair, Manning Laneways, and other community focused activities continue to bring people together. These events offer something for everyone, and we hope they continue to grow into landmark celebrations for our community. I did not write this bit, but it is specifically for local community, not the sort of touristy things that we used to do a few years ago. This is a really good point of communication in the community - that it is 'oh, our rates for us, not for the tourists.' We congratulate the City on these key achievements and look forward to even more collaborative engagement with the community this year. Thank you.

**Mayor Greg Milner:**

Thank you very much for the statement.

## 7. CLOSURE

The Presiding Member thanked everyone for their attendance and closed the meeting at 7.01pm.

## Payment Listing February 2026

This schedule of accounts to be passed for payments covering the following:



	AMOUNT (\$)
<b>ELECTRONIC PAYMENTS</b>	
Electronic payments to creditors	397 6,508,996.37
Less: Cancelled EFT transactions	<u>0.00</u>
<b>Total Electronic Payments to Creditors</b>	<u>6,508,996.37</u>
<b>CHEQUE PAYMENTS</b>	
Cheque payments to creditors	1 50.80
Less: Cancelled cheque transactions	<u>0.00</u>
<b>Total Cheque Payments to Creditors</b>	<u>50.80</u>
<b>Total monthly payments to creditors</b>	398 <u>6,509,047.17</u>
EFT payments to non creditors	26 46,778.10
Cheque payments to non creditors	23 <u>23,573.83</u>
<b>Total payments to non creditors</b>	<u>70,351.93</u>
<b>Total EFT &amp; Cheque payments</b>	447 <u>6,579,399.10</u>
Credit Card Payments	53 <u>12,539.29</u>
Fleet Card Payments	34 <u>2,238.83</u>
<b>Total February Payments</b>	534 <u>6,594,177.22</u>

Payment Listing  
EFT Payments

Reference	Date	Payee	Description	Amount (\$)
1106018	26/02/2026	Western Power - Underground Power	Underground power installment	1,918,224.40
10572144	25/02/2026	SuperChoice Services Pty Ltd	Employer Superannuation	363,896.85
10373675	12/02/2026	LKS CONSTRUCTIONS (WA) PTY LTD	Works at Coode St toilets	337,690.10
10515357	25/02/2026	Deputy Commissioner of Taxation	PAYG	248,757.00
10373675	12/02/2026	AE Hoskins Building Services	Gate works	238,792.84
10554583	12/02/2026	Deputy Commissioner of Taxation	PAYG	229,886.00
10475848	19/02/2026	Cleanaway	Rubbish/bin services	208,255.48
10475848	19/02/2026	Kwinana Energy Recovery	Waste Disposal	207,552.77
10475848	19/02/2026	Western Australian Electoral Commission	LG Election services	184,768.94
10373675	12/02/2026	PEAP CONTRACTORS PTY LTD	Electrical works	121,777.77
10391777	5/02/2026	MARK ONE VISUAL	Christmas Decorations Hire	107,976.00
1106018	26/02/2026	Clublinks Management	Development agreement	87,238.56
10391777	5/02/2026	Data#3 Limited	Renewal of VMWare Licenses	82,938.24
10475848	19/02/2026	Synergy	Electricity usage	82,207.03
10373675	12/02/2026	Synergy	Electricity usage	79,646.00
10475848	19/02/2026	WESTERN METROPOLITAN REGIONAL COUNCIL	Verge Valet	71,878.72
1106018	26/02/2026	Western Aust Treasury Corp	Loan repayment	65,825.87
1106018	26/02/2026	AE Hoskins Building Services	Asbestos Removal	64,694.32
10391777	5/02/2026	Lightspeed Communications Aust Pty Ltd	Rerouting Fiber Network CPGC	62,768.97
10475848	19/02/2026	BLANK WALLS INTERNATIONAL PTY LTD	Concept Design Proposal	52,800.00
10475848	19/02/2026	Qualcon Lab	Pavement investigations	50,545.00
10373675	12/02/2026	MP Rogers & Associates Pty Ltd	Engineering services - various	48,691.60
1106018	26/02/2026	NRP Electrical Services	Electrical works	46,046.00
10373675	12/02/2026	Uniting Global Pty Ltd	Cleaning services	45,540.49
10391777	5/02/2026	Synergy	Electricity usage	44,790.05
10475848	19/02/2026	AE Hoskins Building Services	Electrical works - various	43,365.62
10373675	12/02/2026	Enviro Sweep	Street sweeping - various	38,795.37
10475848	19/02/2026	Hydroquip Pumps and Irrigation Pty Ltd	Retic. Service and repairs - various	38,260.20
1106018	26/02/2026	MMM WA Pty Ltd	Engineering services - various	34,373.63
10391777	5/02/2026	Clublinks Management	Development agreement	33,000.00
10373675	12/02/2026	Cleanaway	Rubbish/cart services	32,762.86
10373675	12/02/2026	Hydroquip Pumps and Irrigation Pty Ltd	Retic. Service and repairs - various	31,647.00
10391777	5/02/2026	Programmed Property Services	Sportsground, wicket&croquet maintenance	29,994.95
1106018	26/02/2026	Programmed Property Services	Sportsground, Wicket & Croquet Maintenanc	29,994.95
10373675	12/02/2026	DEPT OF LOCAL GOVERNMENT, INDUSTRY REGULATION A	BS Levies Jan26	26,436.63

Reference	Date	Payee	Description	Amount (\$)
10391777	5/02/2026	PEAP CONTRACTORS PTY LTD	Electrical works	26,178.64
1106018	26/02/2026	Axiis Contracting Pty Ltd	Path and Kerb repairs	23,962.91
10373675	12/02/2026	Perth Zoo	Card & Coin Machine takings Jan 26	23,173.11
10391777	5/02/2026	Classic Tree Services	Tree Pruning- various	22,202.81
10475848	19/02/2026	Abdul-Rahman Abdullah	Public art Commission	22,000.00
10391777	5/02/2026	Brightmark Group Pty Ltd	Cleaning services	21,188.01
10373675	12/02/2026	Australian HVAC Services	HVAC Remedial Service	19,265.13
10391777	5/02/2026	linSights	Strategic Asset Management Consultancy	18,942.00
10373675	12/02/2026	ZAP Circus	Event performance fees	17,598.53
10475848	19/02/2026	CITY OF KALAMUNDA	LG staff LSL contribution	17,569.33
10391777	5/02/2026	Precise Air Group Pty Ltd	Aircon works	17,149.10
10373675	12/02/2026	Reeces Event Hire Pty Ltd	Marquee hire for Australia Day 2026	16,927.46
10391777	5/02/2026	Workpower Inc	Recycle Centre Customer Interface	16,500.00
10391777	5/02/2026	GFG Temp Assist	Contract Staff	16,359.20
10475848	19/02/2026	ABORIGINAL LAND CARE (NGALA BOODJA) PTY LTD	Landscape maintenance - various	16,300.20
1106018	26/02/2026	Sercul South East Region Centre Urban Landcare	Water Quality Monitoring Program	15,782.25
10475848	19/02/2026	MMM WA Pty Ltd	Paving works Welwyn/Manning	15,388.04
10391777	5/02/2026	ABORIGINAL LAND CARE (NGALA BOODJA) PTY LTD	Summer Park Tree Watering	14,590.86
10373675	12/02/2026	Western Aust Treasury Corp	Loan repayment	13,374.15
10475848	19/02/2026	WALLACE PM PTY LTD	Project Management - Club Amenity Upgrades	13,200.00
1106018	26/02/2026	Select Music Agency	Event Performance fee	12,650.00
10373675	12/02/2026	Tyke Electrical	Electrical works	12,230.35
10391777	5/02/2026	JBA Surveys	Survey works	11,935.00
10475848	19/02/2026	Vision Cabling Systems	Laser Projector - SP Community Hall	10,708.02
10373675	12/02/2026	ChoiceOne	Contract Staff	10,698.06
10391777	5/02/2026	TK Elevator Australia Pty Ltd	Elevator service	10,694.70
10391777	5/02/2026	Western Power	Emergency works-George St	10,610.75
10475848	19/02/2026	Bunyip Contracting Pty Ltd	Landscape Maintenance- SJMP	10,560.00
10373675	12/02/2026	Emerge Associates	Design & Consctruction service	10,450.00
10475848	19/02/2026	Repeat Plastics (WA)	Supply of Bollards	10,356.50
10391777	5/02/2026	ChoiceOne	Contract Staff	9,644.25
10373675	12/02/2026	Porter Consulting Engineers	Design services-CPGC	9,328.00
10373675	12/02/2026	Phase 1 Audio	Event setup	9,325.80
10475848	19/02/2026	ChoiceOne	Contract Staff	9,062.24
10391777	5/02/2026	McLeods Lawyers	Legal services	8,931.81
1106018	26/02/2026	GFG Temp Assist	Contract Staff	8,694.40
1106018	26/02/2026	Crayon	Microsoft Azure and firewall services	8,682.75
10475848	19/02/2026	INK STRATEGY PTY LTD	Council Plan Facilitation and Engagement	8,580.00
1106018	26/02/2026	Baileys Fertilisers	Turf maintenance supplies	8,508.42
10373675	12/02/2026	Data#3 Limited	Renewal of Aruba network	8,451.07
10391777	5/02/2026	Green Skills	Contract Staff	8,399.47
10391777	5/02/2026	Australian HVAC Services	HVAC Remedial services	8,274.20
10373675	12/02/2026	Josh Byrne & Associates Pty Ltd	Develop Urban Greening plan	8,131.20
10391777	5/02/2026	Contraflow Pty Ltd	Foreshore Traffic Management	7,760.72
10475848	19/02/2026	Great Southern Fuel Supplies	Fuel	7,665.76
10373675	12/02/2026	Aquamonix	Service callout	7,635.65
10373675	12/02/2026	Swift Flow Pty Ltd	Plumbing services	7,576.40
10373675	12/02/2026	Baileys Fertilisers	Landscape maintenance supplies	7,492.87
10391777	5/02/2026	Hydroquip Pumps and Irrigation Pty Ltd	Retic Parts	7,358.78
10391777	5/02/2026	Kleenit	Pressure Cleaning	7,080.03
10391777	5/02/2026	Great Southern Fuel Supplies	Fuel	6,822.93
10391777	5/02/2026	The Brand Agency	Website support and maintenance	6,732.00
10391777	5/02/2026	Yidarra Group Pty Ltd	Supply & Install concrete	6,556.00
10373675	12/02/2026	Allied Security Australia	Security Services - various	6,544.22
10373675	12/02/2026	Mastec Australia Pty Ltd	Bin supplies	6,363.30
10391777	5/02/2026	Technology One Ltd	AMS Program 1/2/26-28/2/26	6,343.61
10475848	19/02/2026	Technology One Ltd	AMS Program 1/3/26-31/3/26	6,343.61
10373675	12/02/2026	Element Advisory Pty Ltd	Review of Place Records	6,316.74
10373675	12/02/2026	South Perth Bowling Club	Card & Coin Machine takings Jan26	6,315.23
1106018	26/02/2026	All Fence U Rent	Fence rental for event	6,164.16
10391777	5/02/2026	Chindarsi Architects	Architectural services	5,822.52
10373675	12/02/2026	Enchanted Characters Pty Ltd	Event performance fee	5,511.00
10475848	19/02/2026	EEO Specialists Pty Ltd	Staff workshop	5,445.00
1106018	26/02/2026	Integrity Staffing	Contract staff	5,415.98
10475848	19/02/2026	Living Turf	Turf maintenance supplies	5,291.00
1106018	26/02/2026	ABORIGINAL LAND CARE (NGALA BOODJA) PTY LTD	Summer Park Tree Watering	5,091.90
1106018	26/02/2026	Instant Products Hire	Toilet hire for Event	5,029.14
1106018	26/02/2026	Classic Tree Services	Tree Pruning	5,002.13
10475848	19/02/2026	Water2Water Pty Ltd	Plumbing Maintenance & Repairs	4,886.50
10373675	12/02/2026	TPG Network Pty Ltd	Fibre Optic Service	4,763.00
10475848	19/02/2026	Environmental Industries Pty Ltd	Sensitive Area Weed Treatment	4,730.55
10373675	12/02/2026	Janissen Electrics	Electrical works	4,683.74
10391777	5/02/2026	Perth Sax Rockers	Event performance fees	4,500.00
10475848	19/02/2026	Xylem Water Solutions Australia Ltd	Inspection & Repairs	4,413.73

Reference	Date	Payee	Description	Amount (\$)
14133762	6/02/2026	Easi Salary	Novated Lease	4,320.19
08312027	19/02/2026	Easi Salary	Novated Lease	4,320.19
10391777	5/02/2026	Classic Hire	Hire charges for event	4,280.10
1106018	26/02/2026	Living Turf	Turf maintenance supplies	4,262.50
10391777	5/02/2026	ABM Landscaping	Landscape Maintenance	4,226.75
10373675	12/02/2026	Classic Tree Services	Tree Pruning	4,198.06
10391777	5/02/2026	Monsterball Amusements & Hire	Summer entertainment	4,190.00
10391777	5/02/2026	Techworks Plumbing	Plumbing works	4,174.69
1106018	26/02/2026	Datacom Solutions (AU) Pty Ltd	Monthly SaaS charges	4,086.56
10373675	12/02/2026	Total Eden	Retic repairs	4,009.78
10391777	5/02/2026	Lochness Landscape Services	Karawarra Greenways Mowing	3,850.00
10391777	5/02/2026	Civil Sciences and Engineering	Road condition assessment scope	3,839.00
10373675	12/02/2026	Imagesource Digital Solutions	Artwork & Install	3,789.50
1106018	26/02/2026	ChoiceOne	Contract Staff	3,788.40
10475848	19/02/2026	Baileys Fertilisers	Turf maintenance supplies	3,666.52
10475848	19/02/2026	Water Corporation	Water charges	3,543.98
10391777	5/02/2026	Traffic Force	Traffic Management	3,539.71
10391777	5/02/2026	Australia Post Civic Centre	Postal charges	3,446.88
10391777	5/02/2026	SAFEPATH PTY LTD	Footpath works	3,410.00
10373675	12/02/2026	SAFEPATH PTY LTD	Concrete Footpath Grinding.	3,410.00
10373675	12/02/2026	Sercul South East Region Centre Urban Landcare	Water Quality Sampling	3,334.44
10475848	19/02/2026	Classic Tree Services	Tree Pruning	3,332.45
10373675	12/02/2026	Kyocera	Photocopier charges	3,312.11
1106018	26/02/2026	Djoona Pty Ltd	Welcome to Country and Dance	3,300.00
1106018	26/02/2026	Great Southern Fuel Supplies	Fuel	3,258.79
10373675	12/02/2026	ABORIGINAL LAND CARE (NGALA BOODJA) PTY LTD	Summer Park Tree Watering	3,219.70
10475848	19/02/2026	McLeods Lawyers	Legal services	3,190.00
10373675	12/02/2026	Traffic Equipment Australia T/A VMS	Vehicle parts	3,135.00
10475848	19/02/2026	Traffic Force	Traffic mgmt	3,124.71
10475848	19/02/2026	Rotorwest Pty Ltd T/A Heliwest	Mosquito Treatment	3,100.02
10391777	5/02/2026	WC Convenience Management Pty Ltd	Maintenance & cleaning	3,091.48
10391777	5/02/2026	Uniting Global Pty Ltd	Cleaning services	3,023.09
10391777	5/02/2026	State Wide Turf Services	Turf maintenance	2,970.00
10373675	12/02/2026	RoadLogic	Traffic Management	2,970.00
10475848	19/02/2026	Talisman Consulting Pty Ltd	Engineering services - Structural	2,970.00
10391777	5/02/2026	Seek Limited	Recruitment advertising	2,926.95
10475848	19/02/2026	MP Rogers & Associates Pty Ltd	Engineering services	2,908.18
10373675	12/02/2026	Setonix Digital Pty Ltd	ECM\JM Consulting	2,904.00
1106018	26/02/2026	Optus MS Teams	Phone charges	2,839.05
10475848	19/02/2026	Beacon Equipment - Canning Vale	Equipment	2,833.50
10373675	12/02/2026	McLeods Lawyers	Legal services	2,817.32
10391777	5/02/2026	Vision Intelligence Pty Ltd	Mobile CCTV Towers	2,811.42
1106018	26/02/2026	Grandstand Agency	Shorehaven band	2,750.00
10391777	5/02/2026	Integrity Staffing	Contract Staff	2,734.99
10475848	19/02/2026	Fresh Catering and Events	Catering services - various	2,692.25
10391777	5/02/2026	Fresh Catering and Events	Catering services - various	2,664.20
10475848	19/02/2026	BFX FURNITURE PTY LTD	Office supplies-Library	2,583.20
10373675	12/02/2026	St John Ambulance Aust (WA) Inc.	Event Health Services	2,557.50
1106018	26/02/2026	Synergy	Electricity usage	2,547.38
10373675	12/02/2026	Prestige Alarms	Security Monitoring service	2,495.00
10391777	5/02/2026	AE Hoskins Building Services	Electrical works - various	2,468.91
10373675	12/02/2026	Techworks Plumbing	Plumbing works	2,406.24
10373675	12/02/2026	NA Ingram	Nutrition and Cooking workshop	2,400.00
10475848	19/02/2026	Nashtec Auto Electrics	Auto service & repairs	2,353.20
1106018	26/02/2026	T-Quip	Equipment	2,295.06
10391777	5/02/2026	Syrinx Environmental Pty Ltd	Mt Henry Watering	2,287.48
10475848	19/02/2026	Cat Haven	Animal Welfare	2,275.00
10475848	19/02/2026	Integrity Staffing	Contract Staff	2,267.17
10373675	12/02/2026	Integrity Staffing	Contract Staff	2,249.16
10373675	12/02/2026	Statewide Line Marking	No Stopping Lines	2,236.85
10475848	19/02/2026	WA Local Government Association	Staff workshop	2,200.00
10373675	12/02/2026	Fresh Catering and Events	Catering	2,140.05
10391777	5/02/2026	Nick Cook	Debtor & Rating Consultancy 25/26	2,100.00
10373675	12/02/2026	GHD Pty Ltd	Professional Services	2,074.05
1106018	26/02/2026	Kleenit	Pressure cleaning	2,040.50
10391777	5/02/2026	Chemical Essentials Pty Ltd	Supplies-ACF	2,036.10
10475848	19/02/2026	Department of Transport-Vehicle Search fees	Vehicle search fees	2,024.70
10391777	5/02/2026	Arthur D Riley	Licence & support fee	1,926.84
10475848	19/02/2026	Go Doors	Service & Repairs	1,866.13
10475848	19/02/2026	Connect Call Centre Services	After hours calls	1,859.72
10391777	5/02/2026	Flick Aticimex Pty Ltd	Sanitation services	1,840.03
10391777	5/02/2026	OBAN Group Pty Ltd	Works-various	1,825.03
10475848	19/02/2026	Eastern Metropolitan Regional Council	Mattress Recycling	1,780.78
1106018	26/02/2026	Light Application Pty Ltd	Service and maintenance	1,760.00

Reference	Date	Payee	Description	Amount (\$)
1106018	26/02/2026	SCA Architecture Studio Pty Ltd	Architectural Services Neil McDougall	1,760.00
10373675	12/02/2026	Bunyip Contracting Pty Ltd	Landscape maintenance	1,719.53
1106018	26/02/2026	Eastern Metropolitan Regional Council	Mattress Recycling	1,672.00
10475848	19/02/2026	T-Quip	Equipment	1,601.90
10373675	12/02/2026	West to West Carpentry Services Pty Ltd	Parks Infrastructure Maintenance	1,595.00
10373675	12/02/2026	JB Hi-Fi	IT Supplies	1,568.00
10391777	5/02/2026	Vanguard Publishing	Southside Summer advertising	1,540.00
10475848	19/02/2026	Structerre Consulting Engineers	Investigation & Report	1,529.00
10475848	19/02/2026	Sifting Sands	Playground Sand Clean	1,507.00
10373675	12/02/2026	Workpower Inc	Letter folding	1,491.88
1106018	26/02/2026	Fresh Catering and Events	Catering	1,474.88
1106018	26/02/2026	Amped Digital	Renewal of licence	1,435.50
10391777	5/02/2026	Acurix Networks	Public WiFi Service	1,433.30
10391777	5/02/2026	Greenlife Industry Australia Ltd.	Annual Fee	1,419.00
10475848	19/02/2026	Expresscard Service	Library Cards	1,419.00
1106018	26/02/2026	People on Bicycles	Bicycle valet parking-events	1,400.00
1106018	26/02/2026	Freo Fire Maintenance Services Pty Ltd	Service & Maintenance	1,392.05
10391777	5/02/2026	Environmental Industries Pty Ltd	Weed treatment	1,384.90
10391777	5/02/2026	All Fence U Rent	Crowd Control Barriers Hire	1,308.05
10373675	12/02/2026	Alinta	Gas usage	1,297.70
1106018	26/02/2026	Australian Institute of Management	Staff course	1,291.00
1106018	26/02/2026	Bunnings Building Supplies P/L	Supplies	1,239.91
10391777	5/02/2026	St John Ambulance Aust (WA) Inc.	Event Health Services	1,214.40
10373675	12/02/2026	Plant Assessor	Membership fees	1,210.00
1106018	26/02/2026	Aussie Broadband	Fibre service FY25/26	1,208.90
1106018	26/02/2026	The Perth Mint	Citizenship Metal coin	1,188.00
10475848	19/02/2026	Prestige Alarms	Service call	1,166.00
10391777	5/02/2026	City of Belmont	Animal Welfare BE924D	1,132.00
10373675	12/02/2026	Animal Health Solutions	Supplies-ACF	1,094.68
10475848	19/02/2026	WOOD RECRUITMENT PTY LTD	Contract Staff	1,072.17
10373675	12/02/2026	Mr Pot Plants	Plant hire	1,056.00
10373675	12/02/2026	City of Belmont	Animal Welfare BE926D	1,052.00
10373675	12/02/2026	Rin the Garden Fairy	Mind Lounge Workshop	1,050.00
10391777	5/02/2026	C & T Reticulation	Retic repairs	1,045.00
1106018	26/02/2026	Data#3 Limited	License subscription	1,033.33
10373675	12/02/2026	Como Panel And Paint	Car Repairs	1,000.00
1106018	26/02/2026	Vetwest Animal Hospitals Pty Ltd	Animal Welfare SP861	996.31
10391777	5/02/2026	Catch Create	Event photography	990.00
10475848	19/02/2026	City of Belmont	Animal Welfare BE929D	980.00
10373675	12/02/2026	Drop Media Creative	Christmas lights photography	962.50
10373675	12/02/2026	Kleenit	Fortnightly clean	946.00
1106018	26/02/2026	Telstra Ltd - 3614257768	Phone charges	943.37
10373675	12/02/2026	Interia Systems	Office furniture	922.90
10475848	19/02/2026	Auslan (WA) Pty Ltd	Interpreting service	891.91
10391777	5/02/2026	Boral Construction Materials Group Ltd	Cement	891.46
10373675	12/02/2026	C & T Reticulation	Retic repairs	891.00
10391777	5/02/2026	Imagesource Digital Solutions	Printing services - various	886.60
10475848	19/02/2026	Neylor Holdings Pty Ltd	IT Office Refurbishment	884.85
10391777	5/02/2026	Freo Fire Maintenance Services Pty Ltd	Service charge	884.13
10373675	12/02/2026	Bamford Consulting Ecologists	Ecologist consultant	880.00
10391777	5/02/2026	FLOWBIRD AUSTRALIA PTY LTD	Credit Card transaction processing	871.79
10373675	12/02/2026	West-Sure Group Pty Ltd	Cash collection	863.06
1106018	26/02/2026	MDM Entertainment	Library supplies	841.78
1106018	26/02/2026	Techworks Plumbing	Plumbing works	836.67
10373675	12/02/2026	Einsteins Australia	Event performance fee	825.00
10475848	19/02/2026	Macri Partners	Audit Fees- Pensioner Deferred Rates	825.00
1106018	26/02/2026	Haley J Thompson	Event performance fee	825.00
10391777	5/02/2026	Corsign WA Pty Ltd	Signage	819.72
10391777	5/02/2026	Unicard Systems Pty Ltd	Access cards/fobs for GBLC	819.50
10391777	5/02/2026	T-Quip	Equipment	818.72
10373675	12/02/2026	Budget Rent A Car - LOC 20008	Car rental	816.05
10391777	5/02/2026	Coates Hire	Hire of water barriers-Australia Day 26	809.45
1106018	26/02/2026	Niki Travell	Algae testing/analysis	800.00
1106018	26/02/2026	Alinta	Gas usage	789.00
10475848	19/02/2026	Total Green Recycling	E-Waste Recycling	788.32
10475848	19/02/2026	BioKlenz Pty Ltd	Supplies for CPGC	770.00
10391777	5/02/2026	Western Aust Treasury Corp	Loan repayment	750.76
10475848	19/02/2026	Concept AV	Mindeerup AV Adhoc Works	704.00
10373675	12/02/2026	Kulbardi	Office supplies	690.06
1106018	26/02/2026	Mr M McGuire	Welcome to Country	660.00
10373675	12/02/2026	Total Green Recycling	E-Waste Recycling	658.91
1106018	26/02/2026	Holcim (Australia) Pty Ltd	Concrete	653.40
1106018	26/02/2026	E & MJ Rosher Pty Ltd	Workshop supplies	640.00
10475848	19/02/2026	Aquotix Aquariums	Aquarium maintenance	631.40

Reference	Date	Payee	Description	Amount (\$)
1106018	26/02/2026	OVERDRIVE AUSTRALIA PTY LTD	Library supplies	626.37
10373675	12/02/2026	Claremont Asphalt & Paving Services	Emulsion Purchase	605.00
10373675	12/02/2026	Corsairs Cove Media	Youth D&D sessions	597.00
10475848	19/02/2026	Parker Black & Forrest Pty Ltd	Locksmith repairs	596.64
10373675	12/02/2026	Amped Digital	Digital Signage Software License	594.00
10475848	19/02/2026	Taman Diamond Tools & Machinery	New Grinder Tool	594.00
14133762	6/02/2026	Deputy Child Support Registrar	Child Support Agency	589.78
08312027	19/02/2026	Deputy Child Support Registrar	Child Support Agency	589.78
10373675	12/02/2026	Classic Hire	Lighting tower hire	572.00
10391777	5/02/2026	Preston Street IGA	Catering	540.65
10475848	19/02/2026	Interia Systems	Office furniture	528.00
10475848	19/02/2026	Techworks Plumbing	Plumbing works	523.61
10373675	12/02/2026	EVOTEC SERVICES PTY LTD	Electrical Maintenance Public Art	506.00
10373675	12/02/2026	Totally Workwear - Belmont	Workwear	500.68
10391777	5/02/2026	Michael Pelusey	Photography workshop	500.00
1106018	26/02/2026	Fiona Mullen	Reimbursement	498.84
10391777	5/02/2026	Two Way Hire Services Pty Ltd	Radio Hire-Australia Day	495.00
10391777	5/02/2026	Left Back Solutions Pty Ltd	ECM Migration	481.25
10373675	12/02/2026	VCM - Vending Coffee Machines	Coffee machine supplies	481.00
10391777	5/02/2026	J Gourdis Landscapes	Landscape maintenance	480.00
10373675	12/02/2026	The Lucky Charm Karawara	Library supplies	474.76
1106018	26/02/2026	Preston Street IGA	Catering	472.55
10373675	12/02/2026	Coates Hire	Lighting Tower hire	472.48
1106018	26/02/2026	AFGRI Equipment Australia Pty Ltd	Wet Charged Battery	467.34
1106018	26/02/2026	Bidfood Perth	Council Chamber supplies	466.85
10391777	5/02/2026	Repco Auto Parts	Auto parts	466.75
10373675	12/02/2026	T-Quip	Supplies for CPGC	464.28
10373675	12/02/2026	Total Data Centre Services	Repairs	450.67
10373675	12/02/2026	Kelyn Training Services	Staff Training services	450.00
1106018	26/02/2026	Boral Construction Materials Group Ltd	Concrete	446.58
10373675	12/02/2026	Westbooks	Library supplies	437.90
1106018	26/02/2026	North Metropolitan Tafe	Nursery Trainee Program-TAFE	430.20
10373675	12/02/2026	RTV Computers Pty Ltd	IT Supplies	429.00
10391777	5/02/2026	Cameron Chisholm & Nicol (WA) Pty Ltd	DRP meeting	423.50
1106018	26/02/2026	CLEANAWAY EQUIPMENT SERVICES PTY LTD	Waste Disposal	420.20
10391777	5/02/2026	Bunnings Building Supplies P/L	Supplies	415.99
1106018	26/02/2026	Australian HVAC Services	HVAC Remedial services	412.50
10475848	19/02/2026	FETCH PRINT PTY LTD	Toilet Closed Signs	407.00
10373675	12/02/2026	WA Local Government Association	Aboriginal Engagement Forum	400.00
1106018	26/02/2026	SEM Distribution	Newspaper supplies	397.69
1106018	26/02/2026	Total Green Recycling	E-Waste Recycling	397.08
10475848	19/02/2026	Swan Towing Service	Towing Services	396.00
10391777	5/02/2026	Waterlogic Australia Pty Ltd	Rental & Service	385.21
10391777	5/02/2026	Sercul South East Region Centre Urban Landcare	Signage at Cygnia Cove	385.00
10475848	19/02/2026	Training Services Australia	Staff Training Course	363.00
10373675	12/02/2026	Fruit N Vegies R Us	Fruit baskets	360.00
10373675	12/02/2026	Adventure Kids Entertainment	Event performance fee	357.50
10475848	19/02/2026	Sonic HealthPlus Pty Ltd	Staff medical	352.00
10373675	12/02/2026	Abco Products	Supplies	351.12
1106018	26/02/2026	Kelyn Training Services	Training services	350.00
10391777	5/02/2026	Kompan Playscape P/L	Playground parts	346.17
1106018	26/02/2026	Sonic HealthPlus Pty Ltd	Staff medicals	345.40
10391777	5/02/2026	Alinta	Gas usage	345.10
10373675	12/02/2026	Scarey One Pty Ltd	MDL crane truck hire	330.00
10373675	12/02/2026	Elliotts Filtration Pty Ltd	Cygnia Cove Iron Filter-Service	324.50
10373675	12/02/2026	Total Packaging	Bin Liner rolls	319.44
1106018	26/02/2026	Truckline	Supplies	319.00
10373675	12/02/2026	Di Candilo Steel City	Recycling Centre Steel	316.80
14133762	6/02/2026	Local Govt Racecourses & Cemeteries Emp Union	Union LGRCEU	312.00
08312027	19/02/2026	Local Govt Racecourses & Cemeteries Emp Union	Union LGRCEU	312.00
1106018	26/02/2026	Imperial Glass	Repairs-GBLC	309.12
1106018	26/02/2026	RAC BusinessWise	Install batteries	297.00
10373675	12/02/2026	Freo Fire Maintenance Services Pty Ltd	Service & maintenance	286.00
10475848	19/02/2026	Hoopla ANZ LLC	Subscription fee	283.21
10391777	5/02/2026	Go Doors	Service & Repairs	279.68
10373675	12/02/2026	Complete Office Supplies Pty Ltd	Office supplies	274.65
10391777	5/02/2026	SEM Distribution	Newspaper supplies	271.35
10373675	12/02/2026	Iron Mountain Aust Group Pty Ltd	Storage service	263.65
1106018	26/02/2026	Beacon Equipment - Canning Vale	Equipment	262.80
10391777	5/02/2026	City Of Canning	Animal Welfare C180C	260.00
1106018	26/02/2026	VCM - Vending Coffee Machines	Coffee machine supplies	260.00
10475848	19/02/2026	Bidfood Perth	Office chamber supplies	258.86
10391777	5/02/2026	CTI5 Pty Ltd	Cash Collection	256.08
10391777	5/02/2026	Jason Signmakers	Parking Stickers	252.62

Reference	Date	Payee	Description	Amount (\$)
10475848	19/02/2026	Battery World Welshpool	Batteries	251.48
10391777	5/02/2026	Harvey Fresh	Milk Supplies	247.43
10373675	12/02/2026	Laundry Express	Laundry service	243.61
10391777	5/02/2026	Iron Mountain Aust Group Pty Ltd	Storage charges	242.82
10391777	5/02/2026	Vetwest Animal Hospitals Pty Ltd	Animal Welfare	238.50
10391777	5/02/2026	PLE Computers Pty Ltd	IT Supplies	236.00
10373675	12/02/2026	Tool Kit Depot	Tools	232.40
10475848	19/02/2026	WINC Australia Pty Ltd	Office supplies	227.07
10475848	19/02/2026	Town of Bassendean	Animal Welfare B923D	226.00
1106018	26/02/2026	Harrison Electrics Pty Ltd	Removal of bee colony	225.50
10373675	12/02/2026	Water2Water Pty Ltd	Repair & Service	220.72
1106018	26/02/2026	Down Under Stump Grinding	Tree works-Roseberry Ave	220.00
1106018	26/02/2026	RTV Computers Pty Ltd	IT Supplies	220.00
10373675	12/02/2026	Bidfood Perth	Council Chamber supplies	215.53
10373675	12/02/2026	City Of Canning	Animal Welfare C194C	213.00
10391777	5/02/2026	Bidfood Perth	Council chamber supplies	205.89
1106018	26/02/2026	Bin Bath Australia Pty Ltd	Bin cleaning	205.70
10391777	5/02/2026	Prestige Alarms	Service charge	203.50
1106018	26/02/2026	Complete Office Supplies Pty Ltd	Office supplies	200.98
10391777	5/02/2026	Michelle Culnane	Holiday art class	200.00
1106018	26/02/2026	Kulbardi	Office supplies	199.45
10373675	12/02/2026	Allmark & Associates Pty Ltd	Name badges	191.95
10373675	12/02/2026	Two Way Hire Services Pty Ltd	Summer Splash Radios	191.40
10475848	19/02/2026	Totally Workwear - Belmont	Workwear	184.46
10373675	12/02/2026	The Poster Girls	Poster Distribution	177.10
10391777	5/02/2026	City of Perth	Animal Welfare P71D	177.00
14133762	6/02/2026	Health Insurance Fund of WA	Health Insurance Fund of WA	169.60
08312027	19/02/2026	Health Insurance Fund of WA	Health Insurance Fund of WA	169.60
10475848	19/02/2026	Allpest WA	Pest Control	165.00
10391777	5/02/2026	Town of East Fremantle	Animal Welfare EF75D	164.00
1106018	26/02/2026	Repco Auto Parts	Auto parts	162.25
10373675	12/02/2026	Fuji Xerox	Photocopier charges	159.72
14133762	6/02/2026	Australian Services Union	Union ASU	159.00
10373675	12/02/2026	Veale Auto Parts	Auto parts	157.80
10475848	19/02/2026	Town Of Victoria Park	Animal Welfare VP776D	155.00
1106018	26/02/2026	Westbooks	Library supplies	149.66
10475848	19/02/2026	Flick Aticimex Pty Ltd	Sanitation supplies	145.20
08312027	19/02/2026	Australian Services Union	Union ASU	143.10
10391777	5/02/2026	Landgate	Online Shop	130.40
10373675	12/02/2026	Brightmark Group Pty Ltd	Cleaning Services	129.03
10475848	19/02/2026	Statewide Bearings	Workshop supplies	127.69
10475848	19/02/2026	Imagesource Digital Solutions	Printing services - various	127.60
1106018	26/02/2026	ACES (Australia)	Supplies for ACF	126.55
10373675	12/02/2026	CleverPatch Pty Ltd	Library supplies	114.24
10391777	5/02/2026	Complete Office Supplies Pty Ltd	Office supplies	104.69
10391777	5/02/2026	RTV Computers Pty Ltd	IT Supplies	104.50
1106018	26/02/2026	WA Local Government Association	Staff course	104.50
10373675	12/02/2026	Corsign WA Pty Ltd	Signage	95.70
10475848	19/02/2026	Allmark & Associates Pty Ltd	Name Badges	85.80
1106018	26/02/2026	Dasco Supply Group	Supplies	84.48
10475848	19/02/2026	Harvey Fresh	Milk Supplies	70.21
1106018	26/02/2026	Harvey Fresh	Milk Supplies	69.49
10373675	12/02/2026	City Of Melville	Animal Welfare M103C	65.00
10475848	19/02/2026	Bunnings Building Supplies P/L	Supplies	57.78
10373675	12/02/2026	Repco Auto Parts	Auto parts	55.55
10391777	5/02/2026	Aussie Natural Spring Water	Deposit for water bottle unit	54.15
10373675	12/02/2026	Town Of Victoria Park	Animal Welfare VP773D	50.00
10475848	19/02/2026	Zircodata Pty Ltd	Storage service	43.08
10391777	5/02/2026	BOC Gases	Dry ice pellets	42.49
10373675	12/02/2026	Harvey Fresh	Milk Supplies	36.10
10475848	19/02/2026	Aussie Natural Spring Water	Deposit for bottled water	32.49
10475848	19/02/2026	Telstra Ltd - 0682525000 Landlines	Phone Charges	32.10
10373675	12/02/2026	Officeworks	Office supplies	30.95
10373675	12/02/2026	Bunnings Building Supplies P/L	Supplies	29.63
10373675	12/02/2026	WA Hino Sales & Service	Service charges	24.75
10373675	12/02/2026	Westrac Pty Ltd	Workshop supplies	21.45

Sub Total 6,508,996.37

Cheque Payments

Reference	Date	Payee	Description	Amount (\$)
13571692	5/02/2026	City of South Perth - Petty Cash	Reimbursement	50.80

Sub Total 50.80

Reference	Date	Payee	Description	Amount (\$)
<b>Non Creditor EFT Payments</b>				
Reference	Date	Payee	Description	Amount (\$)
13514157	5/02/2026	Brian and Mary McLaughlin	Overpayment Refund [REDACTED]	6,450.37
10475848	19/02/2026	Raine & Home Commercial WA	Overpayment Refund - 8/83 Mill Point Rd	5,678.69
10475848	19/02/2026	Second Act Arts Inc	Community Funding Grant	5,500.00
10391777	5/02/2026	West Australian Society of Arts	Community Funding Grant	5,000.00
10391777	5/02/2026	South Perth Suburban Turf Cricket Club	Community Funding Grant	4,913.00
10475848	19/02/2026	Outdoor Active South Perth	Community Funding Grant	4,190.00
13514157	5/02/2026	Ngoc Truong	Overpayment Refund [REDACTED]	2,772.51
13514157	5/02/2026	Groundwater Consulting Services	Overpayment Refund - 8/47 Monash Av	2,646.52
13514157	5/02/2026	Mr Cameron Johnston	Overpayment Refund [REDACTED]	2,262.07
10373675	12/02/2026	Jasim Mohammed Sali	Refund hall/swipe card bond	875.70
1106018	26/02/2026	Mr Graeme Shearing and Mrs Jennifer Shea	Overpayment Refund [REDACTED]	850.40
10373675	12/02/2026	Mike Hope	Crossing Subsidy [REDACTED]	830.86
13514157	5/02/2026	Brian and Isla Webb	Overpayment Refund [REDACTED]	783.57
13514157	5/02/2026	C A Carman	Overpayment Refund [REDACTED]	697.73
1106018	26/02/2026	Mr Michael Kuhni	Crossing Subsidy [REDACTED]	572.71
10391777	5/02/2026	Shane Mullins	Refund due to overcharge in error	504.04
10475848	19/02/2026	Delamont Pty Ltd	Overpayment Refund [REDACTED]	393.34
10373675	12/02/2026	Alexander Chapman	Home Safety & Security Equipment	300.00
10391777	5/02/2026	Xiaomin Wu	Home Safety & Security Equipment	250.00
10391777	5/02/2026	Andy Tjoeng	Home Safety & Security Equipment	250.00
10373675	12/02/2026	Rhianna Jones	Home Safety & Security Equipment	250.00
10373675	12/02/2026	Mrs Katrina Main	Home Safety & Security Equipment	250.00
1106018	26/02/2026	Alex Clark	Home Safety and Security Equipment	250.00
1106018	26/02/2026	MR Peter Zhang	Home Safety & Security Equipment	227.14
10475848	19/02/2026	Ron Harding	Refund Receipt D000028797	73.50
10373675	12/02/2026	Rebecca Simat	Refund parking fees	5.95
Sub Total				46,778.10

Reference	Date	Payee	Description	Amount (\$)
<b>Non Creditor CHQ Payments</b>				
Reference	Date	Payee	Description	Amount (\$)
13571692	5/02/2026	Peter Beresford-Long and Suzanne Pett	Pension Refund [REDACTED]	3,695.28
13513149	26/02/2026	Gwenyth Ettles	Pension Refund [REDACTED]	2,708.25
13513149	26/02/2026	Eva Littleton	Overpayment Refund [REDACTED]	2,236.50
11380284	12/02/2026	Larry and Denice Kirchner	Pension Refund [REDACTED]	1,651.57
11380284	12/02/2026	Elaine Cleaver	Pension Refund [REDACTED]	1,453.25
13513149	26/02/2026	GR Gelmi, ML Dodgson, RJ and JK Reynolds	Pension Refund [REDACTED]	1,351.17
13513149	26/02/2026	Walter and Isobel Douglas	Pension Refund [REDACTED]	1,016.50
11380284	12/02/2026	Fay Collins	Pension Refund [REDACTED]	979.46
13513149	26/02/2026	Zoe Howard	Pension Refund [REDACTED]	971.55
13513149	26/02/2026	Edward O'Connor	Pension Refund [REDACTED]	955.72
11380284	12/02/2026	William Henry	Pension Refund [REDACTED]	939.90
13472038	19/02/2026	Ling Zhang and Jin Peng	Pension Refund [REDACTED]	924.07
11380284	12/02/2026	Brigita Hoskin	Pension Refund [REDACTED]	914.18
13513149	26/02/2026	Anne Brittain	Pension Refund [REDACTED]	869.39
13571692	5/02/2026	John and Lucy Dillon	Pension Refund [REDACTED]	821.63
11380284	12/02/2026	Cheok Chua	Pension Refund [REDACTED]	595.61
13513149	26/02/2026	Luke Kukulj and Larry Rees	Pension Refund [REDACTED]	449.18
11380284	12/02/2026	Patricia Lancaster and Andrew Rawlinson	Pension Refund [REDACTED]	233.25
13513149	26/02/2026	Ivy Innes	Pension Refund [REDACTED]	197.47
11380284	12/02/2026	Rena Boland	Pension Refund [REDACTED]	190.99
13513149	26/02/2026	David and Jane Reed	Pension Refund [REDACTED]	180.11
11380284	12/02/2026	Suzanne and Francis Anthony	Pension Refund [REDACTED]	177.15
11380284	12/02/2026	Peter Cook & Julie Cook	Refund BDBPUNCERT-2025/2897 - BSL Refund	61.65
Sub Total				23,573.83

**Excluding:** Voided Payments:

Reference	Date	Payee	Description	Amount (\$)
				0.00

**Excluding:** Cancelled Cheques

Reference	Date	Payee	Description	Amount (\$)
				0.00
Total Cancelled Cheques				0.00

**Credit Card Transactions**

Reference	Date	Payee	Description	Amount (\$)
PC00002470	14/01/2026	ZAI*Firefly Lighting 2 Prahran VIC	Fairy Lights for Mends St Lighting Project trial	4,430.21
PC00002471	22/01/2026	Intuit Mailchimp Sydney AUS	Mailchimp subscription	1,027.22
PC00002490	21/01/2026	PLANNING INSTITUTE AUS BARTON ACT	PIA training event	780.00

Reference	Date	Payee	Description	Amount (\$)
PC00002472	29/01/2026	FACEBK *3NE6LAZY52 DUBLIN IRL	Meta advertising	704.00
PC00002489	16/01/2026	SP HART SPORT BROOKVALE NSW	GBLC Junior Program Equipment	655.80
PC00002481	22/01/2026	KMART Mulgrave VIC	Tools for Kids craft club	500.00
PC00002471	16/01/2026	PERTHHAPPENINGS.COM.AU WANGARA WA	Sounds in Park event advertising	435.60
PC00002489	8/01/2026	CMO Trading Pty Ltd Mile End SouSA	Volleyball Post Safety Padding	416.52
PC00002470	14/01/2026	IPWEA.ORG NORTH SYDNEYNSW	IPWEA - Membership	374.00
PC00002471	20/01/2026	SKED SOCIAL MELBOURNE VIC	Sked subscription	343.75
PC00002408	2/01/2026	FACEBK *FYLDE8ZY52 DUBLIN IRL	Meta advertising	259.56
PC00002471	12/01/2026	STK*Shutterstock 8666633954 NY	Shutterstock annual subscription	218.90
PC00002471	19/01/2026	REDBOOTH AUBURN CA	Redbooth subscription	215.08
PC00002485	9/01/2026	DEPT OF JUSTICE-CTG PA PERTH	Court hearing notice lodgement (56367)	194.30
PC00002490	23/01/2026	DEPT OF JUSTICE-CTG PA PERTH	Payment for lodgement of prosecution.	194.30
PC00002487	7/01/2026	OFFICEWORKS Bentleigh EaVIC	2026 Australia Day Items	177.00
PC00002484	8/01/2026	ANACONDA PTY LTD STH MELBOURNAUS	Karawara Summer equipment	159.96
PC00002487	20/01/2026	OFFICEWORKS Bentleigh EaVIC	Name tags for citizenship ceremony	144.40
PC00002484	8/01/2026	BIGW ONLINE BELLA VISTA NS	Karawara Summer equipment	140.89
PC00002484	14/01/2026	SQ *KEYS SHOES BATTERI Osborne ParkWA	Engraving medals for AUSPIRE Citizen of the Year	120.00
PC00002470	9/01/2026	Outdoor Supacentre Olympic ParkAUS	Vehicle First Aid Kit	109.00
PC00002489	14/01/2026	OFFICEWORKS 0601 E VICTORIA P06	GBLC Staff Operations	102.98
PC00002471	14/01/2026	WANEWSDTI Osborne ParkWA	The West Australian Digital Subscription	96.00
PC00002484	23/01/2026	Coles Online Hawthorn EasWA	Catering for Summer Splash event	93.15
PC00002484	23/01/2026	KMART Mulgrave VIC	Sensory items for Chill out zones for events	86.00
PC00002481	16/01/2026	KMART Mulgrave VIC	Art supplies for Kids craft club	78.00
PC00002489	23/01/2026	BUNNINGS 392000 EAST VICTORI	GBLC Operations	77.43
PC00002487	22/01/2026	COLES 0296 Angelo Stree06	Staff welfare - Australia Day	70.35
PC00002484	14/01/2026	OFFICEWORKS 0601 E VICTORIA P06	Frames for Citizen of the Year	68.00
PC00002484	28/01/2026	BUNNINGS GROUP LTD HAWTHORN EAS	Summer Splash - tools for event	65.85
PC00002489	8/01/2026	COLES 0356 KARAWARA 06	GBLC Holiday Program Fruit	65.78
PC00002487	12/01/2026	OFFICEWORKS Bentleigh EaVIC	Southside Summer find me supplies	65.13
PC00002486	19/01/2026	BUNNINGS GROUP LTD HAWTHORN EAS	Equipment Storage and Timer Switches	56.40
PC00002484	7/01/2026	OFFICEWORKS 0601 E VICTORIA P06	Stationary supplies	51.00
PC00002484	8/01/2026	KMART Mulgrave VIC	Kaya Karawara Summer Splash decorations	47.00
PC00002483	9/01/2026	HYDRECO HYDRAULICS WA WELSHPOOL AUS	PTO Switch's for Water Truck	46.30
PC00002484	27/01/2026	BUNNINGS GROUP LTD HAWTHORN EAS	Karawara Summer equipment	39.80
PC00002489	16/01/2026	COLES 0356 KARAWARA 06	GBLC Holiday Programs Fruit	39.41
PC00002489	21/01/2026	COLES 0356 KARAWARA 06	GBLC Holiday Programs Fruit	37.78
PC00002484	30/01/2026	SQ *BROT BAKERY Manning WA	Kaya Karawara Youth activation event - beverages	37.15
PC00002484	30/01/2026	Coles Express 6929 Karawara 06	BBQ gas exchange	35.99
PC00002488	12/01/2026	BUNNINGS 392000 EAST VICTORI	Tools for mosquito trap fix	35.93
PC00002484	8/01/2026	POST COMO LPO COMO	Postage	35.50
PC00002484	29/01/2026	COLES 0356 KARAWARA 06	Items for Summer Splash event	31.30
PC00002484	7/01/2026	OFFICEWORKS 0601 E VICTORIA P06	Certificate frames - Citizen of the Year	22.50
PC00002484	19/01/2026	JamaicaBlue Waterford Karawara WA	Youth outreach meeting with Village Green - beverages	22.47
PC00002490	16/01/2026	WILSON PARKING PER114 PERTH WA	Parking to attend MIDAP	22.30
PC00002469	7/01/2026	CITY OF PERTH PERTH	Parking costs to attend State Administrative Tribunal	17.67
PC00002487	28/01/2026	VIBE BEDFORD BEDFORD WA	Ice - Australia Day Morning Ceremony	16.95
PC00002471	19/01/2026	+HNTNL TRANSACTION FEE	Redbooth subscription international transaction fee	5.38
PC00002484	28/01/2026	BUNNINGS GROUP LTD HAWTHORN EAS	Refund for item not available for Summer Splash event	-10.70
PC00002484	9/01/2026	KMART Mulgrave VIC	Refund for item not available for Summer Splash event	-20.00
PC00002481	22/01/2026	KMART Mulgrave VIC	Refund for tools for Kids craft club	-500.00
Total Credit Card Payments				12,539.29

Fleet Card Payments

Reference	Date	Payee	Description	Amount (\$)
F209202	14/01/2026	KARAWARA (827) Diesel	1ILV035 Isuzu D-Max	123.64
F209202	14/01/2026	SOUTH PERTH (435) Diesel	1GMW781 Hino 300	101.71
F242186	30/12/2025	AMPOL FOODARY SECRET HARB (032063) Unleaded (91 R	1HUA243 Subaru OUTBACK AWD TOURING	79.71
F247182	13/01/2026	HALLS HEAD (002450) Unleaded (91 RON - E10)	1HZB420 Mazda CX5	79.25
F233532	10/01/2026	FREMANTLE (407) Unleaded (91 RON - E10)	1HMH370 Toyota RAV4	79.24
F242186	16/01/2026	AMPOL FOODARY SECRET HARB (033391) Unleaded (91 R	1HUA243 Subaru OUTBACK AWD TOURING	78.60
F247181	10/01/2026	SOUTH PERTH (326) Unleaded (91 RON - E10)	1HZB419 Mazda CX5	77.33
F272932	20/01/2026	DUNCRAIG (341) Unleaded (91 RON - E10)	1ISF356 Toyota RAV4	77.13
F233532	27/01/2026	COMO (979) Unleaded (91 RON - E10)	1HMH370 Toyota RAV4	76.15
F247182	17/01/2026	INNALOO (013860) Unleaded (91 RON - E10)	1HZB420 Mazda CX5	73.15
F254784	6/01/2026	AMPOL FOODARY NEDLANDS (029615) Unleaded (91 RON	1IJQ429 Toyota RAV4	71.61
F273159	21/01/2026	AMPOL FOODARY FREMANTLE E (018300) Unleaded (91 F	1ITG391 Toyota RAV4	71.52
F242186	10/01/2026	EG AMPOL 94237 PORT KENNE (507135) Unleaded (91 RC	1HUA243 Subaru OUTBACK AWD TOURING	70.77
F247182	5/01/2026	BALDIVIS (034957) Unleaded (91 RON - E10)	1HZB420 Mazda CX5	70.63
F273159	14/01/2026	COMO (847) Unleaded (91 RON - E10)	1ITG391 Toyota RAV4	69.64
F247182	8/01/2026	MANDURAH (005820) Unleaded (91 RON - E10)	1HZB420 Mazda CX5	66.77
F270827	31/12/2025	BUSSELTON (002644) Unleaded (91 RON - E10)	1IPW546 Toyota RAV4	65.47
F254784	20/01/2026	AMPOL FOODARY NEDLANDS (030550) Unleaded (91 RON	1IJQ429 Toyota RAV4	65.39

Reference	Date	Payee	Description	Amount (\$)
F254785	27/01/2026	KARAWARA (193) Unleaded (91 RON - E10)	1IJQ428 Toyota Rav 4 Hybrid	62.19
F234210	3/01/2026	MYAREE (046313) Unleaded (91 RON - E10)	1HND096 RAV4 GXL HYBRID	59.39
F255163	18/01/2026	MARGARET RIVER (563) Unleaded (91 RON - E10)	1IKA369 Toyota RAV4	57.64
F240344	6/01/2026	VICTORIA PARK EAST (531) Unleaded (91 RON - E10)	1HRX277 Yaris Cross Hybrid GXL	49.90
F273160	20/01/2026	SOUTH PERTH (003225) Unleaded (91 RON - E10)	1ITG394 Toyota RAV4	47.41
F241939	11/01/2026	AMPOL FOODARY MIDVALE (066305) Unleaded (91 RON - E10)	1HTP234 Toyota YARIS CROSS HYBRID	46.22
F274319	17/01/2026	AMPOL FOODARY KARRINYUP (027322) Unleaded (91 RON - E10)	1IUV119 Lexus UX300H	45.22
F241092	16/01/2026	SOUTH PERTH (513) Unleaded (91 RON - E10)	1HSW934 Yaris Cross Hybrid GXL	44.02
F247182	22/01/2026	NORTH PERTH (022329) Unleaded (91 RON - E10)	1HZB420 Mazda CX5	43.70
F273160	25/01/2026	RAVENSWOOD (443) Unleaded (91 RON - E10)	1ITG394 Toyota RAV4	37.73
F241939	6/01/2026	SOUTH PERTH (002636) Clean and Detail	1HTP234 Toyota YARIS CROSS HYBRID	33.00
F242186	20/01/2026	CANNINGTON (039247) Unleaded (91 RON - E10)	1HUA243 Subaru OUTBACK AWD TOURING	30.40
F255163	2/01/2026	SOUTH PERTH (002505) Clean and Detail	1IKA369 Toyota RAV4	18.00
F254784	1/01/2026	ALBANY (017646) Unleaded (91 RON - E10)	1IJQ429 Toyota RAV4	14.06
F274319	7/01/2026	AMPOL FOODARY BENTLEY (040172) Unleaded (91 RON - E10)	1IUV119 Lexus UX300H	8.34
F274319	7/01/2026	SOUTH PERTH (002688) Unleaded (91 RON - E10)	1IUV119 Lexus UX300H	8.10
<b>Grand Total</b>				<b>2,003.03</b>
<b>Management Fee</b>				<b>235.80</b>
<b>Total Fleetcare</b>				<b>2,238.83</b>

**City of South Perth**  
**Statement of Financial Position**  
**28 February 2026**

	28 February 2026	28 February 2025	30 June 2025
	\$	\$	\$
<b>CURRENT ASSETS</b>			
Cash & Cash Equivalents	92,766,185	92,329,407	77,087,809
Trade & Other Receivables	13,174,193	8,372,164	8,615,163
Other Current Assets	1,049,130	2,147,886	1,696,410
<b>TOTAL CURRENT ASSETS</b>	<b>106,989,508</b>	<b>102,849,456</b>	<b>87,399,382</b>
<b>NON-CURRENT ASSETS</b>			
Trade & Other Receivables	9,148,619	5,468,542	1,958,793
Investments (LGHT & RRC)	244,787	243,164	244,787
Property, Plant & Equipment	317,108,414	313,282,917	313,730,837
Infrastructure	499,063,470	480,369,101	502,812,415
Intangibles	22,446	89,759	44,326
<b>TOTAL NON-CURRENT ASSETS</b>	<b>825,587,736</b>	<b>799,453,483</b>	<b>818,791,158</b>
<b>TOTAL ASSETS</b>	<b>932,577,244</b>	<b>902,302,939</b>	<b>906,190,540</b>
<b>CURRENT LIABILITIES</b>			
Trade & Other Payables	8,353,591	8,437,064	7,448,918
Borrowings	1,259,926	3,455,466	3,486,139
Provisions	4,766,147	4,403,984	5,056,838
Grant Obligations	6,007,878	6,945,528	6,549,781
<b>TOTAL CURRENT LIABILITIES</b>	<b>20,387,542</b>	<b>23,242,043</b>	<b>22,541,675</b>
<b>NON-CURRENT LIABILITIES</b>			
Borrowings	2,803,919	4,063,845	3,124,214
Provisions	524,617	518,697	444,428
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>3,328,535</b>	<b>4,582,542</b>	<b>3,568,642</b>
<b>TOTAL LIABILITIES</b>	<b>23,716,077</b>	<b>27,824,585</b>	<b>26,110,317</b>
<b>NET ASSETS</b>	<b>908,861,167</b>	<b>874,478,354</b>	<b>880,080,223</b>
<b>EQUITY</b>			
Retained surplus	150,598,439	148,947,906	142,773,112
Reserves - Cash Backed	55,749,985	48,755,804	55,342,512
Revaluation Surplus	673,731,800	651,952,827	673,761,529
Net Profit/ Loss	28,780,944	24,821,817	8,203,071
<b>TOTAL EQUITY</b>	<b>908,861,167</b>	<b>874,478,354</b>	<b>880,080,223</b>

**City of South Perth  
Statement of Change in Equity  
28 February 2026**

	28 February 2026 \$	28 February 2025 \$	30 June 2025 \$
<b>RESERVES</b>			
<b>Cash Backed</b>			
Balance at beginning of reporting period	55,342,512	46,653,582	46,653,582
Aggregate transfers to Retained Earnings	(1,818,520)	(560,961)	(1,409,609)
Aggregate transfers from Retained Earnings	2,225,993	2,663,183	10,098,538
Balance at end of reporting period	<u>\$ 55,749,985</u>	<u>\$ 48,755,804</u>	<u>\$ 55,342,512</u>
<b>Non - Cash Backed</b>			
Asset Revaluation Reserve	673,731,800	651,952,827	673,761,529
Balance at end of reporting period	<u>\$ 673,731,800</u>	<u>\$ 651,952,827</u>	<u>\$ 673,761,529</u>
<b>TOTAL RESERVES</b>	<u><u>\$ 729,481,784</u></u>	<u><u>\$ 700,708,631</u></u>	<u><u>\$ 729,104,041</u></u>
<b>RETAINED EARNINGS</b>			
Balance at the beginning of reporting period	150,976,182	151,059,423	151,059,423
Realised Revaluation Reserve	29,729	(9,295)	402,618
Change in Net Assets from Operations	28,780,944	24,821,817	8,203,071
Aggregate transfers to Reserves	(2,225,993)	(2,663,183)	(10,098,538)
Aggregate transfers from Reserves	1,818,520	560,961	1,409,609
Balance at end of reporting period	<u>\$ 179,379,382</u>	<u>\$ 173,769,723</u>	<u>\$ 150,976,182</u>
<b>TOTAL EQUITY</b>	<u><u>\$ 908,861,167</u></u>	<u><u>\$ 874,478,354</u></u>	<u><u>\$ 880,080,223</u></u>

**City of South Perth  
Statement of Financial Activity  
28th February 2026**

Original Budget 2025/26	Revised Budget 2025/26		YTD Revised Budget	YTD Actual	YTD Variance Revised Budget	Note	YTD % Variance Revised Budget
<b>OPERATING ACTIVITIES</b>							
<b>Revenue from operating activities</b>							
47,742,872	47,742,872	Rates revenue	47,715,367	47,793,409	78,042	F	0%
21,445,010	21,445,010	Fees and charges	17,806,412	18,184,842	378,430	F	2%
2,068,700	2,068,700	Grants, subsidies and contributions	394,151	913,684	519,533	F	132%
10,027,989	10,027,989	Service charges	10,027,989	10,039,240	11,251	F	0%
4,333,538	4,333,538	Interest revenue	3,048,283	3,286,985	238,702	F	8%
539,000	539,000	Other revenue	273,489	265,218	(8,272)	U	-3%
<b>86,157,109</b>	<b>86,157,109</b>		<b>79,265,692</b>	<b>80,483,378</b>	<b>1,217,686</b>	<b>F</b>	<b>2%</b>
<b>Expenditure from operating activities</b>							
29,648,151	29,648,151	Employee expenses	19,756,789	19,534,658	222,130	F	1%
37,846,043	37,846,043	Materials and contracts	21,820,602	21,512,200	308,402	F	1%
2,096,000	2,096,000	Utility charges	1,284,609	1,220,318	64,291	F	5%
724,500	724,500	Insurance expenses	724,500	699,788	24,712	F	3%
14,296,224	14,296,224	Depreciation and amortisation	9,509,205	9,835,913	(326,708)	U	-3%
1,312,344	1,312,344	Other expenses	784,093	788,731	(4,639)	U	-1%
231,401	231,401	Interest expenses	163,877	152,096	11,780	F	7%
<b>86,154,663</b>	<b>86,154,663</b>		<b>54,043,674</b>	<b>53,743,706</b>	<b>299,968</b>	<b>F</b>	<b>1%</b>
<b>2,446</b>	<b>2,446</b>	<b>Net operating surplus/ (deficit)</b>	<b>25,222,017</b>	<b>26,739,672</b>	<b>1,517,655</b>	<b>F</b>	<b>6%</b>
<b>Operating activities excluded from budgeted deficiency</b>							
14,296,224	14,296,224	Depreciation excluded from operating activity	9,509,205	9,835,913	326,708	F	3%
-	-	Other movement in non current assets/liabilities	-	80,189	80,189	F	0%
(7,551,542)	(7,551,542)	Underground power	(7,551,542)	(7,568,055)	(16,513)	U	0%
<b>6,747,129</b>	<b>6,747,129</b>	<b>Amount attributable to operating activities</b>	<b>27,179,681</b>	<b>29,087,719</b>	<b>1,908,038</b>	<b>F</b>	<b>7%</b>
<b>INVESTING ACTIVITIES - INFLOWS / (OUTFLOWS)</b>							
3,399,299	9,308,131	Capital grants, subsidies and contributions	3,652,484	1,981,240	(1,671,243)	U	-46%
399,720	399,720	Proceeds on disposal of assets	353,220	240,750	(112,470)	U	-32%
(20,274,565)	(25,456,959)	Payments for purchase of property, plant & equipment	(9,755,318)	(4,720,306)	5,035,012	F	52%
(11,349,510)	(15,259,117)	Payments for construction of infrastructure	(9,355,043)	(4,903,078)	4,451,966	F	48%
<b>(27,825,056)</b>	<b>(31,008,225)</b>	<b>Amount attributable to investing activities</b>	<b>(15,104,658)</b>	<b>(7,401,394)</b>	<b>7,703,264</b>	<b>F</b>	<b>51%</b>
<b>FINANCING ACTIVITIES - INFLOW / (OUTFLOWS)</b>							
10,942,612	17,577,338	Transfers from cash backed reserves (restricted assets)	1,081,661	1,818,520	736,859	F	68%
55,919	55,919	Proceeds from self supporting loans	41,062	41,062	-	-	0%
6,215,298	6,215,298	Underground power	5,648,000	5,670,075	22,075	F	0%
(3,486,139)	(3,486,139)	Loan principal repayments	(2,546,507)	(2,546,507)	-	-	0%
(12,758,910)	(12,758,909)	Transfers to reserves	(2,298,088)	(2,225,993)	72,096	F	3%
-	(5,313,322)	Movement in cash backed grant obligations	-	(331,848)	(331,848)	U	0%
-	-	Movement in deferred rates (non-current)	-	49,002	49,002	F	0%
12,500,000	12,500,000	Proceeds from new borrowings	-	-	-	-	0%
<b>13,468,780</b>	<b>14,790,185</b>	<b>Amount attributable to financing activities</b>	<b>1,926,127</b>	<b>2,474,311</b>	<b>548,184</b>	<b>F</b>	<b>28%</b>
<b>MOVEMENT IN SURPLUS OR DEFICIT</b>							
7,609,147	7,609,147	<b>Surplus or deficit at the start of the financial year</b>	7,609,147	14,383,969	6,774,822	F	89%
6,747,129	6,747,129	Amount attributable to operating activities	27,179,681	29,087,719	1,908,038	F	7%
(27,825,056)	(31,008,225)	Amount attributable to investing activities	(15,104,658)	(7,401,394)	7,703,264	F	51%
13,468,780	14,790,185	Amount attributable to financing activities	1,926,127	2,474,311	548,184	F	28%
<b>-</b>	<b>(1,861,764)</b>	<b>Surplus or deficit at the end of the period</b>	<b>21,610,297</b>	<b>38,544,605</b>	<b>16,934,308</b>	<b>F</b>	<b>78%</b>

## City of South Perth 2025/2026 Operating Revenue and Expenditure Budget Versus Actual

28th February 2026

Key Responsibility Area	YTD Revised Budget \$	YTD Actual \$	Variance \$	Var F/U	Var %	Revised Budget \$	Original Budget \$
<b>REVENUE</b>							
<b>Corporate Services</b>							
<i>Governance</i>							
Animal Care Facility	162,252	193,490	31,238	F	19%	204,700	204,700
Fire Prevention	5,900	2,672	(3,228)	U	-55%	5,900	5,900
Parking	1,820,833	1,657,133	(163,700)	U	-9%	2,732,500	2,732,500
Rangers and Community Safety	7,233	15,286	8,052	F	111%	8,900	8,900
Property Management - Commercial	234,000	253,888	19,888	F	8%	312,000	312,000
Recoverable Costs	82,189	65,919	(16,270)	U	-20%	130,000	130,000
Total Revenue - Governance	<b>2,312,407</b>	<b>2,188,388</b>	<b>(124,019)</b>	<b>U</b>	<b>-5%</b>	<b>3,394,000</b>	<b>3,394,000</b>
<i>Finance</i>							
Investment Activities	2,719,859	3,054,114	334,255	F	12%	4,760,134	4,760,134
Financial Services	1,600	2,500	900	F	56%	3,100	3,100
Rating Services	48,476,664	48,723,026	246,361	F	1%	48,809,072	48,809,072
Total Revenue - Finance	<b>51,198,123</b>	<b>51,779,639</b>	<b>581,516</b>	<b>F</b>	<b>1%</b>	<b>53,572,306</b>	<b>53,572,306</b>
<i>Information System</i>							
Information Services	-	575	575	F	100%	-	-
Total Revenue - Information System	<b>-</b>	<b>575</b>	<b>575</b>	<b>F</b>	<b>100%</b>	<b>-</b>	<b>-</b>
<i>People &amp; Performance</i>							
Human Resources	-	-	-		0%	2,300	2,300
Total Revenue - People & Performance	<b>-</b>	<b>-</b>	<b>-</b>			<b>2,300</b>	<b>2,300</b>
<b>Corporate Services Total</b>	<b>53,510,530</b>	<b>53,968,603</b>	<b>458,072</b>	<b>F</b>	<b>1%</b>	<b>56,968,606</b>	<b>56,968,606</b>
<b>Development &amp; Community Services</b>							
<i>Community, Culture &amp; Recreation</i>							
Community Projects	22,000	545	(21,455)	U	-98%	87,000	87,000
Community Events	50,000	30,555	(19,445)	U	-39%	54,000	54,000
Major Events	15,000	12,000	(3,000)	U	-20%	15,000	15,000
Public Art	-	-	-		0%	6,000	6,000
Facility Hire	390,000	401,630	11,630	F	3%	585,000	585,000
Recreation Admin	155,700	124,727	(30,973)	U	-20%	184,700	184,700
George Burnett Leisure Centre Operations	202,000	214,234	12,234	F	6%	258,000	258,000
Total Revenue - Community, Culture & Recreation	<b>834,700</b>	<b>783,691</b>	<b>(51,009)</b>	<b>U</b>	<b>-6%</b>	<b>1,189,700</b>	<b>1,189,700</b>
<i>Library Services</i>							
Library Services	3,267	1,239	(2,027)	U	-62%	4,000	4,000
Civic Centre Library	14,083	13,799	(285)	U	-2%	20,000	20,000
Manning Library	7,175	7,082	(93)	U	-1%	8,700	8,700
Old Mill	2,000	4,822	2,822	F	141%	2,000	2,000
Total Revenue - Library Services	<b>26,525</b>	<b>26,941</b>	<b>416</b>	<b>F</b>	<b>2%</b>	<b>34,700</b>	<b>34,700</b>
<i>Development Services</i>							
Planning Services	406,666	407,621	955	F	0%	655,000	655,000
Building Services	305,867	315,165	9,298	F	3%	422,800	422,800
Pool Services	215,000	218,056	3,056	F	1%	215,000	215,000
Health Services	11,700	10,304	(1,396)	U	-12%	11,700	11,700
Preventative Services	103,333	117,403	14,070	F	14%	125,000	125,000
Total Revenue - Development Services	<b>1,042,566</b>	<b>1,068,550</b>	<b>25,983</b>	<b>F</b>	<b>2%</b>	<b>1,429,500</b>	<b>1,429,500</b>
<b>Development &amp; Community Services Total</b>	<b>1,903,791</b>	<b>1,879,183</b>	<b>(24,609)</b>	<b>U</b>	<b>-1%</b>	<b>2,653,900</b>	<b>2,653,900</b>

Key Responsibility Area	YTD Revised Budget \$	YTD Actual \$	Variance \$	Var F/U	Var %	Revised Budget \$	Original Budget \$
<b>Infrastructure</b>							
<i>Engineering</i>							
Network Operations	59,660	44,500	(15,160)	U	-25%	130,600	130,600
Underground Power	10,027,989	10,039,240	11,251	F	0%	10,027,989	10,027,989
Roads and Drainage	156,009	411,616	255,608	F	164%	769,300	769,300
Total Revenue - Engineering	10,243,658	10,495,357	251,699	F	2%	10,927,889	10,927,889
<i>Parks and Environment</i>							
CPGC	3,725,289	4,107,866	382,577	F	10%	5,406,510	5,406,510
Park Operations	165,669	211,199	45,531	F	27%	385,000	385,000
Total Revenue - Parks and Environment	3,890,958	4,319,065	428,108	F	11%	5,791,510	5,791,510
<i>Waste, Fleet &amp; Facilities</i>							
Fleet Management	21,718	18,961	(2,757)	U	-13%	30,000	30,000
Recycling Centre	73,589	92,111	18,523	F	25%	112,000	112,000
Waste Collection	9,621,448	9,710,098	88,651	F	1%	9,673,204	9,673,204
Total Revenue - Waste, Fleet & Facilities	9,716,754	9,821,171	104,416	F	1%	9,815,204	9,815,204
<b>Infrastructure Total</b>	<b>23,851,370</b>	<b>24,635,593</b>	<b>784,223</b>	<b>F</b>	<b>3%</b>	<b>26,534,603</b>	<b>26,534,603</b>
<b>Total Revenue</b>	<b>79,265,692</b>	<b>80,483,378</b>	<b>1,217,686</b>	<b>F</b>	<b>2%</b>	<b>86,157,109</b>	<b>86,157,109</b>
<b>EXPENDITURE</b>							
<b>Office of the CEO</b>							
<i>Office of the CEO</i>							
Office of the CEO	416,773	397,873	18,900	F	5%	647,716	647,716
Total Expense - Office of the CEO	416,773	397,873	18,900	F	5%	647,716	647,716
<b>Office of the CEO Total</b>	<b>416,773</b>	<b>397,873</b>	<b>18,900</b>	<b>F</b>	<b>5%</b>	<b>647,716</b>	<b>647,716</b>
<b>Corporate Services</b>							
<i>Director of Corporate Services</i>							
Corporate Services	196,463	177,986	18,476	F	9%	300,296	300,296
Total Expense - Director of Corporate Services	196,463	177,986	18,476	F	9%	300,296	300,296
<i>Customer, Communications &amp; Engagement</i>							
Customer Services Admin	896,465	867,825	28,640	F	3%	1,358,831	1,358,831
Marketing & Communications	515,076	554,169	(39,093)	U	-8%	802,431	802,431
Publications	22,500	15,960	6,540	F	29%	45,000	45,000
Total Expense - Customer, Communications & Engagement	1,434,041	1,437,954	(3,913)	U	0%	2,206,262	2,206,262
<i>Finance</i>							
Investment Activities	83,308	82,311	997	F	1%	128,395	128,395
Financial Services	2,096,705	1,915,267	181,438	F	9%	2,777,945	2,777,945
Rating Services	279,169	295,113	(15,944)	U	-6%	662,547	662,547
Total Expense - Finance	2,459,182	2,292,691	166,491	F	7%	3,568,888	3,568,888
<i>Information Systems</i>							
Information Services	3,637,253	3,592,523	44,731	F	1%	5,571,298	5,571,298
Records Management	163,972	125,891	38,080	F	23%	250,709	250,709
Total Expense - Information Systems	3,801,225	3,718,414	82,811	F	2%	5,822,007	5,822,007
<i>Governance</i>							
Governance Admin	714,915	782,723	(67,808)	U	-9%	1,223,863	1,223,863
Council Members	579,567	533,862	45,706	F	8%	723,904	723,904
Council Functions	132,487	106,857	25,630	F	19%	209,522	209,522
Animal Care Facility	232,856	263,762	(30,905)	U	-13%	353,147	353,147
Fire Prevention	75,288	66,297	8,991	F	12%	85,808	85,808
Parking	642,916	579,921	62,995	F	10%	1,056,468	1,056,468
Rangers and Community Safety	411,560	505,327	(93,767)	U	-23%	613,499	613,499
Property Management - Commercial	34,800	35,229	(429)	U	-1%	34,800	34,800
Recoverable Costs	118,535	113,652	4,883	F	4%	193,100	193,100
PreSchools	34,183	34,470	(287)	U	-1%	51,345	51,345
Total Expense - Governance	2,977,108	3,022,098	(44,990)	U	-2%	4,545,458	4,545,458

Key Responsibility Area	YTD Revised Budget \$	YTD Actual \$	Variance \$	Var F/U	Var %	Revised Budget \$	Original Budget \$
<b>People &amp; Performance</b>							
Organisational Performance	296,971	334,228	(37,258)	U	-13%	486,915	486,915
Human Resources	767,295	811,090	(43,795)	U	-6%	1,337,524	1,337,524
Work Health & Safety	321,687	214,381	107,306	F	33%	511,671	511,671
Total Expense - People & Performance	1,385,953	1,359,699	26,254	F	2%	2,336,111	2,336,111
<b>Corporate Services Total</b>	<b>12,253,971</b>	<b>12,008,843</b>	<b>245,129</b>	<b>F</b>	<b>2%</b>	<b>18,779,021</b>	<b>18,779,021</b>
<b>Development &amp; Community Services</b>							
<b>Director of Development &amp; Community Services</b>							
Development & Community Services	176,985	177,863	(878)	U	0%	276,399	276,399
Total Expense - Director of Development & Community Services	176,985	177,863	(878)	U	0%	276,399	276,399
<b>Community, Culture &amp; Recreation</b>							
CCR Admin	400,673	480,067	(79,394)	U	-20%	880,134	880,134
Community Projects	384,031	293,699	90,333	F	24%	826,593	826,593
Citizens Centre - South Perth	61,941	84,618	(22,677)	U	-37%	113,075	113,075
Citizens Centre - Manning	109,806	105,444	4,362	F	4%	167,057	167,057
Community Events	775,612	731,617	43,995	F	6%	1,006,186	1,006,186
Major Events	95,000	124,052	(29,052)	U	-31%	95,000	95,000
Summer Events	132,000	104,371	27,629	F	21%	223,000	223,000
Functions	29,000	20,896	8,104	F	28%	54,000	54,000
Public Art	56,165	37,394	18,771	F	33%	76,354	76,354
Facility Hire	362,837	373,654	(10,816)	U	-3%	561,160	561,160
George Burnett Leisure Centre Operations	423,292	390,102	33,190	F	8%	636,429	636,429
Total Expense - Community, Culture & Recreation	2,830,358	2,745,912	84,446	F	3%	4,638,987	4,638,987
<b>Library Services</b>							
Civic Centre Library	1,196,746	1,294,673	(97,927)	U	-8%	1,823,932	1,823,932
Manning Library	703,225	683,563	19,662	F	3%	1,074,547	1,074,547
Old Mill	23,053	11,554	11,500	F	50%	34,857	34,857
Heritage House	24,678	27,534	(2,857)	U	-12%	37,065	37,065
Total Expense - Library Services	1,947,701	2,017,323	(69,622)	U	-4%	2,970,402	2,970,402
<b>Development Services</b>							
Planning Services	938,588	863,438	75,150	F	8%	1,393,779	1,393,779
Compliance	146,110	126,387	19,724	F	13%	222,722	222,722
Building Services	317,024	296,039	20,985	F	7%	484,145	484,145
Health Services	411,605	359,870	51,735	F	13%	629,362	629,362
Analytical Services	11,000	10,418	582	F	5%	13,500	13,500
Pest Control	7,000	7,380	(380)	U	-5%	50,000	50,000
Total Expense - Development Services	1,831,328	1,663,532	167,796	F	9%	2,793,509	2,793,509
<b>Strategic Planning</b>							
Strategic Planning	296,052	201,773	94,279	F	32%	504,509	504,509
Total Expense - Strategic Planning	296,052	201,773	94,279	F	32%	504,509	504,509
<b>Development &amp; Community Services Total</b>	<b>7,082,424</b>	<b>6,806,403</b>	<b>276,021</b>	<b>F</b>	<b>4%</b>	<b>11,183,806</b>	<b>11,183,806</b>
<b>Infrastructure</b>							
<b>Director Infrastructure Services</b>							
Director Infrastructure Services	196,496	182,472	14,023	F	7%	355,140	355,140
Total Expense - Director Infrastructure Services	196,496	182,472	14,023	F	7%	355,140	355,140
<b>Assets and Infrastructure Support</b>							
Assets and Infrastructure Support	857,937	730,325	127,612	F	15%	1,404,380	1,404,380
Total Expense - Assets and Infrastructure Support	857,937	730,325	127,612	F	15%	1,404,380	1,404,380
<b>Engineering</b>							
Engineering Administration	326,393	219,701	106,693	F	33%	531,012	531,012
Civil Design	577,046	463,208	113,838	F	20%	958,513	958,513
Network Operations	91,917	55,206	36,711	F	40%	295,000	295,000
Underground Power	5,817,310	5,807,789	9,521	F	0%	10,159,299	10,159,299
Bridges, Jetties and Boardwalks	20,000	3,616	16,384	F	82%	30,000	30,000
Roads and Drainage	7,183,361	7,540,514	(357,153)	U	-5%	11,713,714	11,713,714
Total Expense - Engineering	14,016,027	14,090,033	(74,007)	U	-1%	23,687,537	23,687,537

Key Responsibility Area	YTD Revised Budget \$	YTD Actual \$	Variance \$	Var F/U	Var %	Revised Budget \$	Original Budget \$
<b>Park and Environment</b>							
Parks and Environment Administration	229,824	236,051	(6,227)	U	-3%	375,110	375,110
CPGC	3,037,872	2,827,172	210,700	F	7%	4,590,883	4,590,883
Park Operations	7,693,870	8,060,753	(366,883)	U	-5%	11,876,991	11,876,991
<b>Total Expense - Parks and Environment</b>	<b>10,961,566</b>	<b>11,123,976</b>	<b>(162,410)</b>	<b>U</b>	<b>-1%</b>	<b>16,842,984</b>	<b>16,842,984</b>
<b>Waste, Fleet &amp; Facilities</b>							
Waste, Fleet and Facilities Administration	446,452	490,092	(43,640)	U	-10%	744,692	744,692
Environment	373,776	392,737	(18,960)	U	-5%	688,778	688,778
Fleet Management	1,076,926	1,074,839	2,087	F	0%	1,458,668	1,458,668
Recycling Centre	327,432	452,012	(124,580)	U	-38%	532,790	532,790
Waste Collection	2,915,369	3,070,012	(154,644)	U	-5%	4,954,022	4,954,022
Recycling Collection	828,180	706,488	121,692	F	15%	1,270,340	1,270,340
Building & Assets	2,290,347	2,217,600	72,747	F	3%	3,604,791	3,604,791
<b>Total Expense - Waste, Fleet &amp; Facilities</b>	<b>8,258,481</b>	<b>8,403,781</b>	<b>(145,299)</b>	<b>U</b>	<b>-2%</b>	<b>13,254,079</b>	<b>13,254,079</b>
<b>Infrastructure Total</b>	<b>34,290,506</b>	<b>34,530,588</b>	<b>(240,081)</b>	<b>U</b>	<b>-1%</b>	<b>55,544,120</b>	<b>55,544,120</b>
<b>Total Expenditure</b>	<b>54,043,674</b>	<b>53,743,706</b>	<b>299,969</b>	<b>F</b>	<b>1%</b>	<b>86,154,663</b>	<b>86,154,663</b>
<b>Net Position</b>	<b>25,222,017</b>	<b>26,739,672</b>	<b>1,517,655</b>	<b>F</b>	<b>6%</b>	<b>2,446</b>	<b>2,446</b>

**City of South Perth**  
**2025/2026 Capital Revenue and Expenditure Budget Versus Actual**  
28th February 2026

Key Responsibility Area	YTD Revised Budget \$	YTD Actual \$	Variance \$	Var F/U	Var %	Revised Budget \$	Original Budget \$
<b>CAPITAL REVENUE</b>							
Park Operations	1,706,291	370,555	(1,335,736)	U	-78%	3,504,014	1,077,875
Roads	1,185,839	1,176,667	(9,172)	U	-1%	2,197,721	1,902,924
Building	760,354	329,000	(431,354)	U	-57%	3,606,396	418,500
Artworks	-	105,018	105,018	F	-100%	-	-
<b>Total Revenue</b>	<b>3,652,484</b>	<b>1,981,240</b>	<b>(1,671,243)</b>	<b>U</b>	<b>-46%</b>	<b>9,308,131</b>	<b>3,399,299</b>
<b>CAPITAL EXPENDITURE</b>							
<b>Drainage</b>							
Drainage Upgrade (From Stormwater Management Plan)	-	-	-			10,000	10,000
Outfall Upgrade - Hurlingham Lake	20,000	-	20,000	F	100%	20,000	20,000
Outfall Upgrade - Lake Douglas	20,000	-	20,000	F	100%	20,000	20,000
Sump Fences and Gates Renewal	50,000	-	50,000	F	100%	150,000	150,000
<b>Drainage</b>	<b>90,000</b>	<b>-</b>	<b>90,000</b>	<b>F</b>	<b>100%</b>	<b>200,000</b>	<b>200,000</b>
<b>Pathways</b>							
Pathways - Minor Improvement	22,500	19,026	3,474	F	15%	30,000	30,000
Ruth St – Brittain St to Eleanor St (Pathway)	35,000	24,240	10,760	F	31%	35,000	35,000
Slab Replacement Program	360,000	321,044	38,956	F	11%	500,000	500,000
Unwin Cres - Redmond St to Sulman Ave	125,000	978	124,022	F	99%	150,000	150,000
<b>Pathways</b>	<b>542,500</b>	<b>365,287</b>	<b>177,213</b>	<b>F</b>	<b>33%</b>	<b>715,000</b>	<b>715,000</b>
<b>Roads</b>							
Anstey Street Pedestrian Crossing	77,540	23,256	54,284	F	70%	116,310	-
Douglas Ave - Mill Point to Shaftesbury, MRRG	571,100	509,850	61,250	F	11%	571,100	571,100
Elderfield St - Trumper to Kilkenny, MRRG	274,800	261,119	13,682	F	5%	274,800	274,800
Jackson Rd - Wandarra Cl to Cul De Sac	220,000	265,208	(45,208)	U	-21%	220,000	220,000
Labouchere Rd - NB - Hardy to Charles, MRRG	137,900	153,380	(15,480)	U	-11%	137,900	137,900
Manning Rd (A) - WB - Drogheda to Waterford, MRRG	382,400	329,587	52,813	F	14%	382,400	382,400
Manning Rd (B) - EB - Kent to Gillon, MRRG	623,700	509,669	114,031	F	18%	623,700	623,700
Redmond Street – Raised platforms	100,000	-	100,000	F	100%	150,000	150,000
Road Rehab - Crawshaw Cr - Lay St to Perth Rd	500,000	292,516	207,484	F	41%	500,000	500,000
Road Rehab - Dyson St - Market St to Vista St	120,000	111,012	8,988	F	7%	120,000	120,000
Road Rehab - Roseberry Ave - Jameson St to Mill Point Rd	93,333	6,555	86,779	F	93%	280,000	280,000
ROW #77 - Betwix Coode & Labouchere - Alston to Greenoch	-	1,466	(1,466)	U	-100%	73,000	73,000
Second Ave - First Ave to Landsdowne Rd	200,000	155,759	44,241	F	22%	200,000	200,000
Traffic/Black Spot - Landsdown - Left in Upgrade	46,349	40,788	5,561	F	12%	52,661	-
<b>Roads</b>	<b>3,347,122</b>	<b>2,660,166</b>	<b>686,957</b>	<b>F</b>	<b>21%</b>	<b>3,701,871</b>	<b>3,532,900</b>
<b>Buildings</b>							
Asbestos Replacement Program	79,640	94,093	(14,453)	U	-18%	79,640	79,640
Bill Grayden Reserve All Genders Changerooms Renewal	5,760	2,110	3,650	F	63%	105,760	-
Building Minor Works Ad hoc Program	195,000	174,215	20,785	F	11%	451,270	451,270
Challenger Reserve All Genders Changerooms Renewal	78,708	2,610	76,098	F	97%	157,586	-
Civic and Admin IT Area Office Fit out Renewal	117,975	151,417	(33,442)	U	-28%	117,975	-
Civic Centre BMS	149,040	57,948	91,092	F	61%	149,040	-
Civic Centre meeting room upgrade	30,000	44,955	(14,955)	U	-50%	30,000	-
Clydesdale Park Operations Depot Safety Alterations	59,120	8,404	50,716	F	86%	164,120	164,120
Collier Reserve All Genders Changerooms Additional	100,000	74,482	25,518	F	26%	1,508,573	-
Collier Reserve All Genders Changerooms Renewal	78,708	2,610	76,098	F	97%	157,234	-
Comer - Public Toilets Upgrade Works	46,957	-	46,957	F	100%	46,957	-
Coode Street Public Toilet New	589,665	887,739	(298,074)	U	-51%	1,150,350	-
Electrical Switchboard Replace Program	70,545	54,767	15,778	F	22%	265,455	265,455
Fire Asset Upgrade - Design and Construct	150,000	6,412	143,588	F	96%	163,690	163,690
George Burnett Leisure Centre HVAC	80,360	78,946	1,414	F	2%	80,360	-
George Burnett Park All Genders Changerooms Renewal	78,708	5,248	73,460	F	93%	157,414	-

Key Responsibility Area	YTD Revised Budget \$	YTD Actual \$	Variance \$	Var F/U	Var %	Revised Budget \$	Original Budget \$
HVAC Replacement Program	608,340	653,587	(45,247)	U	-7%	789,250	530,910
Manning Community Centre - Accessibility	3,000	5,966	(2,966)	U	-99%	40,000	40,000
Manning Hub BMS	75,000	4,610	70,390	F	94%	75,000	-
Manning Senior Citizen's Centre (Senior Bus Garage)	-	-	-			100,000	100,000
Mends St Public Toilets	65,000	-	65,000	F	100%	82,500	82,500
Morris Mundy Reserve All Genders Changerooms Renewal	78,708	2,610	76,098	F	97%	160,234	-
Neil McDougall Public Toilet	65,000	85,163	(20,163)	U	-31%	1,031,150	963,000
Operations Centre relocation of bulk materials storage bins	280,000	-	280,000	F	100%	731,500	731,500
Ops Centre Security operational area gates/auto entry	350,000	428,396	(78,396)	U	-22%	516,656	350,000
Richardson Park All Genders Changerooms Renewal	169,624	5,776	163,848	F	97%	678,495	-
Roof Access Improvements	35,460	15,768	19,692	F	56%	265,460	265,460
Shade at Manning Laneway	-	-	-			20,000	20,000
South Perth Tennis Club - Design Retrofit UAT	255,000	9,103	245,897	F	96%	580,320	576,050
<b>Buildings</b>	<b>3,895,318</b>	<b>2,856,937</b>	<b>1,038,381</b>	<b>F</b>	<b>27%</b>	<b>9,855,989</b>	<b>4,783,595</b>
<b>Lighting</b>							
Challenger Reserve and Sports lighting	49,892	9,405	40,487	F	81%	99,784	-
Festive Lights	185,231	166,823	18,408	F	10%	350,691	265,460
George Burnett Park Sports lighting	314,322	141,055	173,267	F	55%	628,644	-
Metal light pole inspections and replacements	150,000	-	150,000	F	100%	150,000	150,000
Richardson Park Sports lighting	789,000	85,941	703,059	F	89%	1,578,001	-
Safety lighting across South Perth	-	1,694	(1,694)	U	-100%	50,000	50,000
Sir James Mitchell Park Lighting Upgrade	219,226	143,021	76,205	F	35%	519,226	300,000
<b>Lighting</b>	<b>1,707,671</b>	<b>547,939</b>	<b>1,159,732</b>	<b>F</b>	<b>68%</b>	<b>3,376,346</b>	<b>765,460</b>
<b>Security</b>							
ANPR camera on Mill Point Road	-	-	-			30,000	30,000
CCTV Server Storage Expansion	30,000	-	30,000	F	100%	30,000	30,000
CCTV Trailer	75,000	-	75,000	F	100%	75,000	75,000
<b>Security</b>	<b>105,000</b>	<b>-</b>	<b>105,000</b>	<b>F</b>	<b>100%</b>	<b>135,000</b>	<b>135,000</b>
<b>Technology</b>							
IT - Civic Centre Servers and Storage	-	-	-			110,000	-
IT - Wireless Network (non public)	90,000	57,063	32,937	F	37%	90,000	90,000
South Perth Library (radio frequency identification) RFID	88,500	81,055	7,445	F	8%	88,500	88,500
UPS for External Comms Cabinets	-	-	-			69,000	69,000
<b>Technology</b>	<b>178,500</b>	<b>138,118</b>	<b>40,382</b>	<b>F</b>	<b>23%</b>	<b>357,500</b>	<b>247,500</b>
<b>Artworks</b>							
Murals	20,000	48,000	(28,000)	U	-140%	200,000	200,000
Sculpture Project	20,000	51,700	(31,700)	U	-159%	240,000	240,000
<b>Artworks</b>	<b>40,000</b>	<b>99,700</b>	<b>(59,700)</b>	<b>U</b>	<b>-149%</b>	<b>440,000</b>	<b>440,000</b>
<b>Collier Park Golf Course</b>							
CPGC - Concrete pathways	60,000	534	59,466	F	99%	60,000	60,000
CPGC - Plant & Fleet	295,000	6,145	288,855	F	98%	350,000	350,000
CPGC - Wash down Bay	-	534	(534)	U	-100%	39,714	-
CPGC Green Construction	100,000	9,527	90,473	F	90%	103,480	103,480
CPGC Lake Fill Pipe Replacement	60,000	-	60,000	F	100%	67,760	67,760
CPGC Pro-shop, Clubhouse and Driving Range	4,249,000	1,106,839	3,142,161	F	74%	12,500,000	12,500,000
CPGC Safety Netting	200,000	-	200,000	F	100%	207,760	207,760
CPGC Stormwater Drainage, Sewer Pump Station and Main	597,258	150,830	446,428	F	75%	995,430	750,000
<b>Collier Park Golf Course</b>	<b>5,561,258</b>	<b>1,274,410</b>	<b>4,286,848</b>	<b>F</b>	<b>77%</b>	<b>14,324,144</b>	<b>14,039,000</b>
<b>Plant and Fleet Management</b>							
City of South Perth Plant & Fleet	520,000	444,189	75,811	F	15%	1,165,000	1,165,000
<b>Plant and Fleet Management</b>	<b>520,000</b>	<b>444,189</b>	<b>75,811</b>	<b>F</b>	<b>15%</b>	<b>1,165,000</b>	<b>1,165,000</b>
<b>Foreshore &amp; Natural Areas</b>							
Coode Street Foreshore Riverbank Restoration	55,000	132,090	(77,090)	U	-140%	1,000,000	1,000,000
Hurlingham - Living Stream	277,850	54,750	223,100	F	80%	633,062	462,850
Redmond St - Boardwalk Replacement design and approvals	-	-	-			50,000	50,000
SJMP Irrigation replacement	824,970	341,964	483,006	F	59%	1,433,190	1,138,220
SPF NODE 2 - Coode St - Design	90,000	51,084	38,916	F	43%	200,000	200,000
<b>Foreshore &amp; Natural Areas</b>	<b>1,247,820</b>	<b>579,889</b>	<b>667,931</b>	<b>F</b>	<b>54%</b>	<b>3,316,252</b>	<b>2,851,070</b>
<b>Parks and Reserves</b>							

Key Responsibility Area	YTD Revised Budget \$	YTD Actual \$	Variance \$	Var F/U	Var %	Revised Budget \$	Original Budget \$
Bill Grayden reserve Concrete path extension	10,000	11,519	(1,519)	U	-15%	10,350	10,350
Bore & Pump Replacement Program	76,000	53,432	22,568	F	30%	100,000	100,000
Elderfield/ Sandon Park Boardwalk replacement	165,560	21,359	144,201	F	87%	206,950	206,950
Electrical Asset Renewal Program	135,000	78,566	56,434	F	42%	320,030	250,000
Furniture - Park Replacement	40,000	70,846	(30,846)	U	-77%	100,000	100,000
Hope Reserve Playground replacement	-	9,548	(9,548)	U	-100%	206,950	206,950
Irrigation Asset Replacement Program	162,000	73,250	88,751	F	55%	300,000	300,000
Karawara Laneways	200,000	9,033	190,967	F	95%	200,000	200,000
Lake Tondut & Hurlingham lake aerators	35,000	3,342	31,658	F	90%	41,830	41,830
Mill Point Close Revegetation	-	1,213	(1,213)	U	-100%	20,000	20,000
Moresby Street Centre Activation	150,000	6,718	143,282	F	96%	300,000	300,000
<b>Parks and Reserves</b>	<b>973,560</b>	<b>338,826</b>	<b>634,734</b>	<b>F</b>	<b>65%</b>	<b>1,806,110</b>	<b>1,736,080</b>
<b>Waste Management</b>							
Recycling Centre 30m3 sq bulk bin Program	50,000	17,522	32,478	F	65%	55,000	55,000
Recycling Centre Gatehouse UAT & Roof Replacement	75,000	6,118	68,882	F	92%	165,210	165,210
Recycling Centre Improvements	85,000	10,238	74,762	F	88%	112,750	112,750
Recycling Centre Perimeter Security	50,000	14,049	35,951	F	72%	55,000	55,000
Recycling Centre Security Fencing	175,000	19,964	155,036	F	89%	190,510	190,510
<b>Waste Management</b>	<b>435,000</b>	<b>67,890</b>	<b>367,110</b>	<b>F</b>	<b>84%</b>	<b>578,470</b>	<b>578,470</b>
<b>Local Traffic Management</b>							
Dyson St - Canning Hwy Intersection, Black Spot	225,000	184,663	40,337	F	18%	225,000	225,000
Morrison Pedestrian Crossing Opposite Penros	60,000	58,237	1,763	F	3%	60,000	60,000
Non Advertising Bus Shelter and Slab Replacement Program	31,250	-	31,250	F	100%	75,000	75,000
Traffic/Black Spot - Mill Point Rd and Esplanade Ramp	98,266	-	98,266	F	100%	294,798	-
Traffic/Black Spot - Tate St / Angelo St LCUS	14,596	6,646	7,950	F	54%	14,596	-
<b>Local Traffic Management</b>	<b>429,112</b>	<b>249,545</b>	<b>179,567</b>	<b>F</b>	<b>42%</b>	<b>669,394</b>	<b>360,000</b>
<b>Parking Facilities</b>							
Car Park/Road Rehab Programme - Car Park Anstey St	37,500	489	37,011	F	99%	75,000	75,000
<b>Parking Facilities</b>	<b>37,500</b>	<b>489</b>	<b>37,011</b>	<b>F</b>	<b>99%</b>	<b>75,000</b>	<b>75,000</b>
<b>Total Expenditure</b>	<b>19,110,361</b>	<b>9,623,384</b>	<b>9,486,978</b>	<b>F</b>	<b>50%</b>	<b>40,716,076</b>	<b>31,624,075</b>

**City of South Perth**  
**2025/2026 - Significant Variance Analysis**  
**28th February 2026**  
**(Budget Versus Actual)**

**1. Operating Revenue and Expenditure by Business Unit**

Key Responsibility Area	YTD Revised Budget (\$)	YTD Actual (\$)	Variance (\$)	Var F/U	Var %	Revised Budget (\$)	Original Budget (\$)	Variance Analysis & Commentary <i>Significant Variances: \$10,000 or 10% the greater of</i>
<b>REVENUE</b>								
<b>Directorate - Corporate Services</b>								
IT	-	575	575	F	100%	-	-	Permanent favourable in Miscellaneous revenue.
Finance	51,198,123	51,779,639	581,516	F	1%	53,572,306	53,572,306	Permanent favourable in Admin fees (\$15k), Rates (\$78k), Interest revenue rates (\$100k), Interest revenue (\$62k), Interest revenue UGP Penalty (\$17k), Pensioners deferred rates (\$26k), Partly permanent variance due to Grants (\$282k)
Governance	2,312,407	2,188,388	(124,019)	U	-5%	3,394,000	3,394,000	Unfavourable permanent variance, mainly due to parking meter revenue (\$144k), Private parking arrangements (\$6k). Timing variance, Miscellaneous revenue (\$7k), Infringements recoup (\$25k) offset by Other animal control revenue (\$21k), Infringement (\$16k) and Rental incomes (\$20k)
People & Performance	-	-	-	-	-	2,300	2,300	
<b>Total Revenue - Corporate Services</b>	<b>53,510,530</b>	<b>53,968,603</b>	<b>458,072</b>	<b>F</b>	<b>1%</b>	<b>56,968,606</b>	<b>56,968,606</b>	
<b>Directorate - Development &amp; Community Services</b>								
Community, Culture & Recreation	834,700	783,691	(51,009)	U	-6%	1,189,700	1,189,700	Unfavourable permanent variance, mainly in Grants (\$51k)
Library Services	26,525	26,941	416	F	2%	34,700	34,700	Insignificant Variance
Development Services	1,042,566	1,068,550	25,983	F	2%	1,429,500	1,429,500	Favourable due to permanent variance, Building infringements (\$3k), Pool fees (\$3k) and Health licenses (\$12k). Timing variance Building Fees (\$7k).
<b>Total Revenue - Development &amp; Community Services</b>	<b>1,903,791</b>	<b>1,879,183</b>	<b>(24,609)</b>	<b>U</b>	<b>-1%</b>	<b>2,653,900</b>	<b>2,653,900</b>	
<b>Directorate - Infrastructure Services</b>								
Engineering	10,243,658	10,495,357	251,699	F	2%	10,927,889	10,927,889	Permanent variance, Underground power Kensington (\$11k) and offset by Reinstatement revenue (\$5k) and Bus shelter advertisement (\$8k). Partly permanent, Contributions (\$35k) and Grants (\$203k) Timing variance, Maintenance fees (\$22k) offset by Traffic management revenue (\$7k)
Parks and Environment	3,890,958	4,319,065	428,108	F	11%	5,791,510	5,791,510	Permanent variance mainly in Collier Park Golf course (\$381k), Contributions other Works (\$51k), Miscellaneous revenue (\$10k), Contributions street trees (\$3k), offset by Rental income (\$17k)
Waste, Fleet & Facilities	9,716,754	9,821,171	104,416	F	1%	9,815,204	9,815,204	Favourable permanent variance, mainly in Rubbish service charges (\$62k), Interest revenue reserves (\$30k), Transfer station entry (\$14k), Sale of recycled materials (\$2k), offset by Miscellaneous revenue (\$4k)
<b>Total Revenue - Infrastructure Services</b>	<b>23,851,370</b>	<b>24,635,593</b>	<b>784,223</b>	<b>F</b>	<b>3%</b>	<b>26,534,603</b>	<b>26,534,603</b>	
<b>Total Revenue</b>	<b>79,265,692</b>	<b>80,483,378</b>	<b>1,217,686</b>	<b>F</b>	<b>2%</b>	<b>86,157,109</b>	<b>86,157,109</b>	

<b>EXPENDITURE</b>								
<b>Chief Executive's Office</b>								
Office of the CEO	416,773	397,873	18,900	F	5%	647,716	647,716	Permanent variance, Consultants (\$26k), Training course (\$5k), Subscription (\$5k), Conferences (\$3k), Miscellaneous expenses (\$2), offset by Salaries and wages (\$19k). Offset by Timing variance, Events (\$3k)
<b>Total Expense - Chief Executive's Office</b>	<b>416,773</b>	<b>397,873</b>	<b>18,900</b>	<b>F</b>	<b>5%</b>	<b>647,716</b>	<b>647,716</b>	
<b>Directorate of Corporate Services</b>								
Director of Corporate Services	196,463	177,986	18,476	F	9%	300,296	300,296	Partly permanent variance mainly in Salaries and wages (\$13k), Training course (\$1k), Conferences (\$1k), Miscellaneous expenses (\$1k) and Subscriptions (\$2k)
Customer, Communications & Engagement	1,434,041	1,437,954	(3,913)	U	0%	2,206,262	2,206,262	Insignificant Variance
Finance	2,459,182	2,292,691	166,491	F	7%	3,568,888	3,568,888	Favourable permanent, Salaries and wages (\$110k), Write off debts (\$69k), Audit fees (\$2k), offset by Workers compensation premium (\$15k)
Information Systems	3,801,225	3,718,414	82,811	F	2%	5,822,007	5,822,007	Favourable variance due to IT-Software support (\$76k) and Equipment hire (\$6k)

Key Responsibility Area	YTD Revised Budget (\$)	YTD Actual (\$)	Variance (\$)	Var F/U	Var %	Revised Budget (\$)	Original Budget (\$)	Variance Analysis & Commentary Significant Variances: \$10,000 or 10% the greater of
Governance	2,977,108	3,022,098	(44,990)	U	-2%	4,545,458	4,545,458	Unfavourable Permanent variance, Salaries and wages (\$215k), offset by Ticket machine maintenance, Licensing & hosting (\$59k), Debt recovery charges (\$27k) Insurance (\$6k) and Fire & Emergency service levy (\$4k). Offset by Timing variance, Training course (\$15k), Bank fees and charges (\$14k), Cash collection fees (\$13k), Catering and hospitality (\$14k), Council & committee meeting catering (\$10k), and Veterinary costs (\$9k)
People & Performance	1,385,953	1,359,699	26,254	F	2%	2,336,111	2,336,111	Favourable variance due to Partly permanent, Consultants (\$27k). Timing variance, Legal services (\$4k), offset by WHS central Safety (\$2k) and Other employee expenses (\$2k)
<b>Total Expense - Corporate Services</b>	<b>12,253,971</b>	<b>12,008,843</b>	<b>245,129</b>	<b>F</b>	<b>2%</b>	<b>18,779,021</b>	<b>18,779,021</b>	
<b>Director of Development &amp; Community Services</b>								
Director of Development & Community Services	176,985	177,863	(878)	U	0%	276,399	276,399	Insignificant Variance
Community, Culture & Recreation	2,830,358	2,745,912	84,446	F	3%	4,638,987	4,638,987	Favourable Partly permanent variance due to Christmas decorations (\$4k), Events - concert series (\$30k), Community safety (\$43k) offset by Assets purchase under \$5k (\$14k). Timing variance, Access & inclusion (\$22k)
Library Services	1,947,701	2,017,323	(69,622)	U	-4%	2,970,402	2,970,402	Unfavourable variance due to Permanent variance, Salaries and wages (\$163k) offset by Library books (\$25k), Audio and visual Materials (\$17k), Asset Purchases under \$5k (\$13k), Education Program (\$12k), Library online resources (\$17k), Postage and couriers (\$7k) and General publications (\$3k).
Development Services	1,831,328	1,663,532	167,796	F	9%	2,793,509	2,793,509	Favourable partly permanent variance Salaries and wages (\$121k), Training course (\$5k), Design review panel (\$19k), Legal services (\$16k) and Consultants (\$6k)
Strategic Planning	296,052	201,773	94,279	F	32%	504,509	504,509	Permanent variance due to Subscriptions (\$1k), Training course (\$2k), Conferences (\$2k), Advertising (\$8k), Miscellaneous Studies (\$1k), offset by Salaries and wages (\$21k). Favourable timing variance mainly due to Precinct studies (\$101k)
<b>Total Expense - Development &amp; Community Services</b>	<b>7,082,424</b>	<b>6,806,403</b>	<b>276,021</b>	<b>F</b>	<b>4%</b>	<b>11,183,806</b>	<b>11,183,806</b>	
<b>Director Infrastructure Services</b>								
Director Infrastructure Services	196,496	182,472	14,023	F	7%	355,140	355,140	Favourable Permanent variance mainly in Salaries and wages (\$11k), Catering and hospitality (\$2k) and Conferences (\$1k)
Assets and Infrastructure Support	857,937	730,325	127,612	F	15%	1,404,380	1,404,380	Favourable partly permanent variance, Salaries and wages (\$101k), Protective clothing (\$16k), Depreciation (\$2k) and Minor equipment (\$3k). Partly permanent variance, Training course (\$5k).
Engineering	14,016,027	14,090,033	(74,007)	U	-1%	23,687,537	23,687,537	Unfavourable permanent variance, Depreciation (\$35k), Electrical supplies (\$4k), Consultants (\$53k), Cleaning (\$267k), offset by Salaries and wages (\$429k). Timing variance, Maintenance (\$182k) and Minor equipment (\$2k) offset by Utilities (\$40k)
Parks and Environment	10,961,566	11,123,976	(162,410)	U	-1%	16,842,984	16,842,984	Unfavourable variance permanent in Depreciation (\$344k), Tree & shrub planting (\$30k), offset by Plant use (\$4k) and Controllers fees (\$155k). Offset by Timing variance, lower TMM & Sumps maintenance (\$50k) and Bore & pump maintenance (\$12k)
Waste, Fleet & Facilities	8,258,481	8,403,781	(145,299)	U	-2%	13,254,079	13,254,079	Permanent variance, Customer service interface (\$82k), Cross over maintenance (\$41k) and Cleaning (\$50k) and Events miscellaneous (\$9k). Timing variance, Environment management (\$78k) by lower Salaries and wages (\$95k), Repairs (\$20k)
<b>Total Expense - Infrastructure Services</b>	<b>34,290,506</b>	<b>34,530,588</b>	<b>(240,081)</b>	<b>U</b>	<b>-1%</b>	<b>55,544,120</b>	<b>55,544,120</b>	
<b>Total Expenditure</b>	<b>54,043,674</b>	<b>53,743,706</b>	<b>299,968</b>	<b>F</b>	<b>1%</b>	<b>86,154,663</b>	<b>86,154,663</b>	
<b>Net Position</b>	<b>25,222,017</b>	<b>26,739,672</b>	<b>1,517,655</b>	<b>F</b>	<b>6%</b>	<b>2,446</b>	<b>2,446</b>	

Key Responsibility Area	YTD Revised Budget (\$)	YTD Actual (\$)	Variance (\$)	Var F/U	Var %	Revised Budget (\$)	Original Budget (\$)	Variance Analysis & Commentary Significant Variances: \$10,000 or 10% the greater of
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**2. Capital Revenue and Expenditure**

Capital variance based on the subtotals contained in the f. Capital Revenue and Expenditure Report

CAPITAL REVENUE								
Park	1,706,291	370,555	(1,335,736)	U	-78%	3,504,014	1,077,875	Underbudget due to timing. Richardson Park Sports lighting, Coode Street Foreshore Riverbank Restoration, George Burnett Park Sports lighting and Hurlingham - Living Stream.
Roads	1,185,839	1,176,667	(9,172)	U	-1%	2,197,721	1,902,924	Insignificant Variance
Building	760,354	329,000	(431,354)	U	-57%	3,606,396	418,500	Variance due to timing. All Genders Changerooms Renewal.
Artworks	-	105,018	105,018	F	100%	-	-	Permanent variance. Public Art Contribution
<b>Total Capital Revenue</b>	<b>3,652,484</b>	<b>1,981,240</b>	<b>(1,671,243)</b>	<b>U</b>	<b>-46%</b>	<b>9,308,131</b>	<b>3,399,299</b>	

CAPITAL EXPENDITURE								
Drainage	90,000	-	90,000	F	100%	200,000	200,000	Underspent due to timing. Sump Fences and Gates Renewal (\$50k), Outfall Upgrade - Hurlingham Lake (\$20k) and Outfall Upgrade - Lake Douglas (\$20k).
Pathways	542,500	365,287	177,213	F	33%	715,000	715,000	Underbudget due to timing. Unwin Cres - Redmond St to Sulman Ave (\$124k), Slab Replacement Program (\$39k) and Ruth St - Brittain St to Eleanor St (Pathway) (\$11k)
Roads	3,347,122	2,660,166	686,957	F	21%	3,701,871	3,532,900	Underspent mainly due to timing. Road Rehab - Crawshaw Cr - Lay St to Perth Rd (\$207k), Manning Rd (B) - EB - Kent to Gillon, MRRG (\$114k), Redmond Street - Raised platforms (\$100k), Road Rehab - Roseberry Ave - Jameson St to Mill Point Rd (\$87k), Douglas Ave - Mill Point to Shaftesbury, MRRG (\$61k), Anstey Street Pedestrian Crossing (\$54k), Manning Rd (A) - WB - Drogheda to Waterford, MRRG (\$53k), Second Ave - First Ave to Landsdowne Rd (\$44k), Elderfield St - Trumper to Kilkenny, MRRG (\$14k), and Road Rehab - Dyson St - Market St to Vista St (\$9k). Offset by permanent overspend: Labouchere Rd - NB - Hardy to Charles, MRRG (\$15k) and Jackson Rd - Wandarra Cl to Cul De Sac (\$45k).
Buildings	3,895,318	2,856,937	1,038,381	F	27%	9,855,989	4,783,595	Underbudget mainly due to timing. All Gender changeroom projects (\$495k), Operations Centre relocation of bulk materials storage bins (\$280k), South Perth Tennis Club - Design Retrofit UAT (\$246k), Fire Asset Upgrade - Design and Construct (\$144k), Civic Centre BMS (\$91k), Manning Hub BMS (\$70k), Mends St Public Toilets (\$65k), Clydesdale Park Operations Depot Safety Alterations (\$51k), Comer - Public Toilets Upgrade Works (\$47k), Building Minor Works Ad hoc Program (\$21k), Roof Access Improvements (\$20k) and Electrical Switchboard Replace Program (\$16k). Offset by Coode Street Public Toilet New (\$298k), Ops Centre Security operational area gates/auto entry (\$78k), HVAC Replacement Program (\$45k) and Neil McDougall Public Toilet (\$20k). Permanent difference: Civic and Admin IT Area Office Fit out Renewal (\$33k), Civic Centre meeting room upgrade (\$15k) and Asbestos Replacement Program (\$14k).
Lighting	1,707,671	547,939	1,159,732	F	68%	3,376,346	765,460	Underspent due to timing. Richardson Park Sports lighting (\$703k), George Burnett Park Sports lighting (\$173k), Sir James Mitchell Park Lighting Upgrade (\$76k), Challenger Reserve and Sports lighting (\$40k) and Festive Lights (\$18k). Permanent underspend: Metal light pole inspections and replacements (\$150k).
Security	105,000	-	105,000	F	100%	135,000	135,000	Underspent due to timing. CCTV Trailer (\$75k), CCTV Server Storage Expansion (\$30k).

Key Responsibility Area	YTD Revised Budget (\$)	YTD Actual (\$)	Variance (\$)	Var F/U	Var %	Revised Budget (\$)	Original Budget (\$)	<i>Variance Analysis &amp; Commentary Significant Variances: \$10,000 or 10% the greater of</i>
Technology	178,500	138,118	40,382	F	23%	357,500	247,500	Underspent due to timing. IT - Wireless Network (non public) (\$33k) and South Perth Library (radio frequency identification) RFID (\$7k).
Collier Park Golf Course	5,561,258	1,274,410	4,286,848	F	77%	14,324,144	14,039,000	Underspent due to timing. CPGC Pro-shop, Clubhouse and Driving Range (\$3,142k), CPGC Stormwater Drainage, Sewer Pump Station and Main (\$446), CPGC - Plant & Fleet (\$289k), CPGC Safety Netting (\$200k), CPGC Green Construction (\$90k), CPGC Lake Fill Pipe Replacement (\$60k) and CPGC - Concrete pathways (\$59k).
Plant and Fleet Management	520,000	444,189	75,811	F	15%	1,165,000	1,165,000	Fleet replacement (\$76k)
Foreshore & Natural Areas	1,247,820	579,889	667,931	F	54%	3,316,252	2,851,070	Underbudget due to timing. SJMP Irrigation replacement (\$483k), Hurlingham - Living Stream (\$223k) and SPF NODE 2 - Coode St - Design (\$39k). Offset by Coode Street Foreshore Riverbank Restoration (\$77k).
Park and Reserves	973,560	338,826	634,734	F	65%	1,806,110	1,736,080	Underspent due to timing. Karawara Laneways (\$191), Elderfield/ Sandon Park Boardwalk replacement (\$144k), Moresby Street Centre Activation (\$143k), Irrigation Asset Replacement Program (\$89k), Electrical Asset Renewal Program (\$56k), Lake Tondut & Hurlingham lake aerators (\$32k) and Bore & Pump Replacement Program (\$23k). Offset by and Furniture - Park Replacement (\$31k) and Hope Reserve Playground replacement (\$10k).
Waste Management	435,000	67,890	367,110	F	84%	578,470	578,470	Timing variance. Recycling Centre Security Fencing (\$155k), Recycling Centre Improvements (\$75k), Recycling Centre Gatehouse UAT & Roof Replacement (\$69k), Recycling Centre Perimeter Security (\$36k) and Recycling Centre 30m3 sq bulk bin Program (\$32k).
Local Road Traffic Management	429,112	249,545	179,567	F	42%	669,394	360,000	Variance due to timing. Traffic/Black Spot - Mill Point Rd and Esplanade Ramp (\$98k), Dyson St - Canning Hwy Intersection, Black Spot (\$40k), Non Advertising Bus Shelter and Slab Replacement Program (\$31k) and Traffic/Black Spot - Tate St / Angelo St LCUS (\$8k).
Parking Facilities	37,500	489	37,011	F	99%	75,000	75,000	Timing variance. Car Park/Road Rehab Programme - Car Park Anstey St.
<b>Total Capital Expenditure</b>	<b>19,110,361</b>	<b>9,623,384</b>	<b>9,486,978</b>	<b>F</b>	<b>50%</b>	<b>40,716,076</b>	<b>31,624,075</b>	
<b>Net Position</b>	<b>(15,457,878)</b>	<b>(7,642,143)</b>	<b>7,815,734</b>	<b>F</b>	<b>51%</b>	<b>(31,407,945)</b>	<b>(28,224,776)</b>	

**Statement of All Council Funds  
28 February 2026**

<b>Municipal Fund</b>		<b>37,835,666</b>
	Investments	37,100,864
	Current Account at Bank	731,562
	Cash on Hand	3,240
		37,835,666
		37,835,666
<b>Cash Backed Reserves</b>		<b>55,749,985</b>
	Reticulation and Pump Replacement Reserve	1,045,232
	Employee Entitlement Reserve	4,766,147
	Community Facilities Reserve	19,957,532
	Underground Power Reserve	139,817
	Parking Facilities Reserve	178,953
	River Wall Reserve	1,466,557
	Public Art Reserve	517,629
	Changeroom and Sport Lighting Facilities Reserve	5,999,922
	Financial Sustainability Investment Reserve Fund	15,861,401
	Waste Management Reserve	5,251,231
	Collier Park Golf Course Reserve	565,565
		55,749,985
		55,749,985
<b>Reserves represented by:</b>		
	Investments	54,930,519
	Accrued Interest	819,466
		55,749,985
		55,749,985
<b>TOTAL COUNCIL FUNDS</b>		<b>93,585,651</b>
		93,585,651

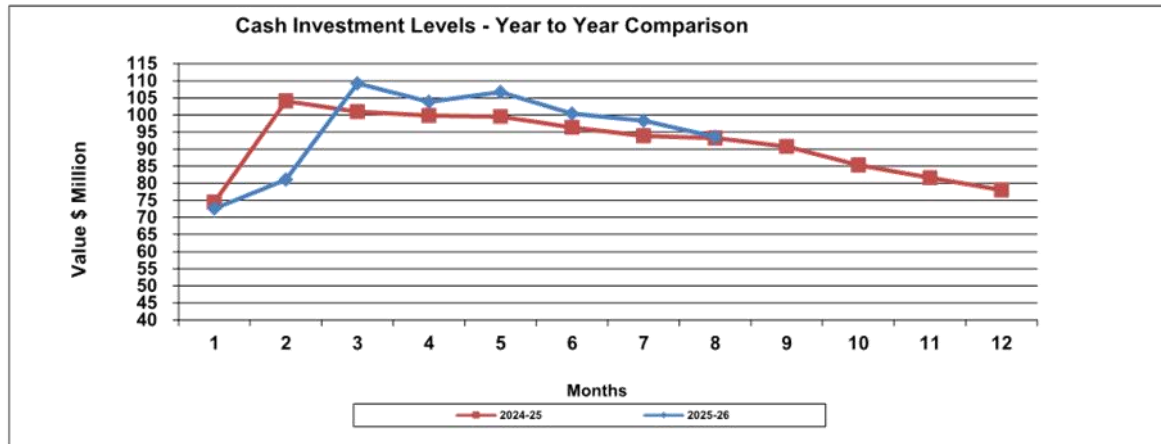
**Summary of Cash Investments  
28 February 2026**

Investments and Cash - Disclosed by Fund	\$	%
Municipal	37,835,666	40.43%
Reserves	55,749,985	59.57%
	<b>93,585,651</b>	<b>100.00%</b>

Investments - Disclosed by Financial Institution	Non-Fossil Fuel %	S&P Credit Ratings (Short Term)	\$	%
Commonwealth Bank (Fossil Fuel)*		A-1+	3,000,005	3.26%
ANZ Bank (Fossil Fuel)		A-1+	11,000,000	11.95%
Westpac Banking Corporation (Fossil Fuel)		A-1+	29,589,424	32.15%
National Australia Bank (Fossil Fuel)		A-1+	22,998,993	24.99%
Bank of Queensland (Non-Fossil Fuel)	21.54%	A-2	19,820,606	21.54%
IMB Bank (Non-Fossil Fuel)	1.76%	A-2	1,622,356	1.76%
Bendigo (Non-Fossil Fuel)	4.35%	A-2	4,000,000	4.35%
	27.65%		<b>92,031,383</b>	<b>100.00%</b>
Transfer to at Call Account				
Current Bank Accounts and accrued interest			1,554,268	
			<b>93,585,651</b>	

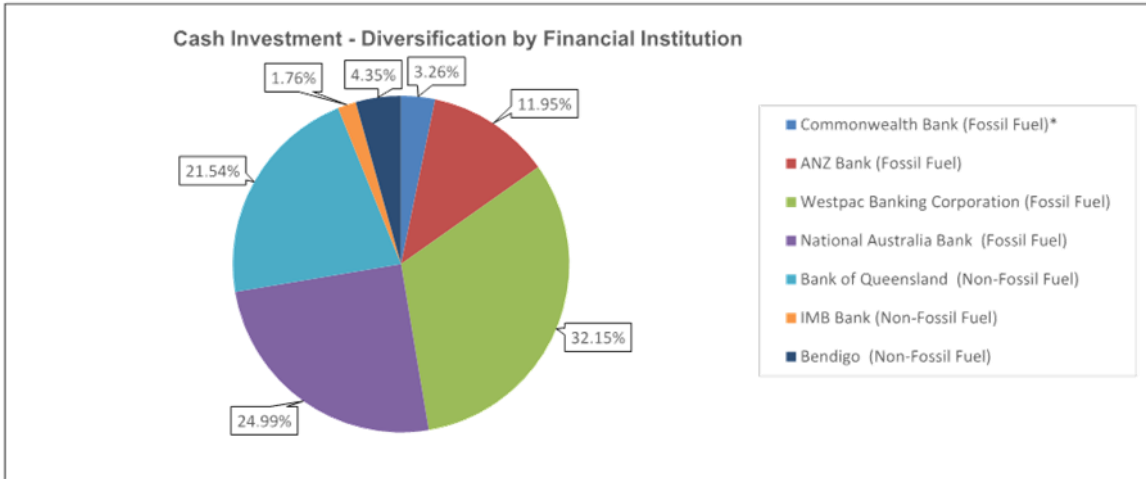
Interest Earned on Investments for Year to Date	28 February 2026	28 February 2025
Municipal Fund	1,181,674	1,540,229
Reserves	1,538,656	1,648,010
	<b>2,720,329</b>	<b>3,188,239</b>

The anticipated weighted average yield on funds currently invested is 4.34%

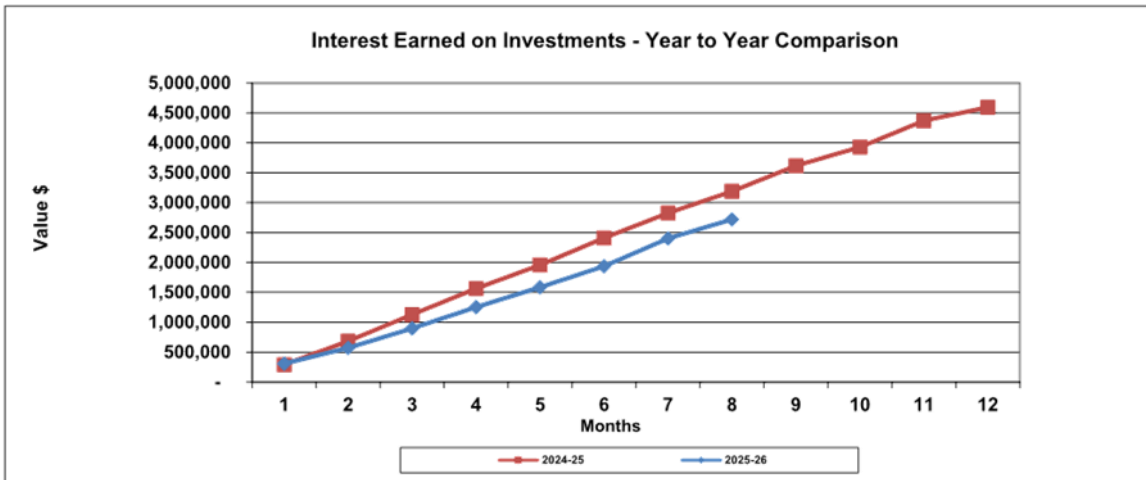


**SUMMARY OF CASH INVESTMENTS**  
**28 February 2026**

**Investments - Disclosed by Institution**



**Interest Earned on Investments**

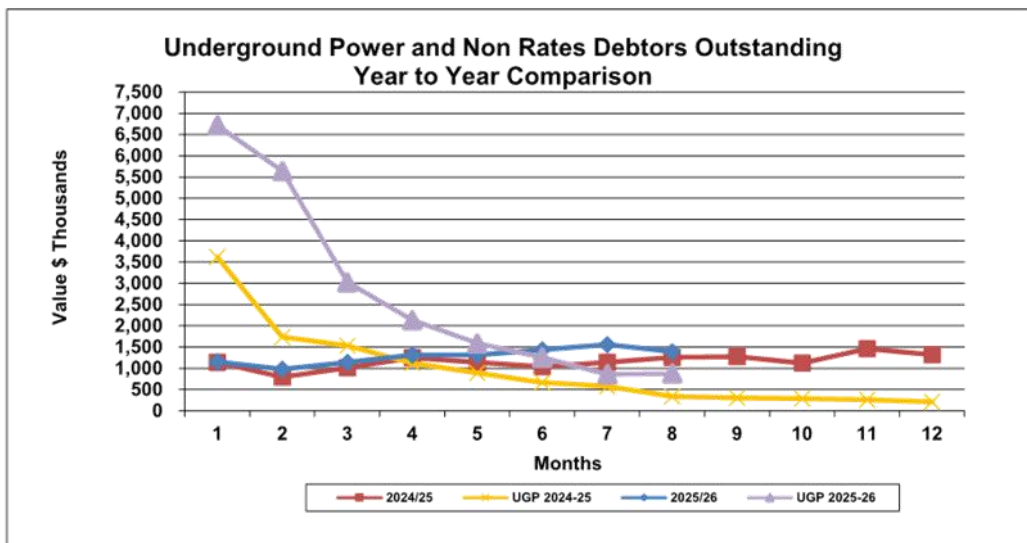
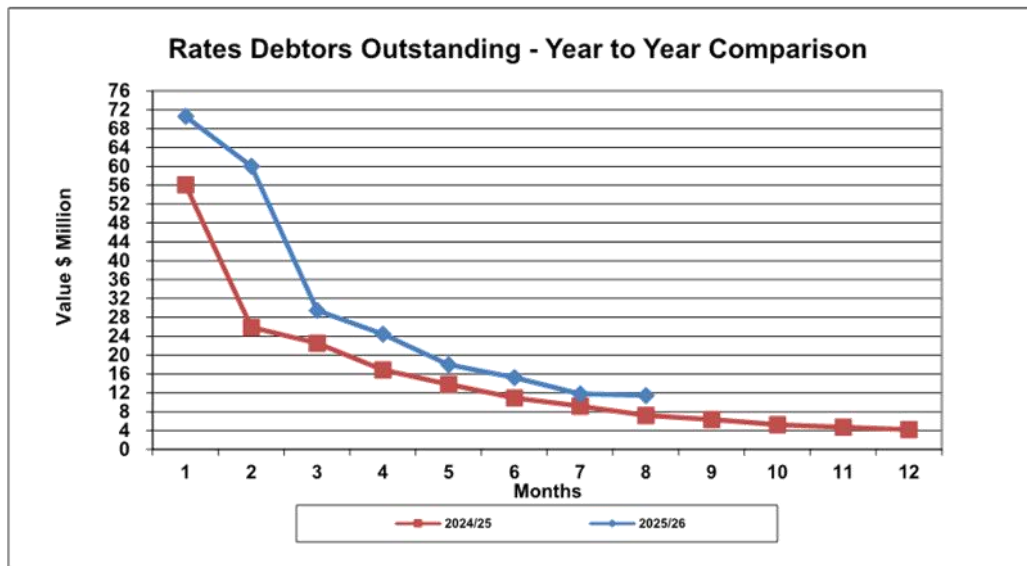


**Statement of Major Debtor Categories  
28 February 2026**

<b>Rates Debtors Outstanding</b>	<b>28 February 2026</b>	<b>28 February 2025</b>
Outstanding - Current Year & Arrears	10,189,199	6,462,953
Pensioner Deferrals	1,274,242	732,978
	<b>11,463,441</b>	<b>7,195,931</b>

**Rates Outstanding as a percentage of Rates Levied**




Percentage of Rates Uncollected at Month End	<b>20.01%</b>	<b>13.11%</b>
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**ANNEXURE A**



**Rail**

-  Passenger Rail - Existing
-  Passenger Rail - Stage 1 METRONET
-  Passenger Rail - Further Investigation

### ANNEXURE B

