



Peppermint Grove
The Garden Shire

SHIRE OF PEPPERMINT GROVE

ATTACHMENTS

**Ordinary Council Meeting
Attachments**

25th August 2026



Peppermint Grove

The Garden Shire

TABLE OF CONTENTS

Attachments:

Item 8.1 – Accounts Paid July 2026

Item 8.1 – Credit Cards July 2026

Item 8.2- Monthly Financial Report July 2026

Item 8.3 Draft Garden Shire Local Planning Strategy 2026

Attachment 1 – Improvement Plan No.65 Cottesloe Station Precinct Map

Attachment 2- Part 1 of the Draft Garden Shire Local Planning Strategy

Attachment 3- Part 2 of the Draft Garden Shire Local Planning Strategy

Item 9.1 – Compliance Audit Return 2025

Item 9.2 – ARIC and Reg 19D Guidance for Councillors

Accounts Paid - July 2026

Payment / Invoice	Date	Description	Amount
EFT Payment			
EFT Payment - EFT00148			
2093 - SHAMROCK ELECTRICS			
0047331	18/06/26	Invoice PINV01634	726.00
Total 2093			726.00
2233 - EASISALARY PTY LTD			
	25/06/26	Salary Sacrifice	682.85
	25/06/26	Salary Sacrifice	1,102.47
	25/06/26	Salary Sacrifice	53.61
Total 2233			1,838.93
2414 - Open Systems Technology Pty Ltd (Council First)			
SI009687	01/06/26	Invoice PINV01637	35.20
SI009801	26/06/26	Invoice PINV01638	35.20
Total 2414			70.40
3002 - Winc Australia Pty Ltd			
9050661287			
PO00852	11/06/26	Paper	371.65
Total 3002			371.65
3048 - Western Australian Local Government Assoc. (WALGA)			
SI-018450			
PO00802	01/06/26	Elected Member training Module 1	528.00
SI-018840			
PO00860	25/06/26	Order PO00860	924.00
Total 3048			1,452.00
3050 - ENVIRO SWEEP PTY LTD (EWCS)			
144808 PO00499	23/06/26	Road Sweeping Services FY25.26	3,058.44
Total 3050			3,058.44
3051 - TEMPTATIONS CATERING			
E33432 PO00588	23/06/26	Meal catering x 2 per month at \$460 per night	339.00
Total 3051			339.00
3055 - StrataGreen			
195690 PO00867	26/06/26	Order PO00867	875.83
Total 3055			875.83
3057 - CTI Couriers			
CISC4896592	01/06/26	Invoice PINV01636	662.84
Total 3057			662.84
3061 - DEPARTMENT OF TRANSPORT AND MAJOR INFRASTRUCTURE - OPERATING			
8098337	08/06/26	Invoice PINV01642	5.10
Total 3061			5.10
3120 - Westbooks			
356849 PO00811	05/06/26	Order PO00811	303.90
357043 PO00811	11/06/26	Order PO00811	531.83
357154 PO00811	17/06/26	Order PO00811	1,218.39
357318 PO00865	25/06/26	Books as purchased online	1,095.36
Total 3120			3,149.48
3148 - Ex President Rachel Thomas			
260702			
REIMBURSEMENT	02/07/26	Invoice PINV01646	182.60
19 IRVINE RT			
Total 3148			182.60
3230 - Sontec Integrated Systems			

Accounts Paid - July 2026

Payment / Invoice	Date	Description	Amount
22562 PO00800	17/06/26	JOB00046 : Supply and installation of CCTV as per quote RH-Q8865B	14,751.00
		Total 3230	14,751.00
3378 - STYLUS DESIGN			
INV-12494 PO00810	24/06/26	Order PO00810	2,970.00
		Total 3378	2,970.00
3845 - Joel Gajic E0020			
260630 REIMBURSEMENT J GAJIC	30/06/26	Invoice PINV01645	762.00
		Total 3845	762.00
3943 - Pay@bility Pty Ltd T/A Benefit@bility			
	25/06/26	Salary Sacrifice	767.83
		Total 3943	767.83
3998 - Professional Tree Surgeons			
INV-2997 PO00490	01/06/26	1Street tree maintenance services FY25.26	495.00
3018 PO00796	27/06/26	Street tree removal and pruning	9,867.00
INV-3025 PO00796	27/06/26	Street tree removal and pruning	1,163.25
INV-3027 PO00796	27/06/26	Street tree removal and pruning	3,960.00
INV-3041 PO00796	27/06/26	Street tree removal and pruning	8,998.00
		Total 3998	24,483.25
660 - WORMALD Australia			
9766504 PO00850	22/06/26	Fire testing	395.01
		Total 660	395.01
693 - Clean City Group Pty Ltd			
1956 PO00494	29/06/26	Bin Return Service FY25.26	2,035.00
1957 PO00494	29/06/26	Bin Return Service FY25.26	412.50
1958 PO00496	29/06/26	Park inspections and general maintenance FY25.26	1,408.00
		Total 693	3,855.50
883 - FujiFilm Business Innovations Australia PtyLtd			
QI562208	22/06/26	Lease Principle 16/7/26-15/10/26	1,841.40
		Total 883	1,841.40
V00036 - Peppermint Grove Tennis Club (INC)			
260630 REFUND TENNIS CLUB	30/06/26	Invoice PINV01644	6,500.00
		Total V00036	6,500.00
V00054 - DLUX Air			
86718 PO00754	11/06/26	Order PO00754	5,456.00
		Total V00054	5,456.00
V00060 - NAPOLEON PAPIER & CO			
411641274135 PO0779	03/06/26	Order PO00779	220.20
		Total V00060	220.20
V00068 - FUJIFILM IT SERVICES (Codeblue Australia Pty Ltd)			
CBAU1283353	18/06/26	Invoice PINV01640	1,848.00
CBAU1283516	25/06/26	Invoice PINV01641	407.00

Accounts Paid - July 2026

Payment / Invoice	Date	Description	Amount
Total V00068			2,255.00
V00155 - HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD			
00019617	18/06/26	Spraying of sumps as per quote 5/6/26	2,574.00
PO00848	29/06/26	Landscape mainenance work -Memorial- Foreshore	1,287.00
00019665	30/06/26	Planting of 50 x 30lt street trees	5,500.00
PO00848			
00019669			
PO00868			
Total V00155			9,361.00
V00163 - Tree Farms Australia			
2954 PO00854	17/06/26	25 x30lt trees as per quote 12-6-26	2,640.00
Total V00163			2,640.00
V00166 - ADVANCE PRESS (2013) PTY LTD			
5965 PO00864	23/06/26	WMRC Waste & Recycling Calendars 2026-2027	2,420.00
Total V00166			2,420.00
Total EFT00148			91,410.46
EFT Payment - EFT00149			
3000 - SuperChoice Aware Superannuation			
PJ001387	09/07/26	FORTNIGHT 2027- 1 - From Payroll	5,838.95
SUPER JUL 26	09/07/26	Superannuation Contribution	14,506.05
Total 3000			20,345.00
Total EFT00149			20,345.00
EFT Payment - EFT00150			
3783 - Chellew Hawley Pty Ltd t/as Sifting Sands			
INV-4206 PO00495	09/06/26	Keanes Point Playground - sand cleaning	2,062.50
Total 3783			2,062.50
V00157 - LEE-ANNE OBER			
00120 PO00872	30/06/26	Order PO00872	3,306.30
Total V00157			3,306.30
V00169 - Mills Oakley Lawyers (Tamera Heng)			
260702 REFUND A6605	09/07/26	Refund A6605 Double payment during Settlement	9,534.90
Total V00169			9,534.90
V00170 - CMVEASY PTY LTD T/A LEVI			
260702 REFUND A5525	06/07/26	Invoice PINV01655	1,156.65
Total V00170			1,156.65
Total EFT00150			16,060.35
EFT Payment - EFT00151			
162 - Western Metropolitan Regional Council			
INV-81970	01/07/26	Invoice PINV01674	39,934.85
VV260630-4 PO00787	30/06/26	Order PO00787	5,684.44
M-2607150	30/06/26	Invoice PINV01676	8,862.14
M-2606345 2	15/06/26	Invoice PINV01678	10,216.37
Total 162			64,697.80
1933 - KONE ELEVATORS PTY LTD			
196312627 PO00875	01/06/26	Kone lift maintenance & 4G data service Jul - Dec 2026	1,538.23
Total 1933			1,538.23
2233 - EASISALARY PTY LTD			
	09/07/26	Salary Sacrifice	682.85

Accounts Paid - July 2026

Payment / Invoice	Date	Description	Amount
	09/07/26	Salary Sacrifice	1,102.47
	09/07/26	Salary Sacrifice	53.61
		Total 2233	1,838.93
2414 - Open Systems Technology Pty Ltd (Council First)			
SI009814	03/07/26	Invoice PINV01668	1,226.50
SI009810	02/07/26	Invoice PINV01669	374.07
		Total 2414	1,600.57
300 - VEOLIA RECYCLING & RECOVERY (PERTH) PTY LTD			
168340 PO00503	30/06/26	Residential Waste - MSW	18,211.71
		Total 300	18,211.71
3027 - PORT PRINTING			
INV118359 PO00869	07/07/26	Order PO00869	770.55
		Total 3027	770.55
3055 - StrataGreen			
193389 PO00890	09/07/26	garden chemicals & tree wells	657.60
		Total 3055	657.60
3057 - CTI Couriers			
CISC4906078	30/06/26	Invoice PINV01675	1,314.80
		Total 3057	1,314.80
3071 - LOCAL GOVERNMENT PROFESSIONALS WA			
13962 PO00874	01/07/26	Order PO00874	560.00
35348 PO00874	01/07/26	Membership - bronze JCC DB	660.00
35472 PO00874	01/07/26	Membership - bronze JCC DB	560.00
		Total 3071	1,780.00
3114 - WEST COAST SHADE PTY LTD			
14999 PO00841	30/06/26	Order PO00841	2,530.00
		Total 3114	2,530.00
3120 - Westbooks			
357438 PO00870	09/07/26	Order PO00870	908.73
		Total 3120	908.73
3273 - APACE AID (INC).			
INV-1353 PO00899	01/06/26	Order PO00899	897.60
		Total 3273	897.60
3291 - Rentokil Initial Pty Ltd (Cannon Hygiene)			
98563700 PO00882	15/06/26	Sanitary Units servicing Jul 26- Jul 27	3,634.76
		Total 3291	3,634.76
3298 - LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE			
MA2026098 PO00809	01/07/26	Order PO00809	541.76
		Total 3298	541.76
3405 - PORTER CONSULTING ENGINEERS			
00026236 PO00728	01/06/26	Road Project - The Esplanade - Leake St - Project Management	4,400.00
		Total 3405	4,400.00
3808 - Market Creations Agency			
IH23-3 PO00840	01/07/26	Order PO00840	16,780.50
		Total 3808	16,780.50
3878 - Market Creations Technology Pty Ltd T/as Intergrated ICT			

Accounts Paid - July 2026

Payment / Invoice	Date	Description	Amount
43726	30/06/26	Invoice PINV01661	1,826.06
43575	30/06/26	Invoice PINV01670	1,375.22
43612	30/06/26	Invoice PINV01671	355.01
43574	30/06/26	Invoice PINV01679	1,643.84
43727	30/06/26	Invoice PINV01680	1,827.38
Total 3878			7,027.51
3943 - Pay@bility Pty Ltd T/A Benefit@bility			
	09/07/26	Salary Sacrifice	767.83
Total 3943			767.83
3998 - Professional Tree Surgeons			
INV-2926 PO00490	05/07/26	1Street tree maintenance services FY25.26	3,443.00
Total 3998			3,443.00
4001 - Food Technology Services Pty Ltd			
000000173 PO00531	03/07/26	Provision of Environmental Health Services for 2025-26	275.45
Total 4001			275.45
448 - LANDGATE			
78256456	30/06/26	Schedule No. G2026/5 and G2026/6	310.07
Total 448			310.07
52 - Iron Mountain Australia Group Pty Ltd			
AU3100114212	01/06/26	Invoice PINV01639	16.94
Total 52			16.94
693 - Clean City Group Pty Ltd			
1967 PO00595	30/06/26	survey of second bins	1,361.25
1969 PO00494	07/07/26	Bin Return Service FY25.26	935.00
1968 PO00753	30/06/26	Order PO00753	660.00
Total 693			2,956.25
697 - LGIS WA			
100-164165-01	06/07/26	Public Liability 26-27	71,456.67
Total 697			71,456.67
883 - FujiFilm Business Innovations Australia PtyLtd			
CZ445685	30/06/26	AC3570-4 S No.138835 - June 26	442.49
Total 883			442.49
V00009 - Landscape and Maintenance Solutions			
INV-5474 PO00898	01/07/26	Manners Hill Park Mowing 26-27	2,542.10
Total V00009			2,542.10
V00062 - EBSCO AUSTRALIA			
81431001789 PO00737	03/06/26	Order PO00737	973.18
Total V00062			973.18
V00067 - BrightMark Group Pty Ltd			
7288 PO00745	24/06/26	Order PO00745	11,240.45
Total V00067			11,240.45
V00068 - FUJIFILM IT SERVICES (Codeblue Australia Pty Ltd)			
CBAU1283589	01/07/26	Invoice PINV01664	595.07
CBAU1283591	01/07/26	Various networking and telephony equipment - July 26	610.50
CBAU1283619	01/07/26	Managed services networking and telephony - July 26	506.00
Total V00068			1,711.57
V00094 - AMPAC DEBT RECOVERY (WA) PTY LTD			

Accounts Paid - July 2026

Payment / Invoice	Date	Description	Amount
130536 PO00808	07/06/26	Debt collection expenses	698.70
130933 PO00808	30/06/26	Debt collection expenses	2,124.40
Total V00094			2,823.10
V00127 - DEPARTMENT OF LOCAL GOVERNMENT, INDUSTRY REGULATION AND SAFETY			
260630 BSL JUNE 26	30/06/26	Invoice PINV01677	2,848.68
Total V00127			2,848.68
V00161 - WESTON LINES AND SIGNS PTY LTD			
INV-0116 PO00831	24/06/26	Streets Yellow Line Marking	6,454.25
Total V00161			6,454.25
V00171 - Rodney Alexander Shea			
260630 REFUND BA2026.0002-1114	30/06/26	Refund BA2026.0002-1114 28 The Esplanade	61.65
Total V00171			61.65
V00174 - Shyan Vijayasekaran			
260714 REFUND A3500	14/07/26	Invoice PINV01663	1,852.90
Total V00174			1,852.90
Total EFT00151			239,307.63
EFT Payment - EFT00152			
3029 - Australian Taxation Office			
PJ001311	11/06/26	FORTNIGHT 2026-25 - From Payroll	17,134.00
PJ001370	25/06/26	FORTNIGHT 2026-26 - From Payroll	17,478.00
	30/06/26	GST June Settlement	17,847.00
	30/06/26	GST June Settlement	-39,555.00
FBT EOFY25/26	20/07/26	Invoice PINV01681	750.00
FBT EOFY 25/26 CN	20/07/26	FBT EOFY 25/26 CN	-3,077.00
Total 3029			10,577.00
Total EFT00152			10,577.00
EFT Payment - EFT00153			
3000 - SuperChoice Aware Superannuation			
PJ001455	23/07/26	FORTNIGHT 2027- 2 - From Payroll	6,079.07
SUPER JUL 26 2	23/07/26	Superannuation Contribution	15,072.80
Total 3000			21,151.87
Total EFT00153			21,151.87
EFT Payment - EFT00154			
1 - Australia Post			
1014826920	03/07/26	Invoice PINV01697	94.15
Total 1			94.15
162 - Western Metropolitan Regional Council			
M-2607350	15/07/26	Invoice PINV01577	4,089.70
Total 162			4,089.70
2233 - EASISALARY PTY LTD			
	23/07/26	Salary Sacrifice	682.85
	23/07/26	Salary Sacrifice	1,102.47
	23/07/26	Salary Sacrifice	53.61
Total 2233			1,838.93
2414 - Open Systems Technology Pty Ltd (Council First)			

Accounts Paid - July 2026

Payment / Invoice	Date	Description	Amount
SI009822	17/07/26	Invoice PINV01689	35.20
SI009833	17/07/26	Invoice PINV01690	387.41
SI009843	21/07/26	Invoice PINV01691	8,085.37
SI009852	23/07/26	Invoice PINV01692	374.07
Total 2414			8,882.05
3002 - Winc Australia Pty Ltd			
9050888073	15/07/26	Order PO00903	157.91
9050967433	28/07/26	Order PO00925	404.86
Total 3002			562.77
3012 - Bunnings Trade			
2015/01376507	17/07/26	treated timber and screws etc	326.19
Total 3012			326.19
3045 - DORMAKABA AUSTRALIA PTY LTD			
35WA-1482679	14/07/26	Gate service July 26 & Jan 27	270.60
35WA1483815	17/07/26	Auto doors scheduled servicing July 26 & Jan 27	445.50
35WA1430645	01/07/26	Roller shutter annual service	143.00
Total 3045			859.10
3047 - PERTH IRRIGATION CENTRE (PIC)			
J3002 2 PO00861	28/07/26	Irrigation parts & sprinklers	210.71
Total 3047			210.71
3048 - Western Australian Local Government Assoc. (WALGA)			
SI-0019529	20/07/26	Invoice PINV01698	23,434.96
Total 3048			23,434.96
3050 - ENVIRO SWEEP PTY LTD (EWCS)			
145676 PO00910	17/07/26	Road sweeping sevices 26-27	2,424.08
Total 3050			2,424.08
3051 - TEMPTATIONS CATERING			
E33421 PO00897	14/07/26	Order PO00897	452.60
Total 3051			452.60
3080 - Work Clobber			
OC950041	16/07/26	PPE 5 pants, 5 shirts, Rob 2 shirts Darren	732.50
Total 3080			732.50
3120 - Westbooks			
357602 PO00870	24/07/26	Order PO00870	831.00
Total 3120			831.00
3230 - Sontec Integrated Systems			
22634 PO00919	03/07/26	Sontec annual monitoring 26-27	743.60
Total 3230			743.60
3344 - Western Australian Electoral Commission - WAEC			
3946	30/06/26	Invoice PINV01693	3,413.07
Total 3344			3,413.07
3405 - PORTER CONSULTING ENGINEERS			
00026425	28/07/26	Order PO00923	1,650.00
Total 3405			1,650.00

Accounts Paid - July 2026

Payment / Invoice	Date	Description	Amount
3436 - Sports Turf Technology			
INV-4622 PO00918	17/07/26	Order PO00918	550.00
		Total 3436	550.00
3550 - Connect Call Centre Services			
00122263	15/07/26	Invoice PINV01349	17.16
		Total 3550	17.16
3688 - POOLEGRAVE SIGNS & ENGRAVING			
37096 PO00119	27/07/26	Memorial plaques	66.00
		Total 3688	66.00
3764 - Waterlogic Australia Pty.Ltd.			
5510775 PO00881	01/07/26	Order PO00881	219.53
		Total 3764	219.53
3857 - Delta Roofing			
1076 PO00822	22/07/26	2 x roof leak library	2,954.60
		Total 3857	2,954.60
3892 - Telstra Limited			
4074199284 JUL 26	10/07/26	MHP	43.00
4074199292 JUL 26	10/07/26	T Whitham 10/7/26-9/8/26	112.00
6362254800 JUL 26	08/07/26	Depot NBN	75.00
		Total 3892	230.00
3917 - AV Media Systems WA			
144011 PO00885	08/07/26	Order PO00885	584.10
		Total 3917	584.10
3943 - Pay@bility Pty Ltd T/A Benefit@bility			
	23/07/26	Salary Sacrifice	767.83
		Total 3943	767.83
693 - Clean City Group Pty Ltd			
1970 PO00904	13/07/26	Bin Return service July to Decmber 26	1,100.00
		Total 693	1,100.00
V00024 - ALINEA INC			
INV60597 PO00888	09/07/26	Inter Library Courier Service 01/08/26 -31/07/27	6,982.89
		Total V00024	6,982.89
V00052 - Catering - Royal Freshwater Bay Yacht Club			
260630 REFUND BA2024.00047 1 HOBBS	30/07/26	Invoice PINV01643	61.65
		Total V00052	61.65
V00054 - DLUX Air			
86766 PO00883	22/07/26	Server room aircon replacement	4,510.00
		Total V00054	4,510.00
V00068 - FUJIFILM IT SERVICES (Codeblue Australia Pty Ltd)			
CBAU1283702 2	17/07/26	Invoice PINV01699	1,848.00
		Total V00068	1,848.00
V00071 - Distinctive Homes			
260630 REFUND BA2024-00040	30/07/26	Invoice PINV01632	2,500.00
		Total V00071	2,500.00

Accounts Paid - July 2026

Payment / Invoice	Date	Description	Amount
V00127 - DEPARTMENT OF LOCAL GOVERNMENT, INDUSTRY REGULATION AND SAFETY			
260630 BSL MAY 26	30/07/26	Invoice PINV01633	3,619.58
		Total V00127	3,619.58
V00134 - Enviro Paul			
202569294 PO00894	24/07/26	Order PO00894	654.50
		Total V00134	654.50
V00145 - WCP CIVIL PTY LTD			
35069 PO00858	06/07/26	ROW speed hump & potholes repairs	8,690.00
		Total V00145	8,690.00
V00155 - HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD			
00019828 PO00895	21/07/26	Weed spraying foreshore and esplanade	1,287.00
		Total V00155	1,287.00
V00163 - Tree Farms Australia			
3039 PO00887	15/07/26	Order PO00887	2,145.00
		Total V00163	2,145.00
V00175 - Fencemakers Pty Ltd			
I4680 PO00908	16/07/26	Garrison fencing & gates supply and install as per q7849	3,342.56
		Total V00175	3,342.56
		Total EFT00154	92,675.81
Grand Total - EFT Payment			\$ 491,528.12
Other			
Other - DD00184			
123 - Synergy			
496013825	06/07/26	Invoice PINV01685	3,728.03
		Total 123	3,728.03
		Total DD00184	3,728.03
Other - DD00185			
123 - Synergy			
3180000073	06/07/26	Depot Electricity 1/4/26-3/6/26	1,005.71
		Total 123	1,005.71
		Total DD00185	1,005.71
Other - DD00186			
123 - Synergy			
442267340	06/07/26	Invoice PINV01686	43.20
		Total 123	43.20
		Total DD00186	43.20
Other - DD00187			
3899 - Grenke GC Leasing Melbourne Pty Ltd			
0000040679/2026	16/06/26	IT equipment 1/7/26-30/9/26	5,672.80
		Total 3899	5,672.80
		Total DD00187	5,672.80
Other - DD00188			
3124 - WA TREASURY CORPORATION			
ZbUo3U WA TREASURY	01/07/26	Invoice PINV01687	1,954.25
		Total 3124	1,954.25
		Total DD00188	1,954.25
Other - DD00189			

Accounts Paid - July 2026

Payment / Invoice	Date	Description	Amount
V00138 - HPE Financial Services			
100001910297	01/07/26	Admin Refresh - July 2026	1,391.50
		Total V00138	1,391.50
		Total DD00189	1,391.50
Other - DD00190			
V00138 - HPE Financial Services			
100001910298	01/07/26	Invoice PINV01701	554.40
		Total V00138	554.40
		Total DD00190	554.40
Other - DD00191			
123 - Synergy			
2086622986	01/07/26	Library Electricity 8/5/26-11/6/26	7,508.56
		Total 123	7,508.56
		Total DD00191	7,508.56
Other - CC00025			
3084 - Shire Credit Cards -NAB Visa flexi purchase			
TW DEPOT 29 MAY TO 29 JUNE	30/06/26	TW DEPOT 29 MAY TO 29 JUNE 2026	600.78
JC MCCS 29 MAY TO 29 JUNE 2026	30/06/26	JC MCCS 29 MAY TO 29 JUNE 2026	469.61
LH ALS 29 MAY TO 29 JUNE 2026	30/06/26	Council Chambers supplies	334.12
RY DEPOT 29 MAY TO 29 JUNE 2026	30/06/26	RY DEPOT 29 MAY TO 29 JUNE 2026	2,334.74
DM MIS 29 MAY TO 29 JUNE 2026	30/06/26	DM MIS 29 MAY TO 29 JUNE 2026	1,427.67
JG MDS 29 MAY TO 29 JUNE 2026	30/06/26	JG MDS 29 MAY TO 29 JUNE 2026	605.82
DB CEO 29 MAY TO 29 JUNE 2026	30/06/26	LH ALS 29 MAY TO 29 JUNE 2026	1,785.74
NAB VISA FEE JUNE 26	30/06/26	NAB VISA FEE JUNE 26	110.00
SF CLS 29 MAY TO 29 JUNE 26	30/06/26	SF CLS 29 MAY TO 29 JUNE 26	832.16
DB CEO 29 MAY TO 29 JUNE 2026	30/06/26	DB CEO 29 MAY TO 29 JUNE 2026	6.82
		Total 3084	8,507.46
		Total CC00025	8,507.46
		Grand Total - Credit Cards	8,507.46
		Grand Total - Direct Debit	\$ 21,858.45
		Grand Total - Payroll	\$ 118,574.98
		Grand Total - Bank Charges	\$ 428.23
		Grand Total - June 2026	\$ 640,897.24
		Difference of \$24.00 due to a Library refund.	\$ 640,921.24
			-\$ 24.00

2 Jul 2026	Flexipay 02/07 15:43	Library.....	31.60	
	Refund-Flexipay			
	Library	02/07 15:28.....	24.00	910,479.44 Cr

Accounts Paid - July 2026

Payment / Invoice

Date

Description

Amount

Account Balance Summary

Opening balance	\$911,605.24	Cr
Total credits	\$536,822.25	
Total debits	\$640,921.24	
Closing balance	\$807,506.25	Cr

Statement starts 1 July 2026

Statement ends 31 July 2026



/30220

SHIRE OF PEPPERMINT GROVE
ATTN: JEREMY CLAPHAM
PO BOX 221
COTTESLOE WA 6011

Statement Period: 30 June 2026 to 28 July 2026
Company Account No: 4715 2799 0002 0601
Facility Limit: \$50,000

See reverse for transaction details

Statement for NAB Visa Purchasing

NAB Purchasing & Corporate Card Support - GPO Box 9992 Melbourne Victoria 3001
Phone: 13 10 12 between 7am and 9pm AEST, Monday to Friday,
8am and 6pm AEST, Saturday and Sunday
Email: corporatecardsupport@nab.com.au
Lost & Stolen Cards: 1800 033 103 (24 Hrs, 7 Days a Week)

Your Account Summary

Balance from Previous Statement	\$8,507.46 DR
Payments and Other Credits	\$8,507.46 CR
Purchases, Cash Advances	\$8,805.35 DR
Interest and Other Charges	\$171.38 DR
Closing Balance	\$8,976.73 DR

YOUR REQUIRED PAYMENT OF \$8,976.73 WILL BE
DEBITED TO ACCOUNT 000086492- 0000508232566 ON
THE DUE DATE 10/08/2026 AS PER OUR AGREEMENT.

Transaction Record For: Billing Account

Date	Amount A\$	Details	Explanation	Cost Coding	GST / FBT Paid	Reference
10 Jul 2026	\$8,507.46 CR	DIRECT DEBIT PAYMENT	- - - - -	- - - - -	- - - - -	74715276190
Total for this						
Period: \$8,507.46 CR						

Cardholder Summary

Cardholder Account	Cardholder Name	Credit Limit	Payments and other Credits (A)	Purchases and Cash Advances (B)	Interest and Other Charges (C)	Net Totals (B + C - A)
4715-2766-5871-3858	FEE ACCT 000217852-0	\$0	\$0.00	\$0.00	\$110.00	\$110.00
4715-2766-5873-6883	MR STEWART FARLEY	\$3,000	\$0.00	\$2,998.04	\$6.82	\$3,004.86x
4715-2766-5955-5241	MR DONALD S BURNETT	\$10,000	\$0.00	\$38.60	\$6.82	\$45.42x
4715-2766-6054-1719	MR TIMOTHY CHARLES W	\$1,000	\$0.00	\$405.77	\$6.82	\$412.59 x
4715-2766-6054-1727	MR ROBERT IAIN YOUNG	\$1,000	\$0.00	\$1,109.38	\$6.82	\$1,116.20 x
4715-2766-6149-3555	JOEL LEE DIETER GAJI	\$5,000	\$0.00	\$79.95	\$6.82	\$86.77x
4715-2766-6217-2539	MR JEREMY CHARLES CL	\$5,000	\$0.00	\$1,523.24	\$6.82	\$1,530.06 x
4715-2766-6248-2078	MS PENNY ASKIN	\$500	\$0.00	\$398.97	\$6.82	\$405.79 x
4715-2767-0252-3964	MR LANCE HOPKINSON	\$5,000	\$0.00	\$2,251.40	\$6.82	\$2,258.22
4715-2767-0306-8878	MR DARREN MCBRIDE	\$5,000	\$0.00	\$0.00	\$6.82	\$6.82 x
4715-2799-0002-0601	BILLING ACCOUNT	\$0	\$8,507.46	\$0.00	\$0.00	\$8,507.46 CR
			\$8,507.46	\$8,805.35	\$171.38	\$469.27

Transaction Type	Annual Percentage Rate	Daily Percentage Rate
Purchase	0.0000%	0.000000%

Shire of Peppermint Grove



AUG 06 2026

RECEIVED

[Handwritten signature]

National Australia Bank Limited
ABN 12 004 044 937

Australian Credit Licence 230686

Cards Australia
Corporate Cards
GPO Box 9992
Melbourne VIC 3001
Telephone 13 10 12
Fax 1300 6565 19

July 29, 2026



049 00874.2460.01

Attn: Jeremy Clapham
Shire of Peppermint Grove
PO Box 221
Cottesloe
WA 6011

TAX INVOICE

Invoice date: 29/07/2026
Invoice number: I21785226210

Description	No of Users	User Fee inc GST	Total Amount Inc GST
July 2026 FlexiPurchase User Fee*	9	\$6.82	\$61.38
July 2026 Maintenance Fee			\$110.00
Total Amount			\$171.38
* This appears on your statement as "CC FP USER FEE"		Total GST	\$15.58

Do not send a cheque.

The bank has charged your National Purchasing Card Account for the FlexiPurchase User Fee on the last cycle date.

The bank has charged your National Purchasing Card Account for the Monthly Maintenance Fee on the 1st business day after the last cycle date.

If you have any queries with this Fee Invoice please email corporatecardsupport@nab.com.au.

Thanks,

NAB



FlexiPurchase
Account Statement

Statement for NAB

Statement Period: 30 Jun 2026 to 28 Jul 2026

Cardholder Name: Donald Burnett

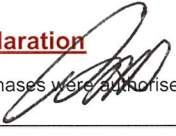


JSKR VISA Purchasing Card (Client Expenses)

Date	Details		Approval	Receipt Amount (\$AUD)	
GL Code	CC Code	Department	Net	Tax	Gross
14 Jul 2026	Woolworths/Cottesloe Grov Cottesloe		Approved	☒	\$38.60
22450	420	1001	\$35.09	\$3.51	\$38.60
Purchase Woolworths/Cottesloe Grov Naturalisation ceremony					
28 Jul 2026	Account Fees		No Appr Req'd	☐	\$6.82
22230	420	1001	\$6.20	\$0.62	\$6.82
Account Fees Cc Fp User Fee Account fee					
Total for this period:					\$45.42

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company

Signature  Dated 17/8/26

Employee ID: 5

Approved By President to sign at upcoming meeting

Signature _____ Dated ____ / ____ / ____

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



FlexiPurchase
Account Statement

Statement for NAB

Statement Period: 30 Jun 2026 to 28 Jul 2026

Cardholder Name: Darren McBride



JSKR VISA Purchasing Card (Client Expenses)

Date	Details			Approval	Receipt Amount (\$AUD)	
	GL Code	CC Code	Department	Net	Tax	Gross
28 Jul 2026	Account Fees			No Appr Req'd	☒	\$6.82
	Not Coded	Not Coded	Not Coded	\$6.20	\$0.62	\$6.82
Account Fees Cc Fp User Fee						
Total for this period:						\$6.82

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature  Dated 17/08/26

Employee ID: E00

Approved By

Signature  Dated 17/08/2026

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



FlexiPurchase Account Statement

Statement for NAB

Statement Period: 30 Jun 2026 to 28 Jul 2026

Cardholder Name: Jeremy Clapham



JSKR VISA Purchasing Card (Client Expenses)

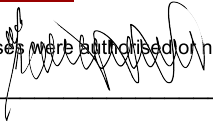
Date	Details		Approval	Receipt Amount (\$AUD)		
	GL Code	CC Code		Net	Tax	Gross
03 Jul 2026	Alinta Energy Pty Ltd Perth		Approval Req'd			\$128.30
	24030	1110	4101	\$116.64	\$11.66	\$128.30
	Purchase Alinta Energy Pty Ltd					
	Alinta Gas					
15 Jul 2026	Adobe Sydney		Approval Req'd			\$157.99
	22240	420	1001	\$143.63	\$14.36	\$157.99
	Purchase Adobe					
	Adobe monthly subscription					
15 Jul 2026	Woolworths/Cottesloe Grov		Approval Req'd			\$105.95
		Cottesloe				
	22240	420	1001	\$96.32	\$9.63	\$105.95
	Purchase Woolworths/Cottesloe Grov					
	Gift card - intern					
15 Jul 2026	Peppermint Grove News		Approval Req'd			\$6.00
		Peppermint Gr				
	22240	420	1001	\$5.45	\$0.55	\$6.00
	Purchase Peppermint Grove News					
	Card for intern					
16 Jul 2026	Transport Wa Perth Perth		Approval Req'd			\$1,125.00
	22340	420	1001	\$1,022.73	\$102.27	\$1,125.00
	Purchase Transport Wa Perth					
	Dep of Transport - PG licence plate fee					
28 Jul 2026	Account Fees		No Appr Req'd			\$6.82
	22230	420	1001	\$6.20	\$0.62	\$6.82
	Account Fees Cc Fp User Fee					

Bank fees

Total for this period: \$1,530.06

Cardholder Declaration

I declare that all purchases were authorized or necessarily incurred on behalf of the company.

Signature  _____

Dated 06/08/2026

Employee ID: E0031

Approved By

Signature  _____

Dated 6/08/2026

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



FlexiPurchase Account Statement

Statement for NAB

Statement Period: 30 Jun 2026 to 28 Jul 2026

Cardholder Name: Joel Lee Gajic

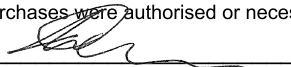


JSKR VISA Purchasing Card (Client Expenses)

Date	Details		Approval	Receipt	Amount (\$AUD)	
<u>GL Code</u>	<u>CC Code</u>	<u>Department</u>	<u>Net</u>	<u>Tax</u>	<u>Gross</u>	
03 Jul 2026	State Law Publisher West Perth		Approval Req'd		\$79.95	
22280	1010	2001	\$72.68	\$7.27	\$79.95	
Purchase State Law Publisher						
Government Gazette publishing Scheme Amendment for STRA						
28 Jul 2026	Account Fees		No Appr Req'd		\$6.82	
22230	1380	2001	\$6.20	\$0.62	\$6.82	
Account Fees Cc Fp User Fee						
bank fees						
Total for this period:					\$86.77	

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature 

Dated 14 / 08 / 2026

Employee ID: E0020

Approved By.

Signature 

Dated 14/08/2026

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



Statement for NAB

Statement Period: 30 Jun 2026 to 28 Jul 2026

Cardholder Name: Lance Hopkinson



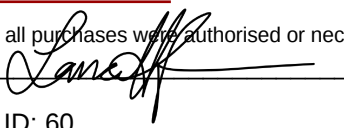
JSKR VISA Purchasing Card (Client Expenses)

Date	Details		Approval	Receipt Amount (\$AUD)	
GL Code	CC Code	Department	Net	Tax	Gross
01 Jul 2026	Kmart Mulgrave		Approval Req'd	☒	\$82.00
22850	1150	4001	\$74.55	\$7.45	\$82.00
Purchase Kmart REPLACEMENT GLASSES COMM CENTRE					
01 Jul 2026	Apra Limited Ultimo		Approval Req'd	☒	\$402.37
22260	1150	4001	\$365.79	\$36.58	\$402.37
Purchase Apra Limited APRA LICENCE 1 YEAR					
02 Jul 2026	Raeco Knoxfield		Approval Req'd	☒	\$265.88
22320	1150	4001	\$241.71	\$24.17	\$265.88
Purchase Raeco BOOK COVERING					
02 Jul 2026	Kitchen Warehouse North Fremant		Approval Req'd	☒	\$159.80
22600	1150	4001	\$145.27	\$14.53	\$159.80
Purchase Kitchen Warehouse REPLACEMENT JUGS FOR COMM CENTRE					
02 Jul 2026	Bigw Online Bella Vista		Approval Req'd	☒	\$26.94
22600	1150	4001	\$24.49	\$2.45	\$26.94
Purchase Bigw Online REPLACEMENT MILK JUGGS COMM CENTRE					
04 Jul 2026	Soundcloud Berlin		Approval Req'd	☒	\$145.00
22850	1150	4001	\$131.82	\$13.18	\$145.00
Purchase Soundcloud KITCHENA AND CLEANING					
03 Jul 2026	Woolworths/Cottesloe Grov Cottesloe		Approval Req'd	☒	\$8.95
22850	1150	4001	\$8.14	\$0.81	\$8.95
Purchase Woolworths/Cottesloe Grov KITCHEN SUPPLIES					
07 Jul 2026	Officeworks Bentleigh Eas		Approval Req'd	☒	\$63.95
22260	1150	4001	\$58.14	\$5.81	\$63.95
Purchase Officeworks COPIER PAPER					
07 Jul 2026	Officeworks Bentleigh Eas		Approval Req'd	☒	\$482.09
22260	1150	4001	\$438.26	\$43.83	\$482.09
Purchase Officeworks IT CABLE RESTOCK					
09 Jul 2026	Bigw Online Bella Vista		Approval Req'd	☒	\$39.95
22600	1150	4001	\$36.32	\$3.63	\$39.95
Purchase Bigw Online					

DESK STORAGE						
09 Jul 2026	Woolworths/Cottesloe Grov Cottesloe		Approval Req'd	☒		\$20.65
22850	1150	4001	\$18.77	\$1.88		\$20.65
Purchase Woolworths/Cottesloe Grov KITCHEN AND CLEANING						
09 Jul 2026	Peppermint Grove News Peppermint Gr		Approval Req'd	☒		\$224.50
22280	1150	4001	\$204.09	\$20.41		\$224.50
Purchase Peppermint Grove News MONTHLY NEWSPAPERS						
15 Jul 2026	W A Library Supplies Forrestdale		Approval Req'd	☒		\$59.00
22320	1150	4001	\$53.64	\$5.36		\$59.00
Purchase W A Library Supplies DATE LABELS						
15 Jul 2026	Little Way Nedlands		Approval Req'd	☒		\$17.22
22850	1150	4001	\$15.65	\$1.57		\$17.22
Purchase Little Way WSLG MEETING						
19 Jul 2026	Woolworths/Cottesloe Grov Cottesloe		Approval Req'd	☒		\$8.05
22280	1150	4001	\$7.32	\$0.73		\$8.05
Purchase Woolworths/Cottesloe Grov SUNDAY NEWSPAPER						
21 Jul 2026	Officeworks Bentleigh Eas		Approval Req'd	☒		\$225.00
22260	1150	4001	\$204.55	\$20.45		\$225.00
Purchase Officeworks COMPUTER CABLES						
22 Jul 2026	Woolworths/Cottesloe Grov Cottesloe		Approval Req'd	☒		\$20.05
22850	1150	4001	\$18.23	\$1.82		\$20.05
Purchase Woolworths/Cottesloe Grov KITCHEN						
28 Jul 2026	Account Fees		No Appr Req'd	☒		\$6.82
22230	1150	4001	\$6.20	\$0.62		\$6.82
Account Fees Cc Fp User Fee BANK CHARGES						
Total for this period:						\$2,258.22

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature 

Dated 31 / 07 / 26

Employee ID: 60

Approved By

Signature 

Dated 3/08/2026

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



Statement for NAB

Statement Period: 30 Jun 2026 to 28 Jul 2026

Cardholder Name: Penny Askin



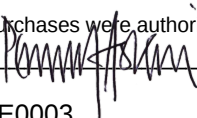
JSKR VISA Purchasing Card (Client Expenses)

Date	Details		Approval	Receipt Amount (\$AUD)		
	GL Code	CC Code		Net	Tax	Gross
29 Jun 2026	Woolworths/Cottesloe Grov Cottesloe		Approved		☒	\$8.55
	22240	420		\$7.77	\$0.78	\$8.55
	Purchase Woolworths/Cottesloe Grov Shire Kitchen Supplies					
26 Jun 2026	Aldi Stores Innaloo		Approved		☒	\$35.16
	22240	420		\$31.96	\$3.20	\$35.16
	Purchase Aldi Stores Shire Kitchen Kettle					
01 Jul 2026	Woolworths/Cottesloe Grov Cottesloe		Approved		☒	\$5.50
	22240	420		\$5.00	\$0.50	\$5.50
	Purchase Woolworths/Cottesloe Grov Shire Kitchen Supplies					
02 Jul 2026	Woolworths/Cottesloe Grov Cottesloe		Approved		☒	\$8.80
	22240	420		\$8.00	\$0.80	\$8.80
	Purchase Woolworths/Cottesloe Grov Shire Kitchen Supplies					
07 Jul 2026	Woolworths/Cottesloe Grov Cottesloe		Approved		☒	\$10.35
	22240	420		\$9.41	\$0.94	\$10.35
	Purchase Woolworths/Cottesloe Grov Shire Kitchen Supplies					
08 Jul 2026	Sp Burchgrove Home Braemer		Approved		☒	\$214.75
	22490	420		\$195.23	\$19.52	\$214.75
	Purchase Sp Burchgrove Home PG engraved lids - Citizenship Ceremony candles (gifts)					
08 Jul 2026	Woolworths/Cottesloe Grov Cottesloe		Approved		☒	\$16.05
	22240	420		\$14.59	\$1.46	\$16.05
	Purchase Woolworths/Cottesloe Grov Shire Kitchen Supplies					
08 Jul 2026	Woolworths/Cottesloe Grov Cottesloe		Approved		☒	\$13.20
	22240	420		\$12.00	\$1.20	\$13.20
	Purchase Woolworths/Cottesloe Grov Child treats for Citizenship Ceremony bag					
08 Jul 2026	Sq *caffissimo Cottesloe Peppermint Gr		Approved		☒	\$7.11

22240	420	1001	\$6.46	\$0.65	\$7.11
Purchase Sq *caffissimo Cottesloe Towns of Cott and MP Comm Dev Officers Seniors Week discussions					
15 Jul 2026	Woolworths/Cottesloe Grov Cottesloe	Approved	☒	\$11.45	
22240	420	1001	\$10.41	\$1.04	\$11.45
Purchase Woolworths/Cottesloe Grov Shire Kitchen Supplies					
14 Jul 2026	Local Governement Mana Mt Hawthorn	Approved	☒	\$50.00	
20180	420	1001	\$45.45	\$4.55	\$50.00
Purchase Local Governement Mana LG Professionals - Age Friendly Conversations online					
22 Jul 2026	Woolworths/Cottesloe Grov Cottesloe	Approval Req'd	☒	\$5.60	
22240	420	1001	\$5.09	\$0.51	\$5.60
Purchase Woolworths/Cottesloe Grov Shire Kitchen Supplies					
23 Jul 2026	Woolworths/Cottesloe Grov Cottesloe	Approval Req'd	☒	\$12.45	
22240	420	1001	\$11.32	\$1.13	\$12.45
Purchase Woolworths/Cottesloe Grov Shire Kitchen Supplies					
28 Jul 2026	Account Fees	No Appr Req'd	☒	\$6.82	
22230	420	1001	\$6.20	\$0.62	\$6.82
Account Fees Cc Fp User Fee Bank Charges					
Total for this period:				\$405.79	

Cardholder Declaration

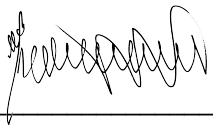
I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature 

Dated 5 / 08 / 2026

Employee ID: E0003

Approved By

Signature 

Dated 06/08/2026

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



Statement for NAB

Statement Period: 30 Jun 2026 to 28 Jul 2026

Cardholder Name: Robert Young



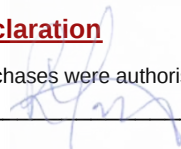
JSKR VISA Purchasing Card (Client Expenses)

Date	Details		Approval	Receipt Amount (\$AUD)		
	GL Code	CC Code		Net	Tax	Gross
01 Jul 2026	Jaycar Osborne Park Osborne Park		Approval Req'd		☒	\$499.00
	23100	1220		\$453.64	\$45.36	\$499.00
	Purchase Jaycar Osborne Park Depot security					
02 Jul 2026	Jaycar Electronics O'Connor		Approval Req'd		☒	\$34.95
	23100	1220		\$31.77	\$3.18	\$34.95
	Purchase Jaycar Electronics Depot security					
02 Jul 2026	Total Tools Oconnor O'Connor		Approval Req'd		☒	\$90.20
	22500	1220		\$82.00	\$8.20	\$90.20
	Purchase Total Tools Oconnor Depot Supplies					
06 Jul 2026	Reddy Express 6919 Mosman Park		Approval Req'd		☒	\$136.38
	22510	1130		\$123.98	\$12.40	\$136.38
	Purchase Reddy Express 6919 Ute Fuel					
09 Jul 2026	Global Industrial Osborne Park		Approval Req'd		☒	\$18.83
	23100	1220		\$17.12	\$1.71	\$18.83
	Purchase Global Industrial Depot Storage					
13 Jul 2026	Woolworths/Cottesloe Grov Cottesloe		Approval Req'd		☒	\$14.20
	22420	1130		\$12.91	\$1.29	\$14.20
	Purchase Woolworths/Cottesloe Grov Retic Memorial Wall					
14 Jul 2026	Woolworths/Cottesloe Grov Cottesloe		Approval Req'd		☒	\$17.00
	23100	1220		\$15.45	\$1.55	\$17.00
	Purchase Woolworths/Cottesloe Grov Depot office Supplies					
16 Jul 2026	Reddy Express 6919 Mosman Park		Approval Req'd		☒	\$147.23
	22510	1220		\$133.85	\$13.38	\$147.23
	Purchase Reddy Express 6919 Ute Fuel					
23 Jul 2026	Reddy Express 6919 Mosman Park		Approval Req'd		☒	\$69.58
	22510	1220		\$63.25	\$6.33	\$69.58
	Purchase Reddy Express 6919					

Depot Fuel						
28 Jul 2026	Account Fees		No Appr Req'd	☒		\$6.82
22230	1220	3001	\$6.20	\$0.62	\$6.82	
Account Fees Cc Fp User Fee						
Bank fees						
27 Jul 2026	Civil Wangara Wangara		Approval Req'd	☒		\$82.01
22420	1220	3001	\$74.55	\$7.46	\$82.01	
Purchase Civil Wangara						
Foreshore Drainage						
Total for this period:					\$1,116.20	

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature  Dated 29 / 7 / 2026

Employee ID: RY

Approved By

Signature  Dated 14 / 08 / 2026

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



Statement for NAB

Statement Period: 30 Jun 2026 to 28 Jul 2026

Cardholder Name: Stewart Farley



JSKR VISA Purchasing Card (Client Expenses)

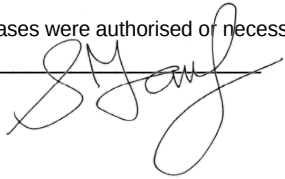
Date	Details		Approval	Receipt Amount (\$AUD)		
	GL Code	CC Code		Net	Tax	Gross
30 Jun 2026	Amazon Marketplace Au Sydney		Approved		☒	\$13.62
	22540	1150	4001	\$12.38	\$1.24	\$13.62
	Purchase Amazon Marketplace Au junior book purchases					
30 Jun 2026	Amazon Marketplace Au Sydney		Approved		☒	\$94.53
	22540	1150	4001	\$85.94	\$8.59	\$94.53
	Purchase Amazon Marketplace Au junior book purchases					
04 Jul 2026	Big W/Rockingham Road Spearwood		Approved		☒	\$419.00
	22540	1150	4001	\$380.91	\$38.09	\$419.00
	Purchase Big W/Rockingham Road junior book purchases					
03 Jul 2026	Amazon Reta* Amazon Au Sydney		Approved		☒	\$28.04
	22540	1150	4001	\$25.49	\$2.55	\$28.04
	Purchase Amazon Reta* Amazon Au junior book purchases					
03 Jul 2026	Big W/High Road And Wille Willetton		Approved		☒	\$690.00
	22540	1150	4001	\$627.27	\$62.73	\$690.00
	Purchase Big W/High Road And Wille junior book purchases					
06 Jul 2026	Amazon Reta* Amazon Au Sydney		Approved		☒	\$5.94
	22540	1150	4001	\$5.40	\$0.54	\$5.94
	Purchase Amazon Reta* Amazon Au junior book purchase					
06 Jul 2026	Amazon Reta* Amazon Au Sydney		Approved		☒	\$337.06
	22540	1150	4001	\$306.42	\$30.64	\$337.06
	Purchase Amazon Reta* Amazon Au junior book purchases					
06 Jul 2026	Amazon Reta* Amazon Au Sydney		Approved		☒	\$27.09
	22540	1150	4001	\$24.63	\$2.46	\$27.09
	Purchase Amazon Reta* Amazon Au junior book purchases					
07 Jul 2026	Amazon Marketplace Au Sydney		Approved		☒	\$45.15
	22540	1150	4001	\$41.05	\$4.10	\$45.15
	Purchase Amazon Marketplace Au					

junior book purchases						
07 Jul 2026	Amazon Marketplace Au Sydney	Approved				\$29.96
22540	1150	4001		\$27.24	\$2.72	\$29.96
Purchase Amazon Marketplace Au junior book purchases						
08 Jul 2026	Kmart 1024 Kardinya	Approved				\$198.00
22540	1150	4001		\$180.00	\$18.00	\$198.00
Purchase Kmart 1024 junior book purchases						
08 Jul 2026	Amazon Reta* Amazon Au Sydney	Approved				\$45.18
22540	1150	4001		\$41.07	\$4.11	\$45.18
Purchase Amazon Reta* Amazon Au junior book purchases						
08 Jul 2026	Amazon Reta* Amazon Au Sydney	Approved				\$35.18
22540	1150	4001		\$31.98	\$3.20	\$35.18
Purchase Amazon Reta* Amazon Au junior book purchases						
06 Jul 2026	Bunnings 453000 O'Connor	Approved				\$44.45
22650	1150	4001		\$40.41	\$4.04	\$44.45
Purchase Bunnings 453000 cardboard for July holiday craft						
07 Jul 2026	Amazon Marketplace Au Sydney	Approved				\$122.56
22540	1150	4001		\$111.42	\$11.14	\$122.56
Purchase Amazon Marketplace Au junior book purchases						
09 Jul 2026	Big W/Karrinyup Road Karrinyup	Approved				\$106.00
22540	1150	4001		\$96.36	\$9.64	\$106.00
Purchase Big W/Karrinyup Road junior book purchases						
09 Jul 2026	Kmart 1162 Booragoon	Approved				\$199.50
22650	1150	4001		\$181.36	\$18.14	\$199.50
Purchase Kmart 1162 air drying clay for July school holidays						
09 Jul 2026	Red Dot Home Willetton	Approved				\$7.98
22650	1150	4001		\$7.25	\$0.73	\$7.98
Purchase Red Dot Home demonstration bottle for LED school holiday craft						
13 Jul 2026	Spotlight Melville Myaree	Approved				\$33.50
22650	1150	4001		\$30.45	\$3.05	\$33.50
Purchase Spotlight Melville polystyrene balls for shark eyes for school holiday craft						
13 Jul 2026	Amazon Reta* Amazon Au Sydney	Approved				\$105.02
22540	1150	4001		\$95.47	\$9.55	\$105.02
Purchase Amazon Reta* Amazon Au junior book purchases						
13 Jul 2026	Amazon Marketplace Au Sydney	Approved				\$23.74
22540	1150	4001		\$21.58	\$2.16	\$23.74
Purchase Amazon Marketplace Au junior book purchases						
15 Jul 2026	Kmart 1024 Kardinya	Approved				\$30.00
22650	1150	4001		\$27.27	\$2.73	\$30.00
Purchase Kmart 1024						

mini LEDS for school holiday Lamp craft						
14 Jul 2026	Bunnings 453000 O'Connor	Approved	☒			\$11.80
22650	1150 4001	\$10.73	\$1.07	\$11.80		
Purchase Bunnings 453000 Liquid nails to stick on shark eyeballs						
15 Jul 2026	Amazon Reta* Amazon Au Sydney	Approved	☒			\$50.47
22540	1150 4001	\$45.88	\$4.59	\$50.47		
Purchase Amazon Reta* Amazon Au junior book purchases						
18 Jul 2026	Amazon Reta* Amazon Au Sydney	Approved	☒			\$34.91
22540	1150 4001	\$31.74	\$3.17	\$34.91		
Purchase Amazon Reta* Amazon Au junior book purchases						
16 Jul 2026	Educational Art Suppli Nedlands	Approved	☒			\$43.89
22650	1150 4001	\$39.90	\$3.99	\$43.89		
Purchase Educational Art Suppli plastic mosaic translucent tiles for school holiday craft						
15 Jul 2026	Red Dot Home Willetton	Approved	☒			\$127.68
22650	1150 4001	\$116.07	\$11.61	\$127.68		
Purchase Red Dot Home Glass Jars for Lamp craft for school holidays activity						
22 Jul 2026	Amazon Marketplace Au Sydney	Approved	☒			\$39.55
22540	1150 4001	\$35.95	\$3.60	\$39.55		
Purchase Amazon Marketplace Au junior book purchases						
26 Jul 2026	Amazon Reta* Amazon Au Sydney	Approved	☒			\$26.98
22540	1150 4001	\$24.53	\$2.45	\$26.98		
Purchase Amazon Reta* Amazon Au junior book purchases						
27 Jul 2026	Amazon Marketplace Au Sydney	Approved	☒			\$21.26
22540	1150 4001	\$19.33	\$1.93	\$21.26		
Purchase Amazon Marketplace Au junior book purchases						
28 Jul 2026	Account Fees	No Appr Req'd	☒			\$6.82
22230	1150 4001	\$6.20	\$0.62	\$6.82		
Account Fees Cc Fp User Fee account fees						
Total for this period:						\$3,004.86

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature  Dated 04 / 08 / 2026

Employee ID: 63

Approved By

Signature  Dated 04 / 08 / 2026

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator



Statement for NAB

Statement Period: 30 Jun 2026 to 28 Jul 2026

Cardholder Name: Tim Whitham



JSKR VISA Purchasing Card (Client Expenses)

Date	Details		Approval	Receipt Amount (\$AUD)	
GL Code	CC Code	Department	Net	Tax	Gross
28 Jun 2026	Bunnings 453000	O'Connor	Approval Req'd	☒	\$28.60
22445	1220	3001	\$26.00	\$2.60	\$28.60
Purchase Bunnings 453000 Plants for Admin.					
29 Jun 2026	Bunnings 483000	Claremont	Approval Req'd	☒	\$43.44
22420	1220	3001	\$39.49	\$3.95	\$43.44
Purchase Bunnings 483000 Fertilizer.					
06 Jul 2026	Ampol Mosman Pa 55363f		Approval Req'd	☒	\$100.00
	Mosman Park				
22510	1220	3001	\$90.91	\$9.09	\$100.00
Purchase Ampol Mosman Pa 55363f Truck Fuel.					
07 Jul 2026	Ampol Mosman Pa 55363f		Approval Req'd	☒	\$135.28
	Mosman Park				
22510	1220	3001	\$122.98	\$12.30	\$135.28
Purchase Ampol Mosman Pa 55363f Ute Fuel.					
14 Jul 2026	Woolworths/Cottesloe Grov		Approval Req'd	☒	\$16.45
	Cottesloe				
22500	1220	3001	\$14.95	\$1.50	\$16.45
Purchase Woolworths/Cottesloe Grov Cleaning Products.					
21 Jul 2026	Ampol Mosman Pa 55363f		Approval Req'd	☒	\$82.00
	Mosman Park				
22510	1220	3001	\$74.55	\$7.45	\$82.00
Purchase Ampol Mosman Pa 55363f Loader Fuel.					
28 Jul 2026	Account Fees		No Appr Req'd	☒	\$6.82
22230	1220	3001	\$6.20	\$0.62	\$6.82
Account Fees Cc Fp User Fee Account fees.					
Total for this period:					\$412.59

Cardholder Declaration

I declare that all purchases were authorised or necessarily incurred on behalf of the company.

Signature _____

Dated 31 / 7 / 2026

Employee ID: TW

Approved By

Signature _____

A handwritten signature in black ink, appearing to be 'P. J.', is written over a horizontal line.

Dated 14 / 08 / _____

On Completion

ALL Receipts should be attached to this form and then forwarded to your P-Card Administrator

SHIRE OF SOMEWHERE

MONTHLY FINANCIAL REPORT

(Containing the required statement of financial activity and statement of financial position)

For the period ended 31 July 2026

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

TABLE OF CONTENTS

Statement of financial activity	2
Statement of financial position	3
Note 1 Basis of preparation	4
Note 2 Net current assets information	5
Note 3 Explanation of variances	6

SHIRE OF SOMEWHERE
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2026

	Adopted Budget Estimates	YTD Budget Estimates	YTD Actual	Variance* \$	Variance* %	Var.
Note	(a)	(b)	(c)	(c) - (b)	((c) - (b))/(b)	
	\$	\$	\$	\$	%	
OPERATING ACTIVITIES						
Revenue from operating activities						
General rates	3,986,530	3,986,530	3,966,530	(20,000)	(0.50%)	
Rates excluding general rates	50,189	50,189	50,189	0	0.00%	
Grants, subsidies and contributions	1,663,813	834	120,000	119,166	14288.49%	▲
Fees and charges	392,244	129,605	131,632	2,027	1.56%	
Interest revenue	209,243	7,667	2,947	(4,720)	(61.56%)	
Other revenue	4,200	1,267	3,204	1,937	152.88%	
Profit on asset disposals	926,000	0	0	0		
	7,232,219	4,176,092	4,274,502	98,410	2.36%	
Expenditure from operating activities						
Employee costs	(2,863,822)	(255,275)	(216,183)	39,092	15.31%	▲
Materials and contracts	(2,865,063)	(247,502)	(197,625)	49,877	20.15%	▲
Utility charges	(129,150)	(10,757)	(13,019)	(2,262)	(21.03%)	
Depreciation	(503,350)	(41,943)	(57,519)	(15,576)	(37.14%)	▼
Finance costs	(69,810)	(443)	(2,184)	(1,741)	(393.00%)	
Insurance	(98,850)	(51,925)	(46,311)	5,614	10.81%	
Other expenditure	(160,456)	(208)	0	208	100.00%	
	(6,690,501)	(608,053)	(532,841)	75,212	12.37%	
Amounts excluded from operating activities	(422,650)	41,943	57,519	15,576	37.14%	▲
Amount attributable to operating activities	119,068	3,609,982	3,799,180	189,198	5.24%	
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from disposal of property, plant and equipment	3,076,000	0	0	0		
	3,076,000	0	0	0		
Outflows from investing activities						
Acquisition of property, plant and equipment	(228,000)	0	0	0		
Acquisition of infrastructure	(2,487,000)	0	(8,538)	(8,538)		
	(2,715,000)	0	(8,538)	(8,538)		
Amount attributable to investing activities	361,000	0	(8,538)	(8,538)		
FINANCING ACTIVITIES						
Inflows from financing activities						
Proceeds from new borrowings	2,000,000	0	0	0		
Transfer from reserves	350,000	0	0	0		
	2,350,000	0	0	0		
Outflows from financing activities						
Repayment of borrowings	(2,047,663)	0	0	0		
Payments for principal portion of lease liabilities	(15,000)	(3,918)	(3,918)	0	0.00%	
Transfer to reserves	(1,218,964)	0	0	0		
	(3,281,627)	(3,918)	(3,918)	0	0.00%	
Amount attributable to financing activities	(931,627)	(3,918)	(3,918)	0	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year	481,169	481,169	510,127	28,958	6.02%	
Amount attributable to operating activities	119,068	3,609,982	3,799,180	189,198	5.24%	
Amount attributable to investing activities	361,000	0	(8,538)	(8,538)		
Amount attributable to financing activities	(931,627)	(3,918)	(3,918)	0	0.00%	
Surplus or deficit after imposition of general rates	29,610	4,087,233	4,296,851	209,618	5.13%	

KEY INFORMATION

- ▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
 - ▲ Indicates a variance with a positive impact on the financial position.
 - ▼ Indicates a variance with a negative impact on the financial position.
- Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF SOMEWHERE
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JULY 2026

	Actual 30 June 2026 \$	Actual as at 31 July 2026 \$
CURRENT ASSETS		
Cash and cash equivalents	903,648	808,056
Trade and other receivables	79,064	4,197,768
Other financial assets	2,127,878	2,127,878
Other assets	5,454	5,454
TOTAL CURRENT ASSETS	3,116,044	7,139,156
NON-CURRENT ASSETS		
Trade and other receivables	95,768	95,768
Investment in associate	182,196	182,196
Property, plant and equipment	15,635,868	15,618,693
Infrastructure	17,889,232	17,860,135
Right-of-use assets	84,524	81,815
TOTAL NON-CURRENT ASSETS	33,887,588	33,838,607
TOTAL ASSETS	37,003,632	40,977,763
CURRENT LIABILITIES		
Trade and other payables	358,040	714,430
Other liabilities	120,000	0
Lease liabilities	(1,135)	(5,053)
Borrowings	41,700	41,700
Employee related provisions	205,677	205,677
TOTAL CURRENT LIABILITIES	724,282	956,754
NON-CURRENT LIABILITIES		
Lease liabilities	82,277	82,277
Borrowings	487,954	487,954
Employee related provisions	6,799	6,799
TOTAL NON-CURRENT LIABILITIES	577,030	577,030
TOTAL LIABILITIES	1,301,312	1,533,784
NET ASSETS	35,702,320	39,443,979
EQUITY		
Retained surplus	10,133,062	13,874,721
Reserve accounts	2,127,877	2,127,877
Revaluation surplus	23,441,381	23,441,381
TOTAL EQUITY	35,702,320	39,443,979

This statement is to be read in conjunction with the accompanying notes.

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied with exception to the following:

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 00 January 1900

The local government reporting entity

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

Material accounting policies

Material accounting policies utilised in the preparation of these statements are as described within the 2026-27 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
 - Property, plant and equipment
 - Infrastructure
- Impairment losses of non-financial assets
- Measurement of employee benefits
- Estimation uncertainties and judgements made in relation to lease accounting

SHIRE OF SOMEWHERE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2026

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity

	Adopted Budget Opening 1 July 2026	Actual as at 30 June 2026	Actual as at 31 July 2026
Note	\$	\$	\$
Current assets			
Cash and cash equivalents	3,384,882	903,648	808,056
Trade and other receivables	85,795	79,064	4,197,768
Other financial assets		2,127,878	2,127,878
Other assets		5,454	5,454
	<u>3,470,677</u>	<u>3,116,044</u>	<u>7,139,156</u>
Less: current liabilities			
Trade and other payables	(380,000)	(358,040)	(714,430)
Other liabilities	0	(120,000)	0
Lease liabilities	3,826	1,135	5,053
Borrowings	3,149	(41,700)	(41,700)
Employee related provisions	(210,000)	(205,677)	(205,677)
	<u>(583,025)</u>	<u>(724,282)</u>	<u>(956,754)</u>
Net current assets	<u>2,887,652</u>	<u>2,391,762</u>	<u>6,182,402</u>
Less: Total adjustments to net current assets	2(b) (2,858,042)	(1,881,635)	(1,885,551)
Closing funding surplus / (deficit)	29,610	510,127	4,296,851

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets			
Less: Reserve accounts	(2,996,842)	(2,127,877)	(2,127,877)
Add: Current liabilities not expected to be cleared at the end of the year			
- Current portion of lease liabilities	(3,826)	(1,135)	(5,053)
- Current portion of borrowings	(3,148)	41,700	41,700
Add: Current liabilities covered by funds held in reserve account			
- Current portion of employee benefit provisions	145,774	205,677	205,679
Total adjustments to net current assets	2(a) (2,858,042)	(1,881,635)	(1,885,551)

(c) Amounts excluded from operating activities

	Adopted Budget Estimates 30 June 2027	YTD Budget Estimates 31 July 2026	YTD Actual 31 July 2026
	\$	\$	\$
Less: Profit on asset disposals	(926,000)	0	0
Add: Depreciation	503,350	41,943	57,519
Total amounts excluded from operating activities	(422,650)	41,943	57,519

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

SHIRE OF SOMEWHERE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2026

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2026-27 year is \$10,000 and 10.00% whichever is the greater.

Description	Var. \$	Var. %	
	\$	%	
Revenue from operating activities			
Grants, subsidies and contributions	119,166	14288.49%	▲
PSHB grant from DPIRD not budgeted for - 120k			
Expenditure from operating activities			
Employee costs	39,092	15.31%	▲
Timing of salary payments			
Materials and contracts	49,877	20.15%	▲
Timing of waste charges - 22k, underspend of consultants and audit fees - 36k, overspend of subscriptions due to timing of invoices - (11k)			
Depreciation	(15,576)	(37.14%)	▼
Asset additions in 2025/26 more than budgeted for			
Amounts excluded from operating activities	15,576	37.14%	▲
Depreciation - see above			

SHIRE OF SOMEWHERE
SUPPLEMENTARY INFORMATION

TABLE OF CONTENTS

1	Key information	2
2	Key information - graphical	3
3	Cash and financial assets	4
4	Reserve accounts	5
5	Capital acquisitions	6
6	Disposal of assets	8
7	Receivables	9
8	Other current assets	10
9	Payables	11
10	Borrowings	12
11	Lease liabilities	13
12	Other current liabilities	14
13	Grants and contributions	15
14	Investment in associates	16

BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

Supplementary information is presented for information purposes. The information does not comply with the disclosure requirements of the Australian Accounting Standards.

SHIRE OF SOMEWHERE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)				
	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$0.48 M	\$0.48 M	\$0.51 M	\$0.03 M
Closing	\$0.03 M	\$4.09 M	\$4.30 M	\$0.21 M
Refer to Statement of Financial Activity				

Cash and cash equivalents		
	\$2.94 M	% of total
Unrestricted Cash	\$0.81 M	27.5%
Restricted Cash	\$2.13 M	72.5%
Refer to 3 - Cash and Financial Assets		

Payables	
	\$0.71 M % Outstanding
Trade Payables	\$0.11 M
0 to 30 Days	100.0%
Over 30 Days	0.0%
Over 90 Days	0.0%
Refer to 9 - Payables	

Receivables		
	\$0.05 M	% Collected
Rates Receivable	\$4.15 M	(4.9%)
Trade Receivable	\$0.05 M	% Outstanding
Over 30 Days		5.3%
Over 90 Days		0.0%
Refer to 7 - Receivables		

Key Operating Activities

Amount attributable to operating activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$0.12 M	\$3.61 M	\$3.80 M	\$0.19 M
Refer to Statement of Financial Activity			

Rates Revenue		
YTD Actual	\$3.97 M	% Variance
YTD Budget	\$3.99 M	(0.5%)

Grants and Contributions		
YTD Actual	\$0.12 M	% Variance
YTD Budget	\$0.00 M	14288.5%
Refer to 13 - Grants and Contributions		

Fees and Charges		
YTD Actual	\$0.13 M	% Variance
YTD Budget	\$0.13 M	1.6%
Refer to Statement of Financial Activity		

Key Investing Activities

Amount attributable to investing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$0.36 M	\$0.00 M	(\$0.01 M)	(\$0.01 M)
Refer to Statement of Financial Activity			

Proceeds on sale		
YTD Actual	\$0.00 M	%
Adopted Budget	\$3.08 M	(100.0%)
Refer to 6 - Disposal of Assets		

Asset Acquisition		
YTD Actual	\$0.01 M	% Spent
Adopted Budget	\$2.49 M	(99.7%)
Refer to 5 - Capital Acquisitions		

Capital Grants		
YTD Actual	\$0.00 M	% Received
Adopted Budget	\$0.00 M	
Refer to 5 - Capital Acquisitions		

Key Financing Activities

Amount attributable to financing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$0.93 M)	(\$0.00 M)	(\$0.00 M)	\$0.00 M
Refer to Statement of Financial Activity			

Borrowings	
Principal repayments	\$0.00 M
Interest expense	(\$0.00 M)
Principal due	\$0.53 M
Refer to 10 - Borrowings	

Reserves	
Reserves balance	\$2.13 M
Net Movement	\$0.00 M
Refer to 4 - Cash Reserves	

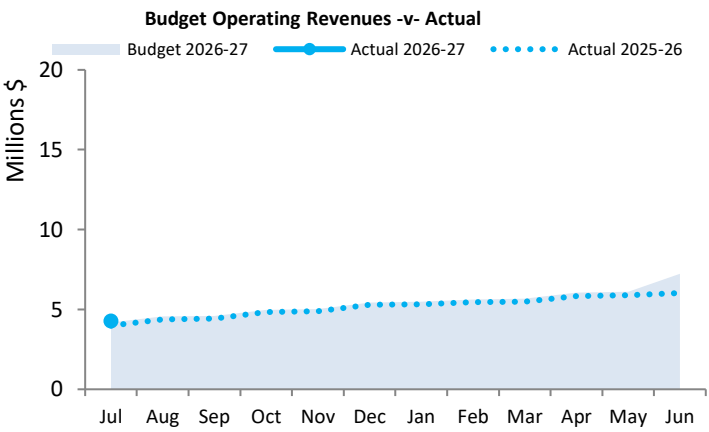
Lease Liability	
Principal repayments	(\$0.00 M)
Interest expense	(\$0.00 M)
Principal due	\$0.08 M
Refer to Note 11 - Lease Liabilities	

This information is to be read in conjunction with the accompanying Financial Statements and notes.

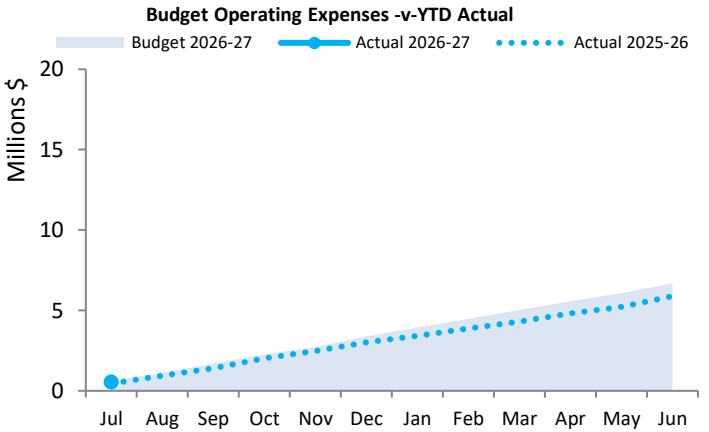
2 KEY INFORMATION - GRAPHICAL

OPERATING ACTIVITIES

OPERATING REVENUE

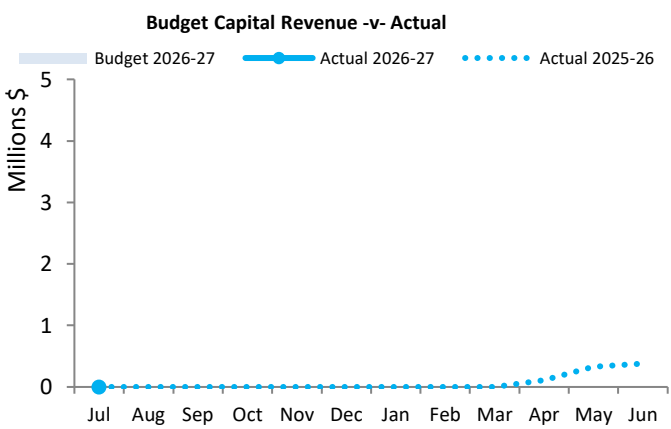


OPERATING EXPENSES

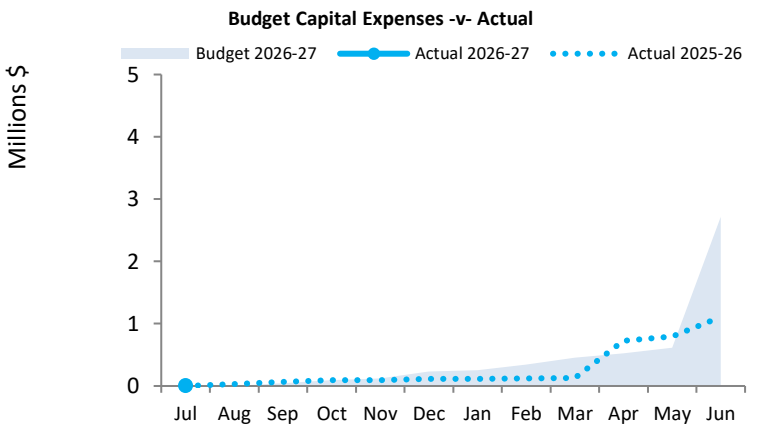


INVESTING ACTIVITIES

CAPITAL REVENUE

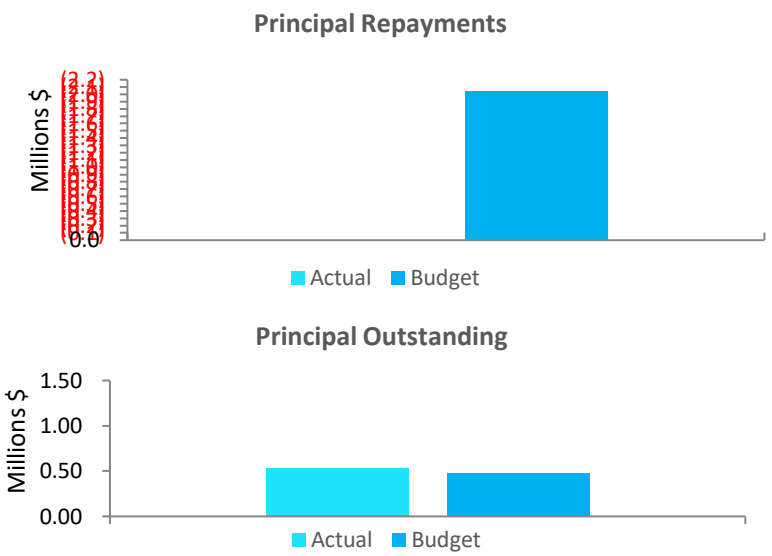


CAPITAL EXPENSES

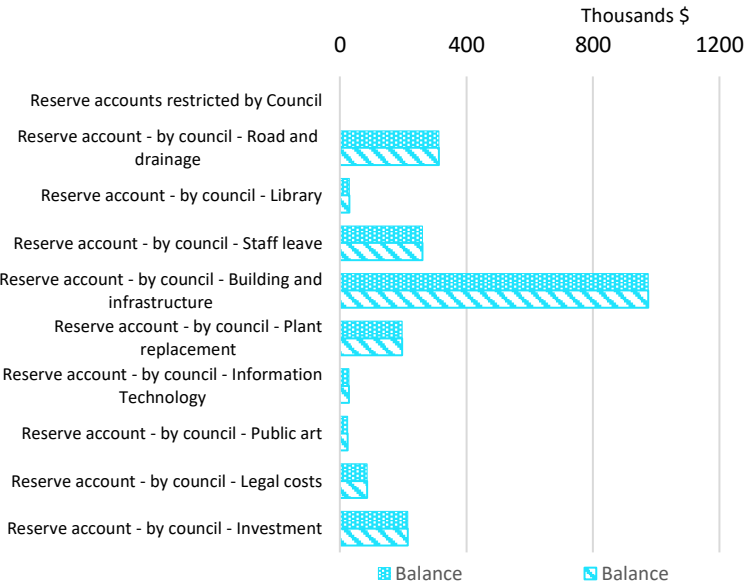


FINANCING ACTIVITIES

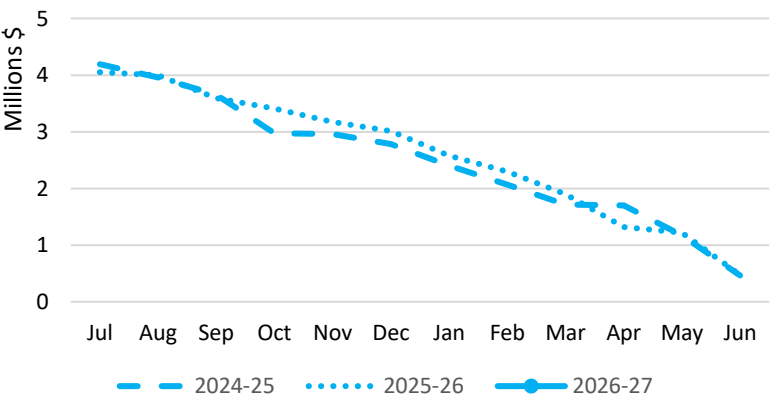
BORROWINGS



RESERVES



Closing funding surplus / (deficit)



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

3 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Reserve Accounts	Total	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
Municipal fund	Cash and cash equivalents	808,056		808,056		NAB	4.40%	N/A
Term deposit	Financial assets at amortised cost	0	2,127,878	2,127,878		NAB	5.30%	22/12/2026
Total		808,056	2,127,878	2,935,934	0			
Comprising								
Cash and cash equivalents		808,056	0	808,056	0			
Financial assets at amortised cost - Term Deposits		0	2,127,878	2,127,878	0			
		808,056	2,127,878	2,935,934	0			

KEY INFORMATION

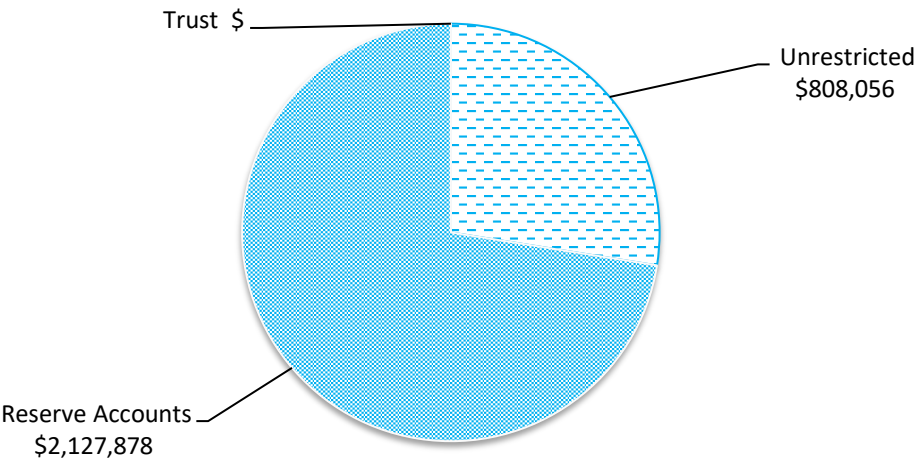
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 8 - Other assets.



SHIRE OF SOMEWHERE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

4 RESERVE ACCOUNTS

Reserve account name	Budget				Actual			
	Opening	Transfers	Transfers	Closing	Opening	Transfers	Transfers	Closing
	Balance	In (+)	Out (-)	Balance	Balance	In (+)	Out (-)	Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Reserve accounts restricted by Council								
Reserve account - by council - Road and drainage	312,711	82,821		395,532	312,711			312,711
Reserve account - by council - Library	29,463	1,208		30,671	29,463			29,463
Reserve account - by council - Staff leave	260,893	10,697		271,590	260,893			260,893
Reserve account - by council - Building and infras	974,272	151,667	(250,000)	875,939	974,272			974,272
Reserve account - by council - Plant replacement	196,252	8,046		204,298	196,251			196,251
Reserve account - by council - Information Techno	28,509	1,169		29,678	28,508			28,508
Reserve account - by council - Public art	24,158	990		25,148	24,159			24,159
Reserve account - by council - Legal costs	86,690	3,554		90,244	86,690			86,690
Reserve account - by council - Investment	214,930	958,812	(100,000)	1,073,742	214,930			214,930
	2,127,878	1,218,964	(350,000)	2,996,842	2,127,877	0	0	2,127,877

SHIRE OF SOMEWHERE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

5 CAPITAL ACQUISITIONS

Capital acquisitions	Adopted		YTD Actual	YTD Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Buildings - specialised	118,000	0	0	0
Plant and equipment	110,000	0	0	0
Acquisition of property, plant and equipment	228,000	0	0	0
Infrastructure - roads	140,000	0	0	0
Infrastructure - Footpaths	45,000	0	0	0
Infrastructure - Drainage	2,120,000	0	5,500	5,500
Infrastructure - Parks and Ovals	92,000	0	3,038	3,038
Infrastructure - Other	90,000	0	0	0
Acquisition of infrastructure	2,487,000	0	8,538	8,538
Total capital acquisitions	2,715,000	0	8,538	8,538
Capital Acquisitions Funded By:				
Borrowings	2,000,000	0	0	0
Other (disposals & C/Fwd)	3,076,000	0	0	0
Reserve accounts				
Reserve account - by council - Building and infrastructure	250,000		0	0
Reserve account - by council - Investment	100,000		0	0
Contribution - operations	(2,711,000)	0	8,538	8,538
Capital funding total	2,715,000	0	8,538	8,538

KEY INFORMATION

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2)*. Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

SHIRE OF SOMEWHERE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total
Level of completion indicators



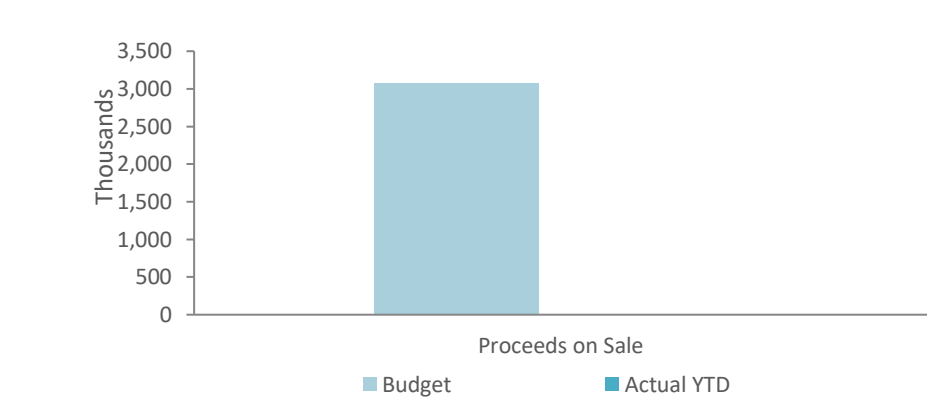
0%
20%
40%
60%
80%
100%
Over 100%

Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

			Adopted			Variance
Account Description			Budget	YTD Budget	YTD Actual	(Under)/Over
			\$	\$	\$	\$
	R	Land and buildings				0
	R	PRO00071 Replace workshop door at depot	6,000	0	0	0
	R	PRO00072 Manners Hill Park - replace locks on public toilets	10,000	0	0	0
	N/U	PRO00073 Keanes Point - replace locks on public toilet	5,000	0	0	0
	N/U	PRO00074 Retaining wall/equipment bays/lay down area at the depot	30,000	0	0	0
	R	PRO00075 Library - design main entry weather protection structure	9,000	0	0	0
	N/U	PRO00076 Library - renewal works for appliances, fixtures and fittings	15,000	0	0	0
	N/U	PRO00077 Library - new automatic door	15,000	0	0	0
	N/U	PRO00078 Library - people counter to count foot traffic	5,000	0	0	0
	R	PRO00079 Library - dynalight upgrade	5,000	0	0	0
	R	PRO00080 Library - repainting of various outside areas	10,000	0	0	0
		PRO00081 Admin - kitchen floor replacement	8,000	0	0	0
						0
		Plant and equipment				0
	N/U	PRO00069 Replace Works utility vehicle with ev/hybrid	55,000	0	0	0
	N/U	PRO00070 Replace Parks utility vehicle with ev/hybrid	55,000	0	0	0
						0
		Infrastructure - roads				0
	R	PRO00063 Minor kerb renewal	20,000	0	0	0
	N/U	PRO00082 Manners Hill Park tennis club/Keane St parking/drainage facilities construction	30,000	0	0	0
	N/U	PRO00083 Wombat crossing on Keane St at Cottesloe Primary School	90,000	0	0	0
						0
		Infrastructure - footpaths				0
	R	PRO00062 Minor footpath renewal works	45,000	0	0	0
						0
		Infrastructure - drainage				0
	R	PRO00059 Drainage renewal works	20,000	0	0	0
	N/U	PRO00060 Relocation of Johnston St sump	2,100,000	0	5,500	(5,500)
						0
		Infrastructure - parks and ovals				0
	R	PRO00064 Admin - Replace 4 x bollard lights (asserts 44,47,48,49)	12,000	0	0	0
	R	PRO00065 Keanes Point - Replacement of surface and net/pole	20,000	0	0	0
	N/U	PRO00066 Keanes Point - replace solar lights x 2 (asset 12 and 209)	20,000	0	0	0
	N/U	PRO00067 Keanes Point - replace 2 x drink fountains (asset 8 and 165)	20,000	0	0	0
		PRO00068 Manners Hill Park - Structural investigation of retaining wall along southern end of tennis courts/Johnston St	5,000	0	0	0
	N/U	PRO00084 Fencing for dinghy compound - Johnston St	15,000	0	3,038	(3,038)
						0
		Infrastructure - other				0
	R	PRO00061 First stage of renewal works - piling replacement as per 2024 report	90,000	0	0	0
						0
			2,715,000	0	8,538	(8,538)

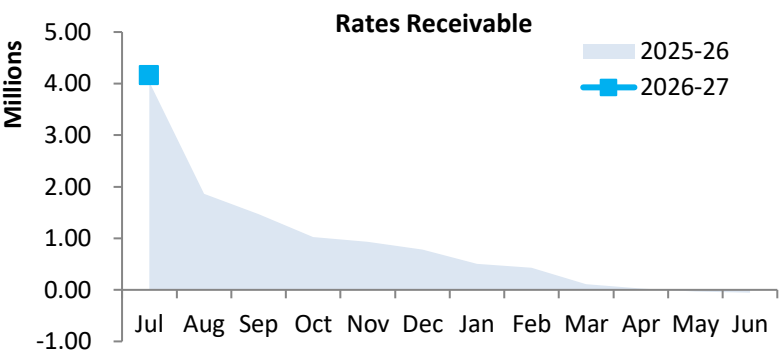
6 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book	Proceeds	Profit	(Loss)	Net Book	Proceeds	Profit	(Loss)
		Value				Value			
		\$	\$	\$	\$	\$	\$	\$	\$
	Buildings								
	Johnston St sump	2,100,000	3,000,000	900,000	0	0	0	0	0
	Plant and equipment								
	Works vehicle	25,000	38,000	13,000	0	0	0	0	0
	Park vehicle	25,000	38,000	13,000	0	0	0	0	0
		2,150,000	3,076,000	926,000	0	0	0	0	0



7 RECEIVABLES

Rates receivable	30 Jun 2026	31 Jul 2026
	\$	\$
Opening arrears previous year	(56,323)	(56,323)
Levied this year	3,856,666	4,016,719
Less - collections to date	(3,856,666)	192,245
Net rates collectable	(56,323)	4,152,641
% Collected	101.5%	(4.9%)



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	0	15,049	240	600	0	15,889
Percentage	0.0%	94.7%	1.5%	3.8%	0.0%	
Balance per trial balance						
Trade receivables						15,889
GST receivable						29,238
Total receivables general outstanding						45,127

Amounts shown above include GST (where applicable)

KEY INFORMATION

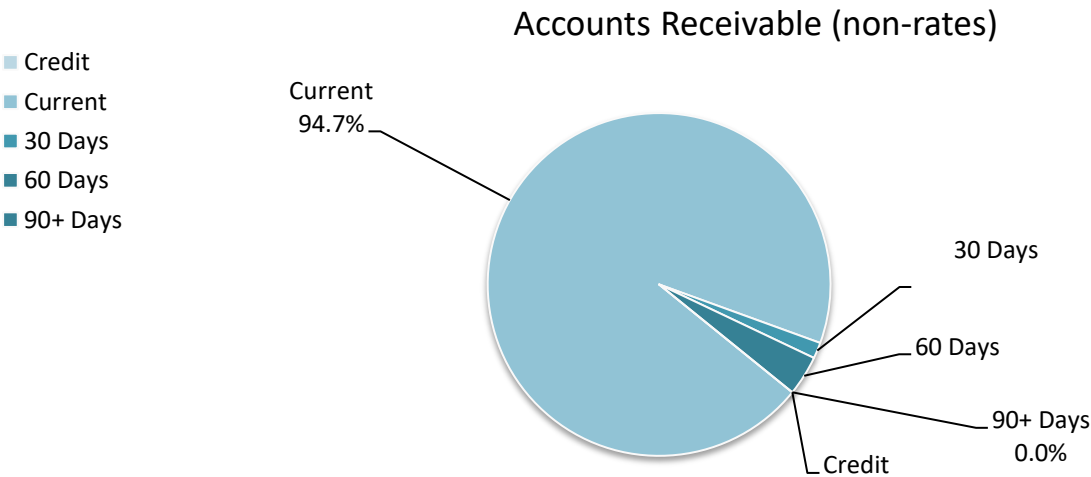
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



SHIRE OF SOMEWHERE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

8 OTHER CURRENT ASSETS

	Opening Balance 1 July 2026	Asset Increase	Asset Reduction	Closing Balance 31 July 2026
Other current assets	\$	\$	\$	\$
Financial assets at amortised cost - term deposits	2,127,878			2,127,878
Other assets				
Accrued income	(341)			(341)
Current portion of lease owing	5,795			5,795
Total other current assets	2,133,332	0	0	2,133,332
Amounts shown above include GST (where applicable)				

KEY INFORMATION

**SHIRE OF SOMEWHERE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026**

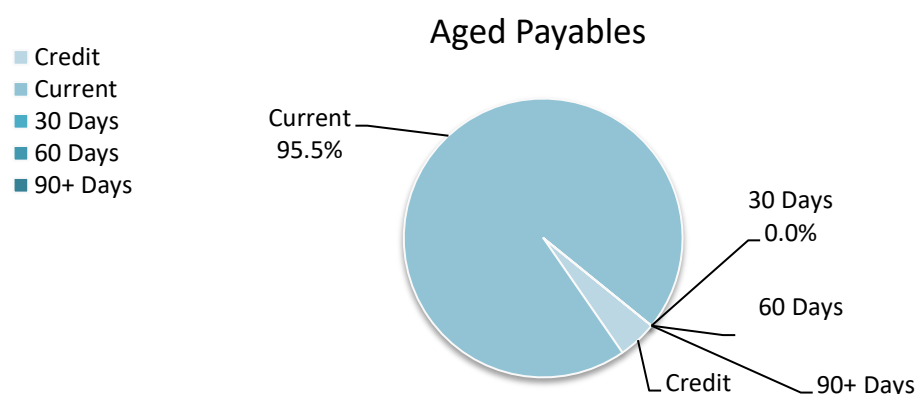
9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	(5,424)	114,037	0	0	0	108,613
Percentage	(5.0%)	105.0%	0.0%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors						108,613
ATO liabilities						2,080
Other payables - Clearing accounts						(3,377)
Other payables - Prepaid income						300
Other payables - Bonds and deposits						115,550
Other payables - Accrued expenses						13,764
Other payables - ESL payable						457,740
Other payables - BSL payable						19,760
Total payables general outstanding						714,430

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



10 BORROWINGS

Repayments - borrowings

Information on borrowings		Principal Repayments				Principal Outstanding		Interest Repayments		
Particulars	Loan No.	1 July 2026	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Library/Community/Admin Centre	42	529,655	0	0	0	(47,663)	529,655	481,992	(1,955)	(45,500)
Road drainage - Johnston St	43	0	0	2,000,000	0	(2,000,000)	0	0	0	(19,000)
Total		529,655	0	2,000,000	0	(2,047,663)	529,655	481,992	(1,955)	(64,500)
Current borrowings		2,047,663					41,700			
Non-current borrowings		-1,518,008					487,955			
		529,655					529,655			

All debenture repayments were financed by general purpose revenue.

New borrowings 2026-27

Particulars	Amount Borrowed	Amount Borrowed	Institution	Loan Type	Term Years	Total Interest & Charges	Interest Rate	Amount (Used)		Balance Unspent
	Actual	Budget						Actual	Budget	
						\$	%	\$	\$	\$
Road drainage - Johnston St	0	2,000,000	WATC	Debenture	1	19,000	TBC	0	(2,000,000)	

KEY INFORMATION

The City has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

SHIRE OF SOMEWHERE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

11 LEASE LIABILITIES

Movement in carrying amounts

Information on leases		New Leases			Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Lease No.	1 July 2026	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Photocopiers and phones	2	53,987	0	0	(553)	(10,000)	53,434	43,987	(57)	(3,000)
ICT equipment	3	27,155	0	0	(3,365)	(5,000)	23,790	22,155	(172)	(2,310)
Total		81,142	0	0	(3,918)	(15,000)	77,224	66,142	(229)	(5,310)
Current lease liabilities		-1,135					-5,053			
Non-current lease liabilities		82,277					82,277			
		81,142					77,224			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION

At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is or contains a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

**SHIRE OF SOMEWHERE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026**

12 OTHER CURRENT LIABILITIES

	Note	Opening Balance 1 July 2026	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 31 July 2026
		\$	\$	\$	\$	\$
Other current liabilities						
Other liabilities						
Operating grants receivable		120,000	0		(120,000)	0
Total other liabilities		120,000	0	0	(120,000)	0
Employee Related Provisions						
Provision for annual leave		128,568	0			128,568
Provision for long service leave		77,109	0			77,109
Total Provisions		205,677	0	0	0	205,677
Total other current liabilities		325,677	0	0	(120,000)	205,677

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

SHIRE OF SOMEWHERE

SUPPLEMENTARY INFORMATION

FOR THE PERIOD ENDED 31 JULY 2026

13 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue		
	Liability	Increase in Liability	Decrease in Liability	Liability	Current Liability	Adopted Budget	YTD	YTD
	1 July 2026		(As revenue)	31 Jul 2026	31 Jul 2026	Revenue	Budget	Revenue
	\$	\$	\$	\$	\$	\$	\$	\$
Grants and subsidies								
Financial Assistance Grants - General (WALGGC)				0		47,139	0	0
Financial Assistance Grants - Roads (WALGGC)				0		24,778	0	0
Direct Road Grant - MRWA				0		7,000	0	0
Grove Library - capex contribution				0		53,973	0	0
Grove Library - opex contribution				0		1,418,823	0	0
Infant Health contribution				0		10,000	834	0
Street lighting subsidy				0		4,100	0	0
Foreshore bushland project grant				0		98,000	0	0
DPIRD - PSHB Local government support scheme grant	120,000		(120,000)	0		0	0	120,000
	120,000	0	(120,000)	0	0	1,663,813	834	120,000

14 INVESTMENT IN ASSOCIATES

(a) Investment in associate

The table below reflects the financial results of the Shire's investment in associates as reported by the associate.

Aggregate carrying amount of interests in associates accounted for using the equity method are reflected in the table below.

Carrying amount at 1 July
Carrying amount at 30 June

Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
\$	\$	\$
		182,196
0	0	182,196

KEY INFORMATION

Investments in associates

An associate is an entity over which the Shire has the power to participate in the financial and operating policy decisions of the investee but not control or joint control of those policies.

Investments in associates are accounted for using the equity method. The equity method of accounting, is whereby the investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in the Shire's share of net assets of the associate. In addition, the Shire's share of the profit or loss of the associate is included in the Shire's profit or loss.

COPY

Improvement Plan No. 65

Station Precincts

Attachment 1 Item 8.3



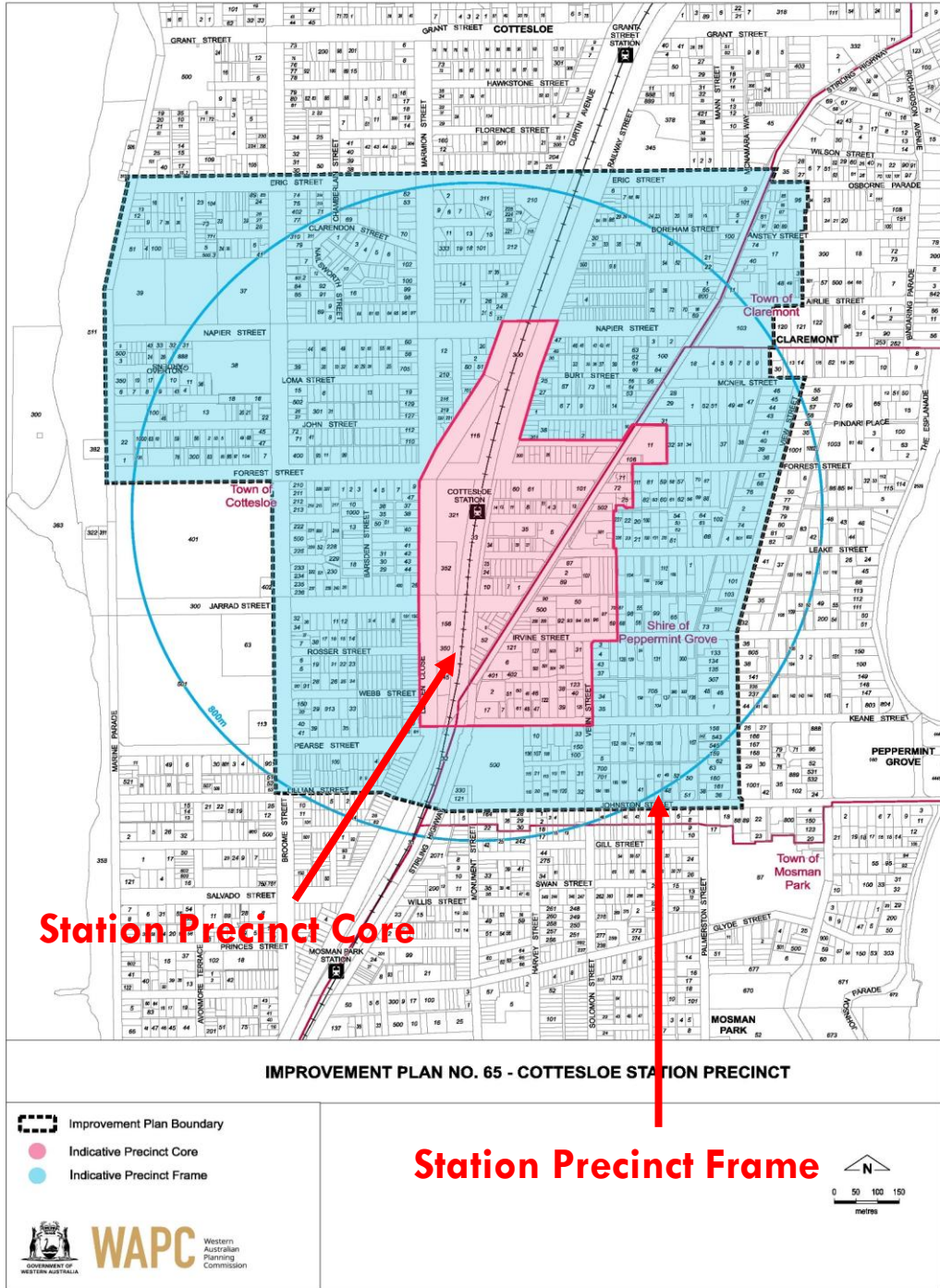
June 2026

Purpose

9. The purpose of Improvement Plan No. 65 is to:
- Enable the Western Australian Planning Commission to undertake all necessary steps to advance the planning and development of land within Station Precincts as provided for under Part 8 of the Act;
 - Establish the strategic planning and development intent for Station Precincts;
 - Assist in facilitating medium and high-density housing development opportunities around metropolitan rail stations;
 - Improve consistency in planning and decision-making for land around metropolitan rail stations;
 - Authorise the making of a Station Precincts Improvement Scheme to be implemented within the Improvement Plan Area;
 - Assist in facilitating the cessation of incompatible non-residential land uses and the transition of these uses to suitable alternative locations where applicable;
 - Enable the purchase of strategic sites by the WAPC, if required, as funded by appropriate local and or State Government agencies, to facilitate development within the Improvement Plan Area;
 - Provide the objectives of the Improvement Scheme.

Improvement Scheme

10. In accordance with Section 122A(1) of the Act, an improvement plan may authorise the making of an improvement scheme by the Western Australian Planning Commission (WAPC) in respect of some or all of the land to which the improvement plan applies.
11. This improvement plan authorises the making of the Station Precincts Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.
12. The Station Precincts Improvement Scheme made under this Improvement Plan is to have the following objectives:
- Support a connected and compact city by guiding planning and development within station precincts to align with State and metropolitan strategic planning objectives, including transit-oriented development, sustainable urban growth and efficient land use.
 - Facilitate the orderly and proper planning of the Scheme Area.



Likely Key Zoning Changes to District Centre





Peppermint Grove
The Garden Shire

Part 1 – The Strategy

- *Managed Growth Towards 2035* -

- Preliminary Draft –



1 Introduction

To frame and guide the long-term planning directions for the Shire over the next 10-15 years, the Shire's Draft Local Planning Strategy 2026 (*'the Draft Strategy'*) comprises:

- Part 1 – Strategy; and
- Part 2 – Background Information and Analysis

This Draft Strategy applies to the area shown in Figure 1– Proposed Local Planning Strategy Map (Page 3). It comes into operation on the day on which it is endorsed by the Western Australian Planning Commission (WAPC) and revokes the Shire's preceding local planning strategy, endorsed by the WAPC on 18 April 2017.

The purpose of this Draft Strategy is to enable orderly and proper planning by:

- a) Setting out the long-term planning directions for the Shire over the next 10-15 years.
- b) Applying relevant state or regional planning policy.
- c) Providing the rationale for zoning under the local planning scheme.
- d) Outlining actions that set a strategic planning program over the next 5 years.

Within the sub-regional context of the Western Suburbs of Perth, this Draft Strategy reinforces the Shire's predominately residential function, delivered through a preferred *'Option 'B'* growth transition area and a special control area.

Specifically, this Draft Strategy informs the basis of an omnibus amendment to the Shire's Local Planning Scheme No.4 (LPS4). It is the centre piece of the Shire's local planning framework and is an informing strategy under the Shire's Integrated Planning and Reporting Framework (IPRF). It will also be used to advocate the Shire's response to the State Government's Station Precincts Program and R30 base zone coding.

This Draft Strategy adopts the Planning and Development Regulations 2015, which prescribe that a local planning strategy must:

- be prepared in a manner and form approved by the WAPC;
- set out the long-term planning directions for the local government;
- apply any relevant state or regional planning policy; and
- provide the rationale for any zoning or classification of the land under the local planning scheme.

Through years of research and development in light of prevailing Regulations, State Policies, Ministerial and WAPC directions, and DPLH interactions, this Draft Strategy has largely been shaped by:

- ✓ The Shire's Strategic Community Plan 2021-31
- ✓ 2017 Local Planning Strategy and 2018 Local Planning Scheme 4
- ✓ 2018 Central Subregional Planning Framework housing target of 480 dwellings
- ✓ 2023 WAPC endorsed *Report of Review*
- ✓ 2024 Ministerial direction to recode two properties from R15 to R80
- ✓ 2025 Draft Cottesloe Village Precinct Structure Plan (CVPSP) submitted to WAPC
- ✓ 2025 Minister's declaration of the Station Precinct Program and 2026 Draft Improvement Plan No.65
- ✓ 2026 Minister's R-Codes reform package including R30 base residential zone coding
- ✓ Recent community engagement and consultations regarding local planning policies
- ✓ Recent SAT and Supreme Court decisions such as *Shire of Peppermint Grove -v- McComish* [2025] WASCA 155
- ✓ Resourcing and budget allocation
- ✓ The attached technical statements

Once certified for public exhibition by the Western Australian Planning Commission (WAPC), this Draft Strategy will undergo extensive community consultations that will culminate in a schedule of submissions and modifications back to WAPC for their final endorsement and publication on the Shire's website.

To remain relevant this Draft Strategy will be updated as part of the Shire's corporate planning cycle to address emerging local planning opportunities. Otherwise, this Strategy will be subject to a five (5) yearly report of review process and does not specify changes to current statutory applications.

2 The Garden Shire Vision

“A Shire valued for its heritage, sense of community and natural ambience”

This vision was developed by the community, as part of the Shire’s Strategic Community Plan 2021-31 (SCP), which outlines the Shire’s long-term vision, values, aspirations, and priorities.

The SCP has many interrelated implications for this Strategy, because it is the centerpiece of the Shire’s Integrated Planning and Reporting Framework (IPRF) established by the *Local Government Act, 1995*.

Specifically, the SCP provides the frame from which to establish planning schemes and the lens from which to undertake local planning policy development, under the *Planning and Development Act, 2005*. The strategic planning themes and objectives of this Draft Strategy are:

Strategic Theme	Objective
Social:	A community enjoying high levels of wellbeing and safety
Economic:	Diverse and flourishing local economy
Built Environment:	Perpetual character and inviting, accessible and connected amenities
Natural Environment:	Preserved natural environment and minimised environmental impact
Governance:	Aligned and accountable council and community leadership

The mission of this Draft Strategy which underpins its vision and objectives, is:

“To guide the Shire’s future growth in a way that is distinctly Peppermint Grove.”

The aims of this Draft Strategy are to:

- Be a clear, concise and user-friendly document, which is evidence based and outcome focused
- Set out the strategic planning directions of the Shire for a 10-15 year period to be reviewed every 5 years;
- Apply state and regional planning frameworks and prevailing guidelines and regulations;
- Align to the Shire’s SCP and community engagement processes;
- Identify where, how and why more detailed planning is required;
- Address all the relevant planning and development issues and opportunities; and
- List and revoke all existing local planning strategies and policies, previously endorsed by the WAPC, and where relevant, integrate them into this Strategy.



3 Issues and Opportunities

This section discusses the key planning issues and opportunities related to each state planning theme and as a result offers a rationale for the strategic direction and actions for each planning theme.

3.1 Overview

This Draft Strategy seeks to ensure that any future land use change is balanced with community aspirations and the requirements of planning legislation. It implements broader State policy requirements at a local level with respect for the 'garden suburb' context of the Shire.

State planning issues of relevance to the Shire are presented under the following themes:

Themes		Elements
3.2	Community, Urban Growth & Settlement	- Housing - Heritage & Culture - Community Infrastructure
3.3	Economy & Employment	- Cottesloe Activity Centre - Stirling Highway Corridor
3.4	Environment	- Natural Areas - Landscape Values & Tree Retention - Foreshore Protection
3.5	Physical Infrastructure	- Integrated Public Transport - Roads, Laneways and rights-of-ways - Utilities

For each planning issue, directions and actions have been outlined in tabular format.

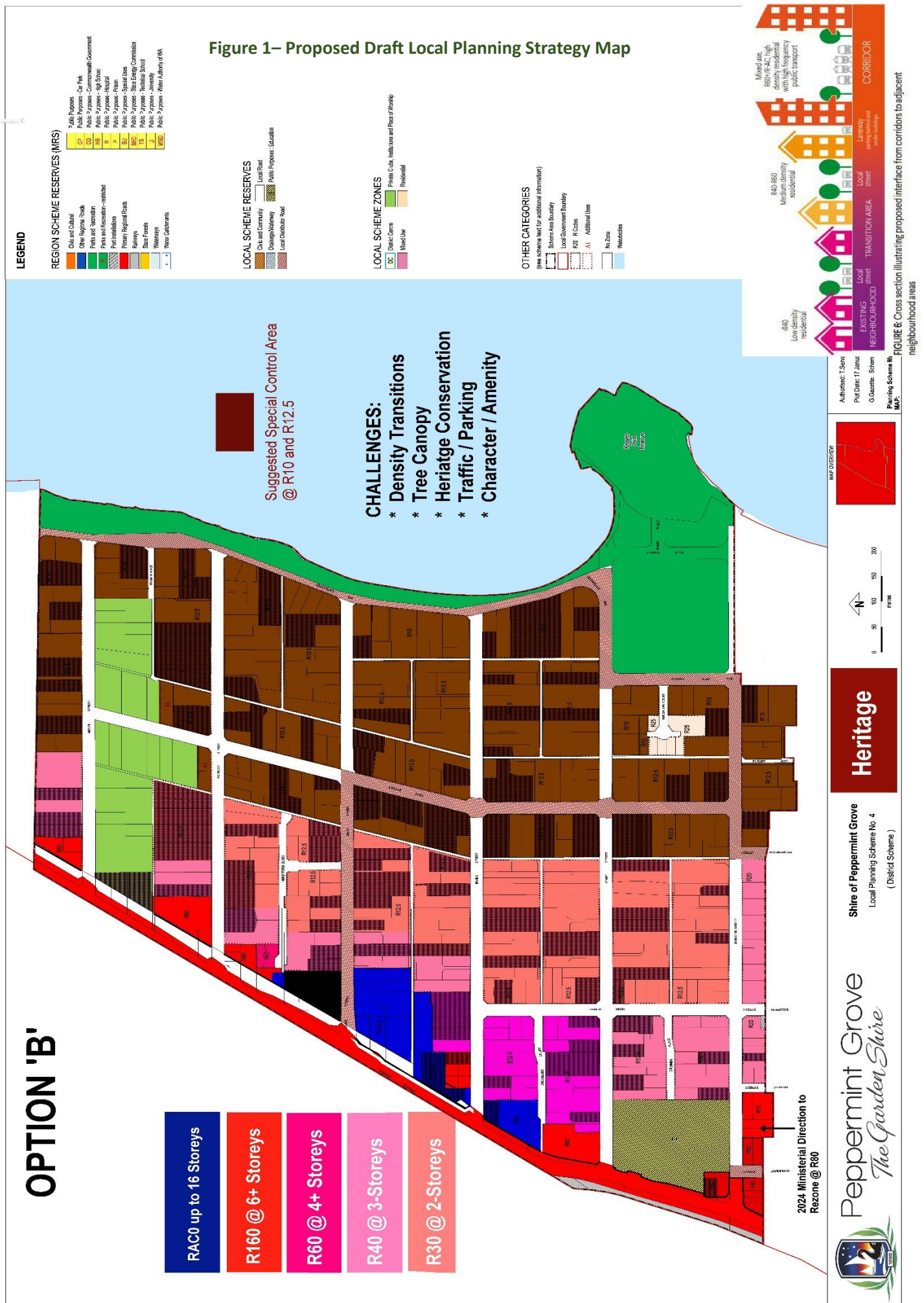
Planning directions are short statements about what is to be achieved or desired. Each planning direction is supported by an action(s), that outlines what is proposed and how it is to be undertaken in terms of rationale, and timeframes.

State planning policies and related guidelines associated with each planning theme have been captured and identifies the Shire's strategic and operational policies that relate to each theme and issue.

The timeframes for any direction and action have the following meanings:

Category	Delivery Timeline
Immediate:	An action to be achieved in less than 1 year.
Short-term:	An action to be achieved between 1-5 years.
Medium-term:	An action to be achieved between 5-10 years.
Long-term:	An action to be achieved between 10-15 years.
Ongoing:	An action that will require regular review throughout the life of this Strategy.

Figure 1 over the page, is the spatial component of Option 'B' being the preferred urban structure of this Draft Strategy.



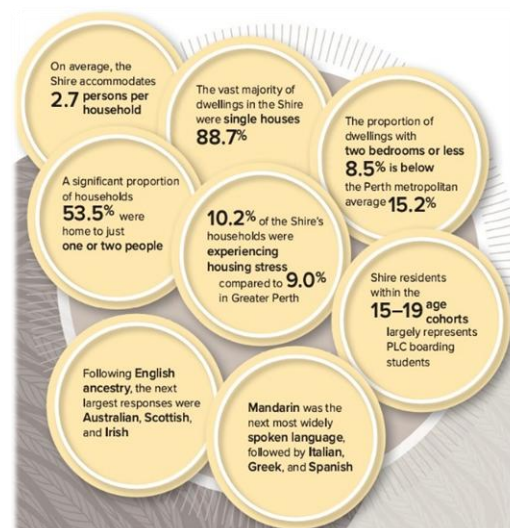
3.2 Community, Urban Growth and Settlement

The Shire is one of Australia's success stories in the '*garden suburb*' ideal, right in the heart of Perth's '*western suburbs*' sub-region.

The Shire displays all the attributes of the garden suburb ideal with some of WA's most beautiful homes distinguished by generous lot sizes and leafy streetscapes that make it a highly sought after place to live and work.

The Shire has a population of 1,639 (2021 ABS) representing a compact population density of 1,535/km². Many generations of families live in Peppermint Grove due to a strong sense of community and history.

The greatest challenge facing this Draft Strategy is the need to integrate more infill housing development within the established urban structure and high residential amenity of the Garden Shire.



3.2.1 Housing

The Shire's housing stock is made up of 617 dwellings, largely built out over R10, R12.5 and R20 low-density residential zones. The Shire's grid-based urban structure revolves around the Cottesloe Village district centre with residential mixed-use (R80) ribbon development along the Stirling Highway transit corridor.

The 2021 ABS data reveal a Shire population of 1,597 occupying 617 private dwellings representing a population decline of 39 persons from the 2016 ABS projection, although the number of private dwellings remained unchanged. By 2050, the Shire's population is projected to be between 1,800 and 2,100 people.

Specifically, this Draft Strategy reveals that the Shire's 480 dwelling infill housing target under the Central Sub-Regional Planning Framework is unlikely to be achieved given the following circumstances:

- Dwelling target of 70 new dwellings during 2016–21 was not achieved
- In the 7-years during 2017–24 there were 56 subdivision applications resulting in 26 new lots
- Dwelling target of a further 70 new dwellings during 2021–26 is unlikely
- There is a current shortfall of 118 dwellings from achieving the Shire's 480 dwelling target
- Low demand to redevelop the Shire's stock of existing and well-established homes
- A significant latency within prevailing R80 mixed-use zones along the Stirling Highway corridor, given:
 - Fragmented land ownership with limited economies of scale for redevelopment
 - Existing age and current use of ribbon development along Stirling Highway
 - Uncertainty with the Stirling Highway Access Corridor Study (SHACS) MRS amendment, which has the potential to generate 64 additional dwellings at R80
 - Complexity (time) and cost of construction within current property market conditions

In response, this Draft Strategy outlines structural changes designed to accelerate, expand and intensify the Shire's housing effort. Specifically, *Option 'B'* growth transition is recommended, involving up to 1,242 new dwellings at 70% take-up rate.

In effect, this structural change will result in a 202.5% increase in the Shire's current housing stock, with a greater variety of housing types and styles.

This strategic approach is designed to reinforce the Shire's garden suburb function within the transit orientated sub-region of Perth's Western Suburbs, in line with the State's 2025 Station Precincts Program, in a way that:

- | | |
|--|---|
| ✓ Retains the Garden Shire amenity and high tree canopy | ✓ Provides a density transition area (R30 – R80) within the frame of Draft Improvement Plan No.65 |
| ✓ Intensifies mixed-uses along Stirling Highway | ✓ Enables seamless built form transitions |
| ✓ Adopts the Cottesloe Village Precinct Structure Plan with increased building heights and greater landuse diversity | ✓ Optimises the sub-regional public transport network |

This Draft Strategy advocates its Option 'B' growth transition because it is a balanced approach that responds to:

- a) **Improvement Plan No.65:** The State's Station Precincts Program targets the urban renewal of land within up to 800m of Cottesloe and Mosman Park train stations. This Draft Strategy recommends its 'Option 'B' growth transition to balance the need to expand and accelerate the Shire's housing effort by more than doubling its current housing stock, against the need to retain its high residential amenity and tree canopy cover that makes it a highly sort after place to live and work.
- b) **State Planning Framework to Achieve Urban Consolidation:** Revised in July 2026, the 'Perth and Peel @ 3.5 Million' is a regional policy for urban consolidation. In December 2023, the WAPC endorsed the Shire's *Report of Review*, which outlined how the State's urban consolidation requirements were to be achieved and are now included in this Strategy.
- c) **State Government's 2018 Urban Infill Target:** This Draft Strategy outlines how the Shire's 480 dwelling infill housing target under WAPC's 2018 'Central Sub-Regional Planning Framework' will be delivered through a 'moderate' growth strategy that will more than double (123%) the Shire's current housing stock with more housing types and styles.
- d) **Priority Areas for Growth:** This Draft Strategy focuses on the future growth of Cottesloe Village, being the Shire's only activity centre. The urban renewal and intensification of this District Centre is outlined in the Draft Cottesloe Village Structure Plan and within the core of Draft Improvement Plan No.65 – Cottesloe Station, and it is currently with the WAPC for its consent to advertise.
- e) **Areas for Investigation:** This Draft Strategy identifies the need to establish a modest 'Density Transition Area' surrounding the Cottesloe District Centre and within the Mosman Park and Cottesloe station precinct areas. This transition area has now been expanded by Improvement Plan No.65, which extends the density transition area eastwards to View Street. In response this Strategy recommends its Option 'B' growth transition to ensure a seamless transition in residential built forms, heights and densities.
- f) **R-Codes Harmonisation:** This Draft Strategy identifies the need to better harmonise the Shire's local planning policy framework with the Residential Design Codes (R-Codes). It recommends normalising planning objectives, definitions and general development requirements currently modified by the Shire's LPS4 dated 2018, including:
 - Zoning tables and permissible uses
 - Mean natural ground level definition
 - Other administrative / procedural updates

Table 1 over the page outlines the Shire's proposed planning directions and actions for housing over the next 10-15 years.

Table 1: Housing – Planning Directions and Actions

Opportunity	Planning Direction	Actions	Rationale	Timing
Achieve Urban Infill Targets	To undertake detailed planning to guide implementation of the Cottesloe Village Precinct Structure Plan (CVPSP).	H1: Collaborate with the Town of Cottesloe to advocate WAPC's adoption of the Draft CVPSP as part of the Station Precincts Program. H2: Ongoing monitoring of the CVPSP once operational, to ensure desired outcomes are achieved.	Option 'B' growth transition involves structural changes (such as the CVPSP) to the Shire's local planning framework that will accelerate and deliver up to 1,242 new dwellings at 70% take-up rate, being a 202.5% increase to the Shire's existing housing stock.	Immediate
	To undertake detailed planning to establish a 'Density Transition Area' for more housing opportunities within the core and frame of Draft Improvement Plan No.65 – Cottesloe and Mosman Park Train Stations.	H3: Finalise infill investigations and undertake community consultations to determine the extent and degree of a modest 'density transition area' for more housing opportunities. H4: Advocate the Shire's Option 'B' growth transition when collaborating with the DPLH and WAPC to determine the extent and degree of infill housing within up to 800m of the Cottesloe and Mosman Park Station Precincts.	Community consultation is needed to inform detailed planning guidance.	
Improve Housing Diversity	To ensure future development contributes to greater housing diversity.	H5: Revise development objectives and controls within LPS4 (including the CVPSP) to promote and enable different housing types and styles to meet the needs of various life stages. H6: Develop a Local Planning Policy to support LPS4 provisions that enable short stay housing opportunities.	Increasing housing diversity, particularly 1- and 2-bedroom dwellings, will enable more young adults and/or retirees to live and/or remain in the Shire. As will enabling ancillary dwelling within or detached from an existing house to facilitate ageing in place and multi generation living.	Immediate
R-Codes Harmonisation	To improve housing approval timelines by adopting standard R-Code objectives definitions and general development requirements.	H7: Harmonise the Shire's LPS4 objectives, definitions and general development requirements with the R-Codes	There is capacity to streamline housing approval timelines by adopting R-Codes definitions, objectives and methodologies, such as its plot ratio definition.	Immediate

3.2.2 Heritage and Arts

The Shire conducts regular municipal heritage inventories in a long-standing effort to conserve its historically significant housing stock, reflective of the 'Garden Suburb' through varying architecture styles such as Queen Anne and Mediterranean.

Approximately 30% of the Shire, comprising over 145 individual properties, are on the Shire's Heritage Register because they make a tangible contribution to the established identity, character and amenity of the Garden Shire.

This means that heritage listed buildings, which reflect the 'Garden Suburb' ideal should be retained as much as possible but may be altered and extended in a discrete and sympathetic way.

Table 2: Heritage and Arts – Planning Directions and Actions

Opportunity	Planning Direction	Actions	Rationale	Timing
Protect and Manage Built Heritage	To ensure throughout the Shire, its heritage places are properly recognised and / or conserved.	HA1: Review and update Local Planning Policy 3 – Heritage Places. HA2: Conduct a review and advertise the Shire's updated municipal heritage inventory.	Within the context of the Station Precincts Program a stronger and more contemporary heritage objectives and controls may better integrate new built forms and at the same time conserve the historical character and high residential amenity of the Shire. Community consultation is needed to inform detailed planning guidance.	Immediate
Define a Special Control Area:	To secure the structural core of the Garden Shire.	HA3: Advocate the creation of a Special Control Area within LPS4.	Defining and securing the urban structure core of the Garden Shire through a Special Control Area will conserve the established urban structure, character and high residential amenity of R10 and R12.5 zones east of View Street.	Immediate
Deliver Public Art through Future Redevelopments	To ensure public art is guided by contemporary planning objectives and controls.	HA4: Establish public art planning objectives and controls to be included with new major commercial and high-rise redevelopments.	LPS4 provisions supported by a local planning policy will help guide public art with new developments that reflect the history and / or future opportunities of the Garden Shire.	Short-Term



3.2.3 Community Infrastructure

Community infrastructure is the interdependent mix of facilities, places, spaces, programs, services and networks that maintain and improve the standard of living and quality of life. To service its aging and declining population from a centrally accessible location, the Shire's community services are largely conducted from the Community Room, Grove Library Precinct.

The Shire is a highly sought after place to live and work because it is a safe, leafy location, with a socially inclusive community that has direct access to employment, education, shops, healthy food, arts, culture, leisure, recreation, and an integrated public transport network.

Table 3: Community Infrastructure – Planning Directions and Actions

Opportunity	Planning Direction	Actions	Rationale	Timing
Provide Community Facilities and Services to Meet Needs of Local Demographics.	To ensure community infrastructure is delivered to meet community needs with equitable access to and distribution of facilities.	CI1: Monitor and improve community infrastructure and services and public realm amenity within the Cottesloe district centre.	Current community services and locations serve Shire residents well. However, future population growth from planned infill housing will generate additional demand for community facilities and services.	On-going
	To promote and support the Grove Library Precinct as a regionally significant community service and facility destination.	CI2: Maintain and if possible, expand early childhood development services.	Current community services and locations serve Shire residents well. However, future population growth from planned infill housing provides an opportunity to improve and expand early childhood services including: - Child and Health Services - Regular Story and Rhyme time - Children Book Week	On-going
		CI3: Maintain and if possible, expand student services.	Future population growth from planned infill housing provides an opportunity to improve and expand early childhood services including: - Trident Kids Club - Study desks with hi-speed internet - Young Writers Christmas festival - Egg hatching program - School art exhibitions - Heritage week - projects exhibition	
		CI4: Maintain and if possible, expand Senior citizens services, events and functions.	The Shire's projected aging population requires ongoing Senior citizens services including: - Grove Musical Classics - Men's and Women Provis - University of the Third Age - Westcoast Community Centre	
Better Public Health Planning	To improve public health and wellbeing outcomes for all Shire residents at every age.	CI5: Adopt, monitor and apply the Garden Shire Public Health Plan once approved by the Chief Medical Officer.	The Shire has a statutory responsibility to improve health and wellbeing outcomes because its influence is diverse, including public places, early childhood health services, and waste management.	Immediate
Consolidate and Better Define School Areas	To support the consolidation of Presbyterian Ladies College (PLC) grounds as a regionally significant education facility destination.	CI6: Collaborate with the PLC to develop and implement a masterplan for new school facility expansions and/or modifications, including parking conditions and traffic flows.	The PLC straddles multiple fragmented properties with different zonings that if consolidated may streamline land administration and development approvals in accordance with the PLC masterplan.	Short Term

Opportunity	Planning Direction	Actions	Rationale	Timing
Enhance the Quality of Public Spaces, Places and Corridors	To promote and support enhancement of Freshwater Bay Foreshore as a regionally significant public open space destination	CI7: Undertake foreshore stabilisation and renourishment works in partnership with the Department of Biodiversity, Conservation and Attractions (DBCA).	A suite of stabilisation and erosion measures, funded through a combination of budgeted CAPEX and external funding sources, are necessary to retain the foreshore quality and stability of Freshwater Bay.	Ongoing
		CI8: Develop a Regional Foreshore Bushland Management Plan in partnership with the Town of Claremont, and the DBCA.	Coordination of foreshore management activities with relevant State agencies will improve the quality and sustainability of the Freshwater Bay foreshore.	Immediate
		CI9: Increased tree planting and implementation of the Shire's Public Tree Management Strategy.	There is a need to replenish and embellish the tree canopy cover and landscape quality of the Freshwater Bay foreshore.	On-going
	To maintain a network of public open spaces and supporting infrastructure to meet community needs	CI10: Undertake maintenance and embellishment works to the Shire's network of public open spaces in accordance with its Asset Management Plan and capital works program delivered through a combination of budgeted CAPEX and external funding opportunities.	A suite of maintenance and embellishment works will improve the quality and function of public open spaces, including the: - Renewal of the Keane's Point playground - Renewal of all public BBQ's - Public art at the Shire Depot - Replacement of bollards and access gates - Updating all drinking fountains to universal access standards	On-going
	To respond to water scarcity through Water Sensitive Urban Design (WSUD) and diversification	CI11: Undertake maintenance work to reduce groundwater usage in a way that complies with the Department of Water and Environmental Regulation (DWER) statutory requirements.	Encouraging hydrozoning of drought tolerant and native plantings, where appropriate, along edges of large lawn areas and facilitating artificial court surfaces at the Peppermint Grove Tennis Club, will reduce groundwater dependency.	On-going



3.3 Economy and Employment

The Shire's employment sector is primarily made up of a mix of commercial, retail, professional and technical services. The Cottesloe District Centre is the economic and employment hub of the Shire, however there is a significant shortfall in available prime office floor space.

This Draft Strategy seeks to intensify and expand local employment opportunities through the intensification of built forms, heights and landuses within the Cottesloe District Centre supported by residential mixed-use (R160) zones along the Stirling Highway transit corridor with a modest residential transition density area east of Stirling Highway.

The challenge of this Draft Strategy is to balance and transition new infill commercial mixed-use high rise development within the district centre with the surrounding 'garden suburb' low-rise character and high residential amenity of the Shire.

Table 4: Economy and Employment – Planning Directions and Actions

Opportunity	Planning Direction	Actions	Rationale	Timing
Address the Shortfall in Office Floorspace	To ensure Cottesloe District Centre provides sufficient intensity and mix of land uses to support increased employment opportunities and office floor space.	EE1: Collaborate with the Town of Cottesloe to advocate WAPC's adoption of the Draft CVPSP with relevant planning controls that can facilitate and guide the development of employment generating uses. (Also See Actions H1 and H2)	There is an undersupply of office space within the Cottesloe District Centre. Community consultation is needed to inform detailed planning guidance.	Immediate
	To guide the establishment of short stay accommodations within the Shire.	EE2: Amend LPS4 to enable short stay accommodations that are well managed. EE3: Develop a Local Planning Policy to provide additional guidance on permissibility, development standards, and operational management requirements.	There is a need for more short stay accommodation that balances the needs of residents with those of visitors, who often seek the same amenity and local experiences. This would help drive growth in local employment opportunities, animate public open spaces, increase usage of civic amenities and public transport.	Immediate
Improve Tourism and the Visitor Experience	Improve public facilities frequently utilised and enjoyed by residents and visitors.	EE4: To collaborate and partner with State and Federal Governments through grants and other funding sources to improve public amenities particularly around Freshwater Bay foreshore.	The current base level of public amenities including public toilets, showers and change rooms, particularly around the Swan River foreshore area, require upgrades to service the extra demand of visitors and tourists. Additionally, the visitor experience could be better with a more pedestrian friendly environment with: ▪ Better and more accessible connections between Freshwater Bay and Cottesloe Beach ▪ More lookout nodes ▪ More signage to improve wayfinding and information on the Shire's history	Short Term

3.4 Environment

The Shire has abundant natural beauty, with a mature tree canopy cover leading to the picturesque Swan River foreshore through leafy streetscapes and public open spaces that attract new residents and many visitors each year. These natural features not only contribute to the Shire's high residential amenity and sense of place but also provide significant ecological value.

This Draft Strategy foreshadows the intensification of the Cottesloe District Centre and an increase in residential densities that will see a substantial increase in built forms and people living within the Shire. It is important to retain, and where possible embellish, native tree and shrub plantings that support local biodiversity. The primary natural hazard risks are associated with the Freshwater Bay foreshore processes; the exotic beetle Polyphagous Shot-Hole Bore; and bushfire.

Table 5: Environment – Planning Directions and Actions

Opportunity	Planning Direction	Actions	Rationale	Timing
Protecting Assets Through Bushfire Management	To ensure protection from and responsible management of bushfire threats	E1: Ongoing implementation of contemporary bushfire prone policies and practices for any vulnerable property assets in accordance with SPP 3.7 – Planning in Bushfire Prone Areas.	Bush Forever protected vegetation along Freshwater Bay foreshore has been mapped as bushfire prone, and as such bushfire attack levels are necessary to determine the fire risk and construction requirements.	Ongoing
Retaining and Embellishing a Mature Tree Canopy Cover	To retain the Shire's mature tree canopy cover and to encourage new plantings of native trees and shrubs	E2: Monitor and regularly review the Shire's Tree Management Strategy 2022 and Local Planning Policy 7 – Tree Retention.	The Shire's mature tree canopy cover is central to its garden suburb character, high residential amenity and associated healthy lifestyles. It is important to retain, and where possible embellish, native tree and shrub plantings that support biodiversity particularly: ▪ In the Cottesloe District Centre ▪ Along street verges ▪ Along Freshwater Bay foreshore ▪ Other pedestrian pathways ▪ Regulated trees on private land	Ongoing
Responding to the Foreshore Risks through Adaptation and Protection of Vulnerable Areas and Assets	To ensure the protection from, and responsible management of coastal impacts	E3: Monitor the progress of the Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) including funding opportunities, to ensure adaptation and protection of vulnerable foreshore areas at risk from sea level rise erosion. (Also see Actions: CI8; CI9: & EE4)	CHRMAP is an ongoing process under State Planning Policy 2.6 – Coastal Planning It requires the Shire to ensure that development does not substantially alter Freshwater Bay natural drainage patterns, nutrient and organic matter cycling processes, sediment patterns or water quality.	Medium Term
Responding to Climate Change	To reduce greenhouse gas emissions and increase use of renewable energy sources	E4: Develop a Greenhouse Gas Reduction Strategy (GSRs) in collaboration with the Western Suburbs Alliance.	The use of renewable energy and reduction of greenhouse gas emissions can be best achieved by ensuring: ▪ Reduction in emissions from Shire facilities, activities and operations ▪ New and existing built forms reduce natural resource consumption through achieving certification ratings ▪ Partnerships and collaborations with State agencies and NGO's to increase renewable energy use and decrease GHG emissions ▪ Educational opportunities are provided to residents, stakeholders and applicants.	Immediate

3.5 Physical Infrastructure

Physical infrastructure has a direct influence on the Shire's movement (roads, public transport, freight), biodiversity, water and wastewater, energy, waste and telecommunications. The Shire's mobile phone network is lacking and relies on low impact rooftop facilities at the Cottesloe Central Shopping Centre and from base stations and low impact facilities in other local government areas.

A key feature of the Shire's urban structure is the connectivity axis running east to west between Freshwater Bay to Cottesloe Central, then on to Cottesloe Train Station and Cottesloe Beach. Unsealed laneways, thoroughfares and right-of-ways (ROWs) reinforce the north to south axis of the Shire's urban structure and may offer additional capacity for local traffic flows.

In the absence of an integrated sub-regional transport strategy, local parking conditions and traffic flows (such as Leake Street) leading to and along Stirling Highway are currently at capacity during peak periods and can be expected to worsen with any additional infill housing development.

Table 6: Physical Infrastructure – Planning Directions and Actions

Opportunity	Planning Direction	Actions	Rationale	Timing
Promoting Increased Usage of Public and Active Transport, Especially for Local Trips	To shift the mode share dominance away from driving cars towards active travel and public transport	PI1: Enhance and where possible upgrade east-west and north-south pedestrian and cycling connections to public transport and local destinations. PI2: Engage with Main Roads WA, and the Town of Cottesloe (ToC) to advocate for and to improve safe east-west connectivity and access across Stirling Highway.	The walking and cycling experience in terms of connectivity, wayfinding and pathway quality can be enhanced by focusing on improving: - Key pedestrian routes to Mosman Park and Cottesloe train stations, and Cottesloe District Centre. - Streets identified on the Local Term Cycle Network (LTCN).	Short Term
Managing and Reducing the Impacts of Local Parking and Traffic on Residential Amenity and Neighbourhood Character to Support Growth	To better define, consolidate and organise transport infrastructure	PI3: Develop a Local Transport Strategy to investigate and test the capacity of the Shire's local road network for projected urban infill development, including parking conditions and traffic flows.	Analysis of the capacity of the Shire's local road network to absorb the additional demand from projected urban infill development is required in terms of: - On-street parking provisions - Local traffic calming measures to reduce rat-runs and congestion - Laneway network classifications and capacity - Traffic flows that lead to an interface with at-grade rail crossings	Short Term
Reducing Emissions in Physical Infrastructure Networks	To facilitate and promote the use of renewable energy sources as the Shire moves towards net zero emissions	PI4: Ensure a reduction in emissions from Shire facilities, activities and transport operations PI5: Ensure the growing demand for EV charging infrastructure can be met. (Also See E4)	A reduction in emissions from Shire facilities, activities and transport operations requires increased generation and storage capacity of renewable energy through measures like: - Community batteries - Support for solar panels - LED street lights - EV charging stations at the Grove Library and Freshwater Bay foreshore	Short Term
Capability of Water, Sewer, Gas, Power and Telecommunications Networks to Accommodate Future Urban Infill	To ensure sufficient capacity of utility networks can meet the demand of projected infill urban development	PI6: To ensure that the Station Precincts Program is supported by infrastructure with sufficient capacity to absorb projected urban infill development. PI7: To ensure proponents engage early with utility authorities in preparing statutory applications.	Existing utility infrastructure network will need to have extra capacity to meet the additional demand generated from projected urban infill development.	Ongoing

4 Planning Areas

Distinct areas within the Shire that warrant individual recognition due to similar land use and/or similar development constraints and opportunities, include:

- Stirling Highway transit corridor
- Residential areas characterised by heritage assets
- Areas subject to Station precinct program
- Residential areas characterised by the 'garden suburb' ideal
- Cottesloe District Centre
- Significant environmental assets such as Freshwater Bay foreshore
- Density transition area surrounding Cottesloe District Centre and the Stirling Highway transit corridor

Table 7 below outlines planning directions and actions for specific planning areas. Please note the use of the Planning Area Index is a requirement of WAPC's Guidelines but does not represent priority.

Table 7: Planning Areas – Planning Directions and Actions

Area	Planning Direction	Actions	Rationale	Timing
A). Structure Planning of the Cottesloe Village District Centre	To guide the future infill mixed-use commercial and residential urban development within Cottesloe District Centre.	PA1: Advocate for WAPC's adoption of the Draft CVPSP within the core of Draft Improvement Plan No.65 – Cottesloe Station Precinct.	The Draft CVPSP is designed to expand, intensify diversify and increase building heights and forms of mixed-use commercial and residential developments within the Cottesloe District Centre.	Immediate
B). Establish the urban structure within the Core and Frame of Improvement Plan No.65 - Station Precincts	To establish the infill urban structure within the Core and Frame of Improvement Plan No.65 - Station Precincts, with a strong focus on the seamless transitions in residential densities, built forms and heights given the established Garden Shire character and high residential amenity, including its high tree canopy cover.	PA2: Advocate <i>Option 'B'</i> growth transition of this Draft Strategy when negotiating with the WAPC and/or DPLH the preferred infill urban structure and fabric within the core and frame of Improvement Plan No.65 and Improvement Schemes for Mosman Park and Cottesloe train station precincts. (Also See Actions H1 – H6)	In response to Improvement Plan No.65 -Station Precincts, and the intended R30 base residential codings, this Draft Strategy advocates <i>Option 'B'</i> growth transition, which will deliver up to 1,242 new dwellings at 70% take-up rate, representing 202.5% increase to the Shire's existing housing stock. This balanced approach will significantly strengthen and diversify the Shire's housing effort to deliver more housing types and styles that meets the needs of a broad range of households and life stages.	Immediate
C). Establish a 'Garden Shire Special Control Area'.	To establish a ' <i>Special Control Area</i> ' capable of securing and conserving the core urban structure and fabric of the Garden Shire.	PA4: Advocate <i>Option 'B'</i> growth transition of this Draft Strategy as a basis for a special control area from the laneway west of View Street to the Freshwater Bay foreshore in order to retain the distinct attributes of the core heart of the Garden Shire urban structure.	A Special Control Area will secure and conserve the distinct and historic attributes within the urban structure core of the Garden Shire; being on the eastern edge and outside the frame of Improvement Plan No.65 – Cottesloe Station. This Special Control Area seeks to retain the planning controls for plot ratio, street setbacks, side and rear setbacks and minimum lot sizes currently within the R10 and R12.5 zones east of the laneway west of View Street.	Immediate

5 Implementation and Review

This Draft Strategy is intended to prevail over a 10-15-year timeframe. Every five (5) years a comprehensive review of the local planning scheme and strategy will be undertaken in the form of a Report of Review.

Implementation and review of this Draft Strategy will form part the Shire's corporate planning cycle through its IPRF and includes:

- Annual status report to Council on the progress of implementation as an informing strategy under the IPRF
- Undertaking a report of review every five (5) years
- Amending this Strategy as required
- Developing local planning policies and planning information sheets as required
- Delivery of the Shire's omnibus local planning scheme amendment

This cycle of regular review will ensure this Strategy remains contemporary, responsive and effective in delivering real tangible on-ground outcomes.

Following the adoption of this Strategy, amendments to LPS4 and a suite of new Local Planning Policies and Information Sheets will embellish and support the efficacy of the local planning framework.

Every five (5) years a *Report of Review* will be submitted to the WAPC for certification and will include an assessment of the status of all the actions from this Draft Strategy to confirm whether actions are either completed, in progress or not yet commenced.





End of Part 1

PRELIMINARY DRAFT Garden Shire Local Planning Scheme





Peppermint Grove
The Garden Shire

Part 2

Background and Analysis

- Preliminary Draft -



1 Introduction

The purpose of this Part 2 volume is to provide rationale, evidence and analysis to support the planning directions and actions outlined in Part 1 of this Draft Strategy.

In short, this part provides a summary of the relevant State, regional and local planning contexts and their implications for this Strategy. A local government profile is also included that provides a presentation and analysis of information relating to the demographic profile of the Shire and the key planning issues and opportunities influencing its future development and land use.

Sections 2 and 3 outlines the relevant State, regional and local planning instruments with implications for the Shire's Draft Strategy directions and actions. Section 4 of this volume includes the local government profile which delivers the background information and analysis relating to the Shire's current demographic profile, urban growth, environment and heritage, economy and employment and infrastructure. The key planning opportunities and issues this analysis raises will influence the land use responses of this Strategy.

On 5 December 2023 the WAPC endorsed the recommendations of the Shire's Report of Review requiring, [pursuant to clause 66(3) of the Planning and Development (Local Planning Schemes) Regulations 2015] that Local Planning Scheme No. 4 be amended through the preparation of an Omnibus Scheme Amendment informed by a new Local Planning Strategy and to have regard subject to the following:

- a) Integration of the Cottesloe Village Precinct Structure Plan (CVPSP) currently under development.
- b) Recoding of R12.5 and R15 lots in the immediate vicinity of R80, Mixed Use (R80), District Centre and land reserved for Civic and Community purposes to R40.
- c) Revise the mixed use and district centre zone objectives and additional development requirements.
- d) The activation of rooftop terraces and suitability to contribute to open space.
- e) To retain significant habitat trees through local planning scheme provisions in lieu of a Significant Tree Register.
- f) Review of zoning table land uses with the potential to include family day care, short stay accommodation and telecommunications infrastructure.
- g) Incorporate scheme provisions to expand the exemption of advertisements to include compliance with any new signage such as pylon signs not exceeding 6 metres.
- h) Address split zoning that is understood to be limited to 7 Irvine Street.
- i) Respond to the foreshadowed changes to the Deemed Provisions (model scheme text changes).
- j) General administrative updates to address current state planning policies and the like as applicable.

In light of the endorsed Report of Review, the Shire has prepared this new Draft Strategy to supersede the Shire's 2016 local planning strategy, which was endorsed by the WAPC on 22 March 2016. The former Strategy is the basis of the Shire's Local Planning Scheme 4, which was published on 3 March 2017. Consequently, the aims of this new Strategy 2024 are to:

- Be a clear, concise and user-friendly document, which is evidence based.
- Set out the strategic planning direction of the Shire for a 15-year period to be reviewed every 5 years.
- Apply state and regional planning frameworks consistent with prevailing guidelines and regulations.
- Aligned to the Shire's Strategic Community Plan and community engagement processes.
- Identifies where, how and why more detailed planning is required.
- Address all the relevant planning and development issues and opportunities.

Specifically, it will focus on the matters arising from the Shire's endorsed Report of Review with supporting information attached in the form of technical statements. It is based on a number of issues and opportunities including resourcing and budget allocations, recent SAT decisions and local planning policy community engagement and consultations. It has been prepared concurrently with and as part of the Shire's Omnibus Scheme Amendment package.

2 State and Regional Planning Context

This Section 2 outlines a summary of the relevant State, regional and local planning instruments, guidelines and contexts, which have a direct influence on the direction of this Draft Strategy.

2.1 State Planning Strategy 2050 (SPS)

The State Planning Strategy (SPS) 2050 is Western Australia's (WA) highest order land use planning instrument. It outlines strategic planning vision, principles, goals, directions, objectives, challenges, and measurements as the basis for land use planning and development throughout Western Australia, across the regions and every local government area.

The SPS outlines diversity, liveability, connectedness and collaboration as central to achieving the vision of sustained growth and prosperity across WA. An outline of how this Strategy augments the strategic directions and objectives of the SPS is listed in table X below.

Table 1: State Planning Strategy (SPS) Overview and Local Planning Strategy Responses

State Strategic Directions		Local Implications and Responses
Economic Development	Resources Economy	N / A
	Education	Planned conservation of the Cottesloe Public school and structure planning of the PLC combined with a planned mix of creative industries within the Cottesloe district centre.
	Tourism	Planned conservation of the Swan River foreshore for a range of passive and active experiences as well as large character homes unique to Perth's western suburbs.
	Agriculture & Food	N / A
	Remote Settlements	N / A
	Land Availability	Planned supply, use and development of land for residential, commercial and mixed uses, including infill residential targets and densities.
Physical Infrastructure	Movement	Planned movement of people, goods and services through a local integrated network serviced by Stirling Highway and the nearby Fremantle trainline.
	Water	Planned availability and quality of water sustainably including foreshore coastal measures and efficient groundwater bore management.
	Energy	Planned secure, reliable, competitive and clean energy to meet the Shire's growing demand in collaboration with utility agencies.
	Waste	Planned waste streams delivered through a calendar of funded waste activities and a three tiered bin system attached to every ratable residential property.
	Telecommunication	Planned telecommunication services in collaboration with Federal and State agencies who manage telecommunication infrastructure.
Community Infrastructure	Spaces & Places	Planned public spaces and places that foster culture, liveability, enterprise and promotes the Shire's well-established identity and residential character.
	Affordability Living	Planned affordable living through housing diversity and density transition together with a compact Cottesloe Village district centre.
	Health & Wellbeing	Planned active lifestyles, community interaction and betterment through a range of passive and active experiences, spaces and places.
Environment		Planned conservation of local biodiversity and protection of significant landscapes including street trees and the Shire's sustainable resource management.
Security		Planned security of the Shire's economic, infrastructure, ecological and social assets.

2.2 State Planning Policies (SPP's)

State Planning Policies (SPP's) are prepared under Part 3 of the *Planning and Development Act 2005* and provide the highest level of planning policy control and guidance in Western Australia. SPP's considered to be specifically relevant to the Shire are outlined and described below in Table 2.

Table 2: State Planning Policy (SPP) Overview and Local Planning Strategy Implications and Responses

Policy	Overview	Local Implications & Responses
SPP 1: State Planning Framework	SPP1 provides the overarching context for land use planning and development through the principles and directions of the SPS by bringing together existing State and regional policies, strategies and guidelines within a central State Planning Framework used by the WAPC in making decisions.	This Draft Strategy seeks to apply all relevant State and regional policies, strategies and guidelines.
SPP 2: Environment and Natural Resources	A broad sector policy guiding the protection, management, conservation and enhancement of the natural environment within broader land use planning and decision-making.	This Draft Strategy recognises the importance of protecting and enhancing the Shire's environmental and natural resources through strengthening zone objectives and undertaking planned measures to improve the management of Freshwater Bay foreshore being the Shire's only natural area.
SPP 2.6: Coastal Planning	A policy which responds to regional diversity in coastal types that includes protecting, conserving, and enhancing the values of coastal estuaries like Swan River and provides for public ownership of coastal foreshore reserves.	This Draft Strategy plans to improve the Shire's foreshore hazard risk management and adaptation approaches. This includes expressing building height limits within 300m of the Freshwater Bay foreshore as well as outlining adequate coastal hazard risk management and adaptation planning measures.
SPP 2.8: Bushland Policy for The Perth Metropolitan Region	An implementation framework designed to secure the long-term protection of biodiversity and associated environmental value sites, being Bush Forever areas. It also supports the preparation of local bushland protection strategies to enable the identification of locally significant bushland sites for protection and management.	Bush Forever site 403 is located along the Freshwater Bay foreshore. This Strategy identifies this locally significant bushland site to be protected.
SPP 2.9: Planning for Water	Guidance for the planning, protection and management of surface and groundwater catchments, including water availability, waterways management of wetlands, estuaries and their buffers.	The Shire and adjoining local government areas have relatively high-water tables which influences the scale, form and intensity of development. This Strategy is based on the mapping of water resources, constraints and opportunities particularly in and around the Cottesloe Village district centre. It plans the continued protection and management of local surface and groundwater catchments by embracing total water cycle management principles.
SPP 3: Urban Growth and Settlement	A broad sector policy that sets out the principles and considerations for urban growth and compact settlement structures.	This Draft Strategy provides the strategic basis for how future well-located infill development will achieve the Shire's urban consolidation and infill targets balanced against its well-established garden suburb character and amenity.
SPP 3.4: Natural Hazards and Disasters	A systemic approach to the planning for natural hazards and disasters. It sets out considerations for flood, bush fire, landslides, earthquakes, cyclones and storm surges.	The Shire's location and physical context means that the primary areas of potential concern relate to foreshore erosion, bushfire, and to a lesser extent flooding. This Strategy embraces measures to minimise the adverse impacts of natural disasters.

Policy	Overview	Local Implications & Responses
SPP 3.5: Heritage Conservation	Principles for the conservation and protection of WA's historic heritage. It ensures development does not adversely affect the significance of heritage places and areas. Historic cultural heritage includes heritage areas, buildings and structures, historic cemeteries and gardens, man-made landscapes and historic or archaeological sites with or without built features.	This Draft Strategy seeks to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives. The Shire actively manages heritage through its existing Heritage List and Municipal Heritage Inventory (Local Heritage Surveys) supported by local planning scheme controls and local planning policies to conserve the Shire's cultural heritage such as heritage areas, buildings and structures, gardens, man-made landscapes and historic sites with or without built features.
Draft SPP 3.6: Infrastructure Contributions	Principles and requirements for both physical and community infrastructure in a way that meets the demands arising from population growth. In determining the suitability for infrastructure contributions, six principles must be considered, including: need and nexus, transparency, equity, certainty, consistency and accountability. It is supplemented by the <i>Infrastructure Contribution Implementation Guidelines</i> for development contribution plans (DCPs), which must have a strategic basis linked to the local planning strategy.	This Draft Strategy provides the strategic basis for critical infrastructure. It will also set out high-level guidance to specify circumstances in which the Shire will or will not require DCP arrangements within the Cottesloe Village district centre or along the Stirling Highway corridor.
SPP 3.7: Planning in Bushfire Prone Areas	A framework to implement risk-based land use planning in a way that preserves life and reduces the impact of bushfire on property and infrastructure across all development stages. It applies to all land designated as bushfire prone by DFES as well as areas not yet designated but proposed to be developed in a way that introduces a bushfire hazard. It should be read in conjunction with the deemed provisions, <i>Guidelines for Planning in Bushfire in Prone Areas</i> and <i>AS 3959: Construction of buildings in Bushfire Prone Areas</i>.	The Shire contains limited land mapped as bushfire prone by the Department of Fire and Emergency Services (DFES). Accordingly, this Draft Strategy identifies land along the Swan River foreshore requiring a balance between bushfire safeguards in accordance with SPP3.7 and biodiversity conservation and environmental protection.
Draft SPP 4.2: Activity Centres for Perth and Peel	A consistent approach for the planning and development of a hierarchy and network of activity centres that enables the distribution of a broad range of goods and services, and facilitates retail, commercial and mixed used developments. It encourages precinct structure planning of strategic, secondary, district and specialised activity centres. Neighbourhood and local activity centres may be developed at the discretion of the decision-maker.	The activity centre hierarchy and network established under SPP 4.2, identifies the Cottesloe Village district centre as the Shire's sole Activity Centre. This Draft Strategy embraces the finalisation of the Cottesloe Village Precinct Structure Plan to guide the future infill development within the precinct with a strong focus on embellishing the public realm.
SPP 5.2: Telecommunications Infrastructure	Aims to balance the need for telecommunications infrastructure as an essential service against protecting the local visual character. It guides the siting and design of telecommunications and sets out specific exemptions. It will facilitate continuous network coverage and/or improved telecommunications services to the community whilst not comprising environmental, cultural heritage, social and visual landscape values.	This Draft Strategy acknowledges that Telecommunications is a critical infrastructure for residents and businesses. Further, the Shire's internet and mobile phone network is lacking and relies heavily on low impact rooftop facilities at the Cottesloe Central Shopping Centre and base stations located in other local government areas.

Policy	Overview	Local Implications & Responses
SPP 5.4: Road and Rail Noise	A performance-based approach for managing and mitigating transport noise from road and rail, where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades. It ensures protection from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors.	This Draft Strategy guides land-use and infrastructure planning by distinguishing the type and function of transport corridors and the desired adjacent land-uses and design responses to minimise conflicts and impacts of transport associated with the Stirling Highway corridor.
SPP 7: Design of the Built Environment	A broad sector policy with objectives, measures, principles and processes for the design and assessment of built environment proposals. It applies to activity precinct plans, structure plans, local development plans, subdivision, development and public works. It contains ten design principles to be considered including: context and character, landscape quality, built form and scale, functionality and build quality, sustainability; amenity, legibility, safety, community and aesthetics.	This Draft Strategy applies the ten principles of good design to address the formulation of design-related: - Local planning scheme objectives and development standards. - Local planning policies. - Structure planning of infill development within Cottesloe Village district centre. - New infill developments along Stirling Highway corridor and surrounding density transition area. - New residential development in proximity to the Freshwater Bay foreshore.
SPP 7.2: Precinct Design	Gazetted in Dec '20 and operational in Feb '21, SPP 7.2 provides guidance for precinct planning for a broader range of precinct-based contexts and conditions, including activity centres, station precincts, urban corridors, residential infill and heritage precincts. Objectives ensure that good-quality built environment outcomes provide social, economic and environmental benefits.	The Shire is a compact suburban local government area established in 1895 on the basis of the 'garden suburb' town planning ideal and movement. This Draft Strategy provides the strategic rationale for where and why precinct structure planning of Cottesloe Village district centre should be finalised and other 'Planning Areas' that require future detailed planning.
SPP 7.3: (R-Codes) Residential Design Codes Vol. 1 and 2	SPP 7.3 sets out development controls for residential development throughout WA, namely single houses, grouped dwellings, multiple dwellings and apartment buildings. It outlines objectives for residential development, governance and development processes and sets out information and consultation requirements.	The Shire is an established urban area with much of its development activity relating to residential redevelopment. This Draft Strategy identifies the need to better harmonise the Shire's local planning policy framework with the R-Codes by either deleting or normalising planning objectives, definitions and general development requirements currently modified by the Shire's LPS4 gazetted in 2017. It also outlines specific design elements to be varied through the local planning framework. This will be sought on the need to balance urban growth with the community's desire to retain the Shire's existing neighbourhood garden suburb character and high residential amenity.

2.3 Regional Planning Context

A strength of the WA planning system is its strong regional planning focus, powers and functions. The Metropolitan Region Scheme is a fine example of successful regional planning anywhere in the world. The WAPC prepares various regional planning instruments to guide land use and development at the regional and sub-regional level, including Regional Planning Schemes, Regional Interim Development Orders (IDO's), Regional and Sub-regional planning strategies and structure plans.

Regional planning instruments considered to be specifically relevant to the Shire are outlined and described below in Table 3.

Table 3: Regional planning instrument overview and local planning strategy implications and responses

Instrument	Overview	Local Implications and Responses
Metropolitan Region Scheme (MRS)	The MRS prescribes objectives for land use and development within the Perth metropolitan region, by setting broad land-use zones, setting aside areas for regional open space, protection of environmental values and other regional infrastructure provisions. The Shire's local planning framework (including its LPS4) is required to be consistent with the MRS.	The Shire is subject to the MRS with the majority of land zoned 'Urban', with other areas reserved as 'Regional Open Space', 'Primary Regional Road' and 'Railways'. This Draft Strategy does not require changes to the MRS.
Perth and Peel @ 3.5 Million	A high-level strategic plan to accommodate for 3.5 million people by 2050 in Perth and Peel by coordinating infrastructure and promoting a compact city. Four (4) sub-regional planning and infrastructure frameworks work in conjunction with this Plan.	This Draft Strategy has been developed within the context of the Central Sub-Regional Framework by outlining its obligations for urban consolidation and infill development including: ▪ Benefits of increased local population in terms of activity, vibrancy, and enterprise. ▪ Achieving infill housing targets in strategic areas along / within proximity of the Stirling Highway corridor and within the CVPSP. ▪ Retaining the high residential amenity and character of the majority of residential areas at existing densities. ▪ Enabling new high-quality residential and commercial development. ▪ Alignment with the 10 principles of urban infill.
Central Sub-Regional Planning Framework (2018) - Perth and Peel	A planning framework in conjunction with Perth and Peel @ 3.5million to guide the strategic growth of the central sub-region of the Perth Metropolitan area. It seeks a more consolidated urban form to accommodate a growing population. It seeks to promote liveable and vibrant communities whilst still ensuring the future development of transport and infrastructure will support a growing metropolis.	The Central Sub-Regional Framework (the Sub-Regional Framework) sets out the vision and intent for achieving greater urban consolidation in the Perth Metropolitan Area, particularly within the 'inner ring suburbs' in places such as the Town. The Sub-Regional Framework sets out 10 principles for urban consolidation, including setting targets and priorities for where future infill development should occur. It identifies a minimum infill target of 480 additional dwellings for the Shire, to be prioritised in the Cottesloe Village district centre, and the Stirling Highway Transport Corridor.
Improvement Plan No.65 – Station Precincts	In June 2026, the State government released Improvement Plan No.65 - Station Precincts, outlining a core and frame around Mosman Park and Cottesloe Train Stations.	This Draft Strategy has been shaped by Improvement Plan No.65 – Station Precincts and the Minister's R-Codes reform package including R30 base zone coding for new planning schemes. It seeks to unlock infill housing up to the laneway west of View Street for R30 – R80 infill housing balanced by a special control area to the east of that laneway.

2.4 Operational Policies

There are several WAPC Operational Policies and Position Statements that guide the determination of subdivision and development applications within the Shire. Operational Policies and Position Statements of particular importance are listed below in Table 4.

Table 4: Relevant WAPC Operational Policies and Position Statements

Instrument	Overview	Local Implications and Responses
WAPC DC 1.1 Subdivision of Land – General Principles	Within the framework of the relevant legislation and regulations this policy seeks to control subdivision of land through the number, size and arrangement of lots.	This Draft Strategy sets out the broad justification for updating, harmonising and streamlining land use zones and objectives where subdivision and development is suitable (e.g. residential zones within a density transition area supporting the Stirling Highway corridor).
WAPC DC 1.2 Development Control – General Principles	This policy deals with the general principles for the determination of applications to commence development. It is focused on alignment with the Metropolitan Region Scheme (MRS).	Planning directions and actions outlined in this Draft Strategy do not give rise to changes to the MRS. In addition, it recommends harmonisation with R-Codes definitions and administrative updates.
WAPC DC 1.5 Bicycle Planning	This policy describes the planning considerations to improve the safety and convenience of cycling through objectives and measures designed to achieve greater consideration of cyclists' needs and to promote an understanding of cyclists' requirements.	This Draft Strategy makes no change to the Long-Term Cycle Network for Perth and Peel, which identifies View and Leake Streets as the Shire's secondary cycle route. It also points to the Shire's local cycle routes along Stirling Highway, Johnston and McNeil Streets. End of trip facilities have been installed at the Grove Library and Cottesloe Central. New and/or upgraded bicycle parking and end of trip facilities are being integrated into the CVPSP, currently being finalised.
WAPC DC 1.6 Planning to Support Transit Use and Transit Oriented Development	This policy seeks to maximise the benefits of supporting public transport networks through greater integration of land use and transport planning with a strong focus on existing high frequency public transport routes.	This Draft Strategy plans for increased residential and commercial densities along the Stirling Highway corridor which has a series of public bus stops that extends into Leake and View Streets within the heart of the Shire.
WAPC DC 1.7 General Road Planning	This policy applies the functional road classification system in Liveable Neighbourhoods (2009) and establishes requirements for land contributions and the construction of various principles and categories of roads. It also clarifies the role of roads as service corridors for public utilities.	This Draft Strategy makes no change to the existing road network because no alteration and / or upgrade (existing) or construction of new roads is required to support the Shire's future growth. This includes no change to the Shire's network of ROW's.
WAPC DC 2.2 Residential Subdivision	This policy facilitates the subdivision of residential lots into regular shapes and sizes with a strong focus on site area per dwelling standards contained in the R-Codes. Lot size variation under this policy is limited to a variation of 5% from minimum and average lots sizes prescribed in the R-Codes. The policy does not support lot size variation for battleaxe lots.	This Draft Strategy embraces the minimum and average lots of the R-Codes. In accordance with this Policy, it does not favour the use of battleaxe lot configurations and in its stead prefers narrow lot subdivisions, particularly where there is a direct frontage access from a ROW.
WAPC DC 2.3 – Public Open Space in Residential Areas	This policy sets out the requirements for all new residential subdivision, where practicable, to cede 10% of the gross subdivisible area, free of cost, to the Crown as public open space.	This Draft Strategy makes no changes to the Shire's existing urban structure, which already contains well established public open space (POS) zones and foreshore reserves.
Position Statement - Residential Accommodation for Ageing Persons	This position statement seeks to remove planning process barriers and encourage the provision of an appropriate supply and diversity of options for residential accommodation by establishing consistent, simplified, and streamlined approval pathways.	This Draft Strategy recommends provisions into LPS4 to enable more aged care accommodation through zoning permissibility and land use definitions such as 'Residential Aged Care Facility' and 'Independent Living Complex'.

Instrument	Overview	Local Implications and Responses
Position Statement – WA Climate Policy (2020)	The Western Australian Climate Policy is a plan for a climate-resilient community and a prosperous low-carbon future necessary to achieve net zero greenhouse gas emissions by 2050. This Statement sets out the high-level priorities and actions to guide the response by business, the community, local governments and State Government agencies to develop well-informed, timely and practical adaptation responses.	This Draft Strategy embraces the following carbon reduction measures: - Investments into native vegetation rehabilitation and habitat restorations - Protection of existing vegetation and urban tree canopy - Planned increased uptake of low- and zero-emissions vehicles, fuels and transport technologies. - Improving the management of climate risks and natural hazards with a strong focus on foreshore adaptation plans and works.
Position Statement - Electric Vehicle Charging Infrastructure (2024)	This Statement seeks to align the roll out of EV charging infrastructure with the National Electric Vehicles Strategy 2023 and the State EV strategy and State Climate Policy. It identifies preferred land use locations and types of EV chargers as well as describes circumstances where the installation of EV charging infrastructure should be exempt from the requirement of development approval. Importantly, the statement recommends provisioning ratios for different land uses.	This Draft Strategy considers the projected demands for e-vehicle charging infrastructure from residents and visitors. It embraces the ratio of charging bays recommended in this statement for differing uses and developments.
Position Statement – Planning for Tourism and Short-term Rental Accommodation (2024)	This Statement aims to guide the appropriate location and management of tourism and short-term rental accommodation through the planning framework. The broader planning initiative includes development of a state-wide registration scheme for STRA, as well as an incentive scheme to encourage transition of properties from the short to long term rental market.	This Draft Strategy recommends a local planning policy based on supply and demand analysis to guide decision-making. This Draft Strategy captures Amendment 4 to LPS4 that introduces new ‘deemed’ and ‘model’ land use classes and general definitions, which will enable STRA development approvals to be obtained from the 1 January 2026.
Position Statement - Fibre Ready Telecommunications Infrastructure	This position statement aims to ensure appropriate internet access in future land development within Western Australia.	This Draft Strategy seeks to apply the requirements of the Fibre Ready Telecommunications Infrastructure Position Statement in the assessment of subdivision and development applications to ensure NBN infrastructure is provided.

3 Local Planning Context

The Shire occupies a small geographical area which predominantly comprises low density residential housing. Development activity remains substantively residential in nature with mixed use commercial and R80 residential zones along the Stirling Highway corridor. Intensification of commercial and residential densities within Cottesloe district centre will be guided by the CVPSP, currently being finalised.

On 5 December 2023, the WAPC endorsed the recommendations of the Shire's Report of Review requiring, pursuant to Regulation 66(3) of the Planning and Development (Local Planning Schemes) Regulations 2015 that the Shire's Local Planning Scheme No. 4 (LPS4) should be amended through the preparation of an Omnibus Scheme Amendment informed by a new Local Planning Strategy and to have specific regard subject to further investigation and community consultation to the following matters:

- Accelerate Cottesloe Village Precinct Structure Plan
- Recode density transition areas adjacent to the Stirling Highway Corridor to R40
- Revise Mixed-use / Commercial Zone Objectives
- Enable Rooftop Terraces and Tree Retention
- Expand Permissible Uses (e.g.: family day care, short term tourist accommodation)
- Develop Commercial Signage LPP
- Address Split Zoning of 7 Irvine St
- Administrative updates e.g.: Deemed Provisions

STRATEGIC COMMUNITY PLAN

"A Shire valued for its heritage, sense of community and natural ambience".

The Shire acknowledges the Whadjuk Nyoongar people as the traditional custodians of the lands and pay our respects to Elders past, present and emerging.



THEME	GOALS	OBJECTIVES
Social	A community enjoying high levels of wellbeing / safety	▪ Increase actual / perceived safety and security ▪ Facilitate age-appropriate services ▪ Preserve and promote local history and heritage ▪ Promote community connection and activation
Economic	Diverse and flourishing local economy	▪ Improved local business Centres ▪ Facilitate options for customers and visitors ▪ Effective relationships with local businesses
Built Environment	Perpetual character and inviting, accessible and connected amenities	▪ Perpetual character of Peppermint Grove ▪ Inviting, accessible and connected Shire
Natural Environment	Preserved natural environment and minimised environmental impact	▪ Enhance the natural environment / biodiversity ▪ Maintain a healthy, sustainable environment ▪ Protect natural resources for future generations
Governance	Aligned and accountable Council and Community Leadership	▪ Provide accountable and transparent leadership ▪ Engage with our community & stakeholders ▪ Advocate to reflect the community's Vision ▪ Sustainable and optimal use of Shire resources



LOCAL PLANNING FRAMEWORK

3.1 Strategic Community Plan (SCP)

Adopted in 2021 and developed in consultation with the community, the Shire's SCP 2021-2031 is a transparent and accountable plan representing community needs, expectations and aspirations. Under the local government Integrated Planning and Reporting Framework (IPRF), the SCP is a living document that establishes the frame or lens through which Council decisions are made. It is subject to annual review in a way that tracks progress towards achieving community goals, objectives and priorities.

As shown in Figure X on the previous page, the information contained within the SCP frames the Corporate Business Plan which identifies short to medium term priorities in a way that demonstrates how, when and where funding will be derived to deliver the required outcomes.

The Corporate Business Plan is reliant on allocations from annual budget provisions qualified by a suite of informing strategies such as a Long-Term Financial Plan, Asset Management Plan and Workforce Plan. This Strategy represents an informing strategy under the IPRF. Relevant Key themes and outcomes are outlined below in Table 5.

Table 5 – Strategic Community Plan Summary

Themes	Outcomes	Strategy Implications and Responses
SOCIAL: A community enjoying high levels of wellbeing and safety.	- Increased community satisfaction of Library and history services. - Ongoing partnerships with local police, Seniors' and youth services. - Local heritage preserved and promoted. - Increased perceived safety and security. - Heightened Community perception of the value of vibrancy and connectivity.	- Continued planning of age-appropriate services, particularly for seniors and youth. - Continued planning for community connection and activation. - Continued planning for local heritage preservation and increased level of take-up of the Shire's heritage grant program.
ECONOMIC: A diverse and flourishing local economy.	- Improved local business centres through effective relationships with local businesses. - Increased community satisfaction with the planning of the Cottesloe Village district centre. - Improved business satisfaction with the Shire's business sector interactions and support.	- Revitalising Cottesloe Central as a thriving business and social centre - Planning to increase the range of goods and services available within Cottesloe Village and the Stirling Highway corridor.
BUILT ENVIRONMENT: Perpetual character and inviting, accessible and connected amenities.	- Ongoing advocacy and partnerships to improve the Cottesloe Village district centre. - Increased satisfaction with the Shire's maintenance of heritage and tree canopy. - Increased satisfaction with the Shire's maintenance of roads and pedestrian access. - Perpetual 'garden suburb' character of Peppermint Grove is sustained. - Shire satisfactorily performs against statutory asset management related measures.	- Continued planning for an inviting, accessible and connected Shire. - Ongoing planning to complete the CVPSP that will improve the Cottesloe Activity Centre. - Continued planning to support new development that complements the Shire's unique history, heritage and character. - Continued planning for infrastructure maintenance and improvements. - Ongoing implementation of the Shire's Tree Management Strategy 2022.
NATURAL ENVIRONMENT: Preserved natural environment and minimised environmental impact.	- Protection of the Shire's natural environment and biodiversity for future generations. - Maintenance of a clean, healthy and sustainable environment. - Quality waste management and recycling services that minimise waste to landfill. - Satisfaction with the Shire's animal control measures and ranger services.	- Continued planning of healthy parklands open spaces and Swan River foreshore. - Continued planning of sustainable water and energy use, including reducing the: - Scheme water/groundwater consumption - CO2-e greenhouse gas emissions. - Consumption of non-renewable energy - Ongoing planning to reduce the proportion of municipal waste to landfill. - Ongoing implementation of the Shire's Tree Management Strategy 2022.
GOVERNANCE: Aligned and accountable Council and Community Leadership.	- Accountable and transparent leadership. - A highly skilled and effective workforce enabling agile and adaptive services. - Optimal use of Shire resources through responsible financial and asset management. - Satisfaction with ongoing community engagement in planning and decision-making.	- Ongoing advocacy of the Shire's vision and garden suburb character. - Ongoing pursuit of regional cooperation and shared services. - Ongoing compliance with all governance legislation, policies and standards. - Increased community engagement in the development / adoption of this Strategy.

3.2 Previous Local Planning Strategy

In WA, every local government is required to prepare a local planning strategy under the *Planning and Development (Local Planning Schemes) Regulations 2015*, which:

- Sets out the long-term planning directions for the local government,
- Applies any state or regional planning policy that is relevant to the strategy, and
- Provides the rationale for any zoning or classification of land under the local planning scheme.

Gazetted on 22 March 2016, the Shire's Local Planning Strategy was the culmination of a comprehensive review process that commenced in 2009. The 2016 Strategy pre-dates the WAPC's 2021 Local Planning Strategy Guidelines. Key changes since the 2016 Local Planning Strategy include:

- Rapid changes in technology are driving community demand and expectations on the services and infrastructure provided by the Shire.
- Continued slow economic growth from the 2020 COVID pandemic, which has resulted in an uncertain economic climate where development activity has slowed and job security in many sectors has declined.
- Major changes to WA's planning regulations and policies all with a strong focus on higher density development and infill targets which have implications for the Shire's established urban structure, built form and garden suburb character. This new Strategy outlines a managed approach to accommodate increased density whilst maintaining high residential amenity.
- Strong focus on climate change adaptation and mitigation as part of working towards greater environmental sustainability; and
- Rise of creative industries harnessing intellectual property has seen more people working as mobile freelancers or taking on multiple roles in different areas.

3.3 Local Planning Scheme 4 (LPS4)

The Shire's LPS4 was gazetted on 3 March 2017 and follows the format of the model scheme text. In terms of local planning schemes, it is not a lengthy instrument because it contains limited zones and is adequately supported by local planning policies and the Residential Design Codes.

Today, LPS4 is the primary instrument for controlling land use and development within the Shire. There has been a single amendment to LPS4 to rezone a portion of Lot 90 (No.2) Bay View Terrace, Peppermint Grove, from Residential R25 to Residential R10 as well as the rezoning of Lot 91 Keane Street, Peppermint Grove from R10 and R25 to a Local Road.

In December 2023, the WAPC certified the Shire's **Report of Review** establishing an Omnibus scheme amendment pathway, subject to a review of density code allocation, primarily on the basis the Shire did not achieve its infill dwelling targets. Specifically, the Shire's Report of Review made the following recommendations:

- a) Structure planning the Cottesloe Village district centre to inform subsequent LPS4 amendments.
- b) Recoding of R12.5 and R15 lots in the immediate vicinity of R80, Mixed Use (R80), District Centre and land reserved for Civic and Community purposes to R40.
- c) Review and revise the mixed use and district centre zone objectives.
- d) Enable the activation of rooftop terraces.
- e) Investigate means to effectively retain significant habitat trees through scheme provisions.
- f) Review of zoning table uses with the potential to include family day care, short stay accommodation and telecommunications infrastructure.
- g) Additional signage controls such as pylon signs exceeding 6metres in height.
- h) Address split zoning at 7 Irvine Street, Peppermint Grove.
- i) Respond to the foreshadowed to Deemed Provisions changes.
- j) Other administrative / procedural updates.

However, since the Shire’s 2023 Report of Review there have been a number of Ministerial directions and planning reforms that have altered the course of the Shire’s planning strategy program necessitating unplanned amendments to LPS4, namely:

LPS4 Amendment	Purpose	Status
2	To rezone Lot 24 and Lot 26 (No.12) Johnston Street, Peppermint Grove from Residential R15 to Residential R40. In May 2024, the Minister directed the readvertising of this standard amendment to rezone the site from Residential R15 to Residential R80.	Completed: Gazetted in December 2025.
3	To give force and effect to the Cottesloe Village Precinct Structure Plan that enables new planning controls for increased built form, heights, and densities with the view to unlock housing diversity and choice.	Consent to Advertise: In January 2025, the Shire resolved to adopt Amendment 3 and seek the Minister’s consent to advertise. No response has yet been received. In November 2025, the Minister declared Station Precinct Improvement Plans / Schemes including for the Mosman Park and Cottesloe Train Stations.
4	To introduce provisions for short-term rental accommodation, which encourage and better manage short stay housing opportunities in line with legislative reforms that commence on 1 January 2026.	Completed: Gazetted in December 2025.
5	To adopt an omnibus scheme amendment that responds to the Report of Review and this Strategy with a strong focus on zone objectives, density transition area rezonings, R-Codes harmonisation, other administrative and/or procedural updates.	Pending Consent to Advertise: Draft Omnibus Scheme Amendment to be publicly advertised in concert with this Strategy in 2026.

In 2025, the Shire President briefed the Minister for Planning and then in 2026, also briefed the WAPC Chairperson, on a moderate growth strategy with the view to deliver up to 756 more housing units at 70% take-up rate, representing a 123% increase in the Shire’s current housing stock.

Developed prior to Improvement Plan No.65 – Station Precincts, this moderate growth approach relied on several structural changes to the Shire’s planning regime, namely:

- ✓ Recognise existing latent dwelling capacity
- ✓ Revised Zone Objectives and Scheduled Uses
- ✓ Intensify land uses and residential densities along the Stirling Highway Transport Corridor
- ✓ Enable increased densities and higher built forms within the Cottesloe Village district centre
- ✓ Enable density transition areas targeted for up-zoning and infill housing
- ✓ R-Codes Harmonisation e.g. *plot ratio definitions*
- ✓ Review, rationalise and strengthen the Local Planning Policy framework
- ✓ Administrative / Procedural Updates

However, since the publication of Improvement Plan No.65, this Draft Strategy has now been revised to present three (3) broader growth transition options within the core and frame of the intended Improvement Scheme area. Option ‘B’ growth transition aimed at delivering up to 1,242 new dwellings (representing a 201% increase to the Shire’s current housing stock) is recommended as a basis for optimal infill residential zones, densities and built form transitions during the intended 90-day public exhibition of the Draft Improvement Scheme for Mosman Park and Cottesloe train stations.

3.4 Local Planning Policies (LPPs)

A key feature of the Shire’s local planning framework is the suite of Local Planning Policies (LPPs) it has prepared over the years in support of LPS4. These LPPs were prepared in accordance with Division 2 of Schedule 2 of the Regulations in respect of a particular class or classes of matters specified in the policy and typically apply to the whole Scheme area. An overview of the Shire’s LPPs and their implications are provided below in Table 6.

Table 6: Existing Local Planning Policies

Name	Date	Purpose	Strategy Implications and Responses
LPP 1: Design and Streetscape	2020	To maintain, enhance and encourage a high level of residential amenity reflective of the Shire’s residential character and identity of streetscapes, public open spaces and lifestyle qualities.	This Draft Strategy recommends the consolidation of this LPP into a new single LPP for residential developments.
LPP 2: Ecological Urban Design and Sustainability	2020	To maintain and encourage a high-quality amenity of the Shire and protect the quality and characteristics of its streetscapes.	This Draft Strategy recommends the consolidation of this LPP into a new single LPP for residential developments.
LPP 3: Heritage Places	2020	To preserve the heritage fabric and contribution to the streetscape of existing heritage listed properties.	This Draft Strategy embraces the need to retain, restore, maintain, adapt and interpret places of local heritage significance. It also suggests LPP improvements to guide the integration of heritage places within density transition areas.
LPP 4: Residential Building Heights	2020	To guidance variations to the height of a new dwellings and additions to existing buildings in excess of the R-Codes ‘Deemed-to-comply’ provisions for category B buildings.	This Draft Strategy recommends the consolidation of this LPP into a new single LPP for residential developments better aligned to the R-Codes.
LPP 5: Plot Ratio and Site Coverage	2020	To maintain, enhance and encourage a high level of amenity in terms of the unique character and identity, streetscapes, public open spaces and lifestyle qualities within the Shire.	The ability for local planning schemes to apply plot ratio has been validated by the Supreme Court. This Draft Strategy recommends harmonisation with the R-Codes plot ratio definition at a rate of 0.6:1 for all R10-15 zones.
LPP 6: Consultation on Development	2024	To provide guidance on the minimum consultation requirements and proponent obligations including the erection of signage and publication of public notices.	This Draft Strategy recommends the retention of this LPP, which was modified and advertised through community consultations in 2024, with no objections raised.
LPP 7: Tree Retention	2025	To provide a clear definition of a regulated tree and clarify application requirements for tree damaging activities.	This Draft Strategy seeks to retain trees on private land and adjacent reserves that contribute to the Shire’s tree canopy by defining a regulated tree and application requirements for tree damaging activities.
LPP 8: Construction Environmental Plans	2024	To ensure the effective management of excavation, demolition work and building work within the Shire.	This Draft Strategy recommends the retention of this LPP which was modified and advertised through community consultations in 2024, with no objections raised.
LPP 9: Development Bonds	2020	To allow the Shire to undertake clean up and reinstatement works immediately, and to ensure that the cost of doing so is not a financial burden of the ratepayers of the Shire.	This Draft Strategy recommends the retention of this LPP to effectively manage the impact of construction on the high residential amenity and character of the Shire.
LPP 10: Design Review Panels	2020	To provide Council with high level, independent expert advice and expertise on urban design, architecture, landscape design, sustainability and heritage applications.	This Draft Strategy recommends the consolidation of this LPP into a new single LPP for residential developments. There is an opportunity to explore opportunities to share a single panel with other local governments.
LPP 11: Building on Side and Rear Boundaries	2020	To ensure that regular spacing or street rhythm is maintained, and development along rear boundaries is in line with the potential widening of the rights-of-way.	This Strategy recommends the consolidation of this LPP into a new single LPP for residential developments.

Name	Date	Purpose	Strategy Implications and Responses
LPP 12: Residential Fences	2023	To guide street walls and fences that vary the deemed-to-comply provisions of the R-Codes, while maintaining an open visual aspect for passive surveillance.	This Draft Strategy recommends the consolidation of this LPP into a new single LPP for residential developments.

To streamline the local planning framework in light of recent State planning reforms, the amendments to LPS4 (as listed above) and the Cottesloe Village Precinct Structure Plan, this Draft Strategy recommends the deletion of:

- **LPP 1:** Design and Streetscape
- **LPP 2:** Ecological Urban Design and Sustainability
- **LPP 4:** Residential Building Heights
- **LPP 10:** Design Review Panels
- **LPP 12:** Residential Fences

This Draft Strategy also recommends the development of additional LPP's to strengthen the Shire's local planning policy framework in way that better aligns to recent State planning reforms, namely:

Table 7: Proposed New Local Planning Policies

Name	Timing	Purpose	Strategy Implications and Responses
Draft LPP: Commercial Signage	Immediate	To guide advertising signage and related design specifications.	To manage the extent and degree of signage, expected from the planned increased in commercial and office development particularly along the Stirling Highway corridor.
Draft LPP: Commercial Development	Short Term	To guide the planned increase in commercial, office and mixed-use landuses and built forms within the Shire's district centre and mixed use zones.	To manage the planned increased of commercial and mixed-uses and built forms enabled through the Cottesloe Village Precinct Structure Plan.
Draft LPP: Residential Development	Short Term	To guide the planned increase of infill residential development.	To consolidate residential LPPs to provide a single policy designed to manage the siting and design of planned increased residential densities and built forms transitions.
Draft LPP: Residential Mixed-use Development	Short Term	To guide planned increase of mixed-use infill residential development.	To manage the extent and degree of signage, expected from the planned increased in mixed-use and commercial land uses particularly along the Stirling Highway corridor.
Draft LPP: Heritage Transitions	Short Term	To guide the built form transitions between the Shire's residential zones and its district centre and the planned mixed-use developments along the Stirling Highway transport corridor.	To manage the planned increase in infill residential densities and higher built forms in a way that ensures a seamless built form transition from high residential densities to surrounding low density residential zones and heritage listed properties.
Draft LPP: STRA	Immediate	To guide the development assessment and building control of short term rental accommodations within the Shire.	This Draft Strategy suggests a draft LPP will help to determine development applications through a range of controls including management plan and regular self-reporting.
D). Future Development of PLC to be guided by a Local Planning Policy		To promote and support the consolidation and intensification of PLC properties as a regionally significant education facility destination.	This Draft Strategy identifies the need to consolidate all properties and enable future works that meet the growing needs of students in accordance with an approved PLC Local Planning Policy that supplements planning scheme controls.

3.5 Structure Plans

Structure plans (including standard structure plans and precinct structure plans) can be prepared in accordance with Division 2 of Schedule 2 of the Regulations and provide the basis for zoning and subdivision of land. Precinct structure plans can also be used to inform built form outcomes and the design of public open spaces.

There are currently no structure plans within the Shire's Scheme area. However, an overview of proposed structure plans within the Shire arising from this Strategy are listed below in Table 8.

Table 8 – Proposed Structure Plans

Name	Date of WAPC Approval	Purpose	Strategy Implications & Responses
Cottesloe Village Precinct Structure Plan (CVPSP)	N/A After more than 10 years in development, a draft CVPSP has been submitted to the Minister for consent to advertise. It has been assessed by WAPC's Statutory Planning Committee with a recommendation to the Minister. The CVPSP is based on extensive and robust context analysis including landuse and built form testing in accordance with SPP 7.2.	To provide a contemporary planning framework which guides future subdivision and development in the CVPSP boundary.	This Draft Strategy outlines the strategic importance of the Cottesloe Village district centre being the commercial heart of the Shire. Detailed planning provisions will be in the form of a precinct structure plan, prepared in accordance with SPP 7.2 currently under development, which when finalised will guide development and infill housing within the precinct.

3.6 Special Control Areas

There are currently no special control areas within the Shire's Scheme area.

However, arising from a review of the Shire's urban structure, this Strategy reveals the need to conserve the heart of the Garden Shire that was established as part of Perth's early settlement due to its strong intrinsic values that continue today in the form of a highly sought after residential amenity, character and location.

Background analysis reveals a Special Control Area is a planning tool best suited to conserve the heart of the Garden Shire. This area is distinguished by unique tree-lined streetscapes, large average lot sizes and frontages, a variety of modern and historic built forms, river foreshore views and high levels of residential amenity. It is the individual properties within the Special Control Area that collectively provide a unified, cohesive physical form and urban fabric that makes it one of the most sought-after places in WA to live.

To ensure the unique character is not compromised by future development a slightly different approach to a general R-Codes provisions is needed. Accordingly, this Strategy recommends a special control area as a long-term action to be included within Clause 36 of the Shire's Local Planning Scheme 4. The purpose and function of this proposed special control area is outlined below in Table 9.

Table 9 – Proposed Special Control Area

Name	Date of WAPC Approval	Purpose	Strategy Implications & Responses
Garden Shire Conservation Special Control Area	N/A This Strategy reveals the need to conserve the heart of the Garden Shire, which was established as part of Perth's early settlement with strong intrinsic values that continues today in the form of a highly sought after residential amenity, character and location.	To provide a contemporary planning framework which guides future subdivision and development in the heart of the Garden Shire.	To ensure the unique Garden Shire character and built form is not compromised by future development, this Strategy recommends as a long-term action and priority, the need to supplement and embellish development controls within the Shire's Local Planning Scheme 4, including: ▪ Built form styles and types ▪ A plot ratio of 0.5:1 ▪ Driveway designs and on-site vehicular manoeuvrability ▪ Secondary street accessibility ▪ No less than 50% soft landscaping area within the street setback ▪ 6m wide deep soil planting area within a 9m street setback area ▪ Large trees with the street setback area proportionate to frontage

3.7 Other Relevant Strategies, Plans and Policies

There are no Local Development Plans (LDPs) in accordance with Division 2 of Schedule 2 of the Regulations within the LPS4 Scheme area. However, there are other strategies and local laws that have relevance to this Draft Strategy and the implications of these are captured in Table 10 below.

Table 10 – Other Relevant Strategies, Plans & Policies

Name	Purpose	Strategy Implications & Responses
Tree Management Strategy 2022	To enhance the number and quality of the nearly 1,200 trees located within street verges and median strips, encouraging the retention of regulated trees and establishment of new trees on private land.	This Strategy outlines the strategic importance to minimise adverse impacts on the Shire's high landscape quality and tree canopy cover from planned residential infill development. Accordingly, this Strategy embraces the principles and requirements of the Shire's tree management strategy.
Local Law: Fencing	To establish design and construction specifications for sufficient fencing throughout the Shire including parameters for materials, siting, height of fences and dealing with objections and offences.	This Strategy embraces the principles and requirements of this local law within the bounds of the R-Codes.
Local Law: Parking and Parking Facilities	To limit the parking of vehicles, particularly over 3,000Kg, on local streets.	This Strategy embraces the principles and requirements of this local law to ensure the Shire's urban structure enables efficient vehicular flows.
Local Law: Activities on Thoroughfares and Public Places and Trading	To regulate the use such as stallholder trading and condition, including obstruction of thoroughfares and public places. It outlines permit approval requirements for the use, verge treatments, signage as well as owner / occupier obligations and dealing with objections and offences.	This Strategy embraces the principles and requirements of this local law to ensure the Shire's urban structure enables efficient vehicular flows.
Local Law: Local Government Property	To regulate the hiring and set parameters for entering into an agreement to use or development of the Shire's property assets	This Strategy embraces the principles and requirements of this local law as it recommends the rezoning and long-term redevelopment as a RAC3 district centre mixed-use commercial site, which is a Crown Reserve currently under management order to the Shire.
Disability Access and Inclusion Plan 2023 – 2028	To ensure people with disability have the same opportunities as other people to participate in the Shire's public consultations, services, and events.	This Strategy embraces the seven (7) desired outcomes to engage and include people with disabilities in the ongoing planning and development of the Garden Shire.
Public Health Plan 2026-2031	To focus on managing public health risks associated with environmental factors, infectious diseases, emergencies, early childhood care, data privacy, local policy-making. It concludes that health risks can be managed within Shire resources, networks and partnership capabilities.	This Strategy reveals the need to consider public health at the centre of the Shire's local policy framework and to use this plan to actively advocate for the continuation of the Shire's public health funding, programs and services.

4 Local Government Profile

4.1 Demographic Profile

Western Australia (WA) Tomorrow – Population Report No. 11 (2016 to 2031) contains the latest population forecasts by age and sex, for WA and its regions. They represent the official WA State Government forecasts to 2031, using a series of five (5) simulation bands to estimate population growth over each census period.

ABS Census	2016	2021	2026	2031
Shire Projections	1715	1780	1925	2150
Actual	1636	1597		

The median growth (Band C) population forecast in WA Tomorrow 2016-2031 estimated a population growth of approximately 4.8% (79 persons) within the Shire to 2021. However, the 2021 ABS data reveals a population of 1,597 occupying 613 private dwellings representing a population decline of 39 persons from the 2016 ABS projection, although the number of private dwellings remained unchanged. Accordingly, the Shire's population growth is currently not consistent with the WA Tomorrow forecasts.

The Shire's age structure is expected to change over the next 20 years, with the 60+ age cohorts growing to in excess of 20%. The increase in the 60+ age group, combined with the high percentage of one and two person households is likely to exacerbate the existing disconnect between housing needs and housing provision unless greater diversity in new housing is encouraged.

The 2016 Census data on the Shire's existing housing stock, reveals:

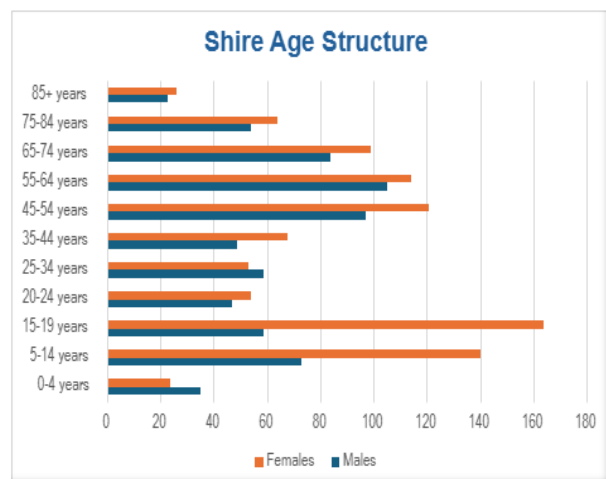
- On average, the Town accommodates 2.4 persons per household.
- The vast majority of dwellings in the Shire were single houses (88.7%).
- The proportion of dwellings within the Shire with two bedrooms or less (8.5%) is significantly below the Perth metropolitan average (15.2%).
- In contrast, a significant proportion of households (53.5%) were home to just one or two people.
- 10.2% of the Shire's households were experiencing housing stress compared to 9.0% in Greater Perth.

The vast majority of existing dwellings within the Shire are larger houses, with 84.4% of dwellings having three or more bedrooms (56.4% are 4 bedrooms or more). In addition to demographic changes, social trends are also likely to influence housing needs in the future includes:

- Younger people seeking housing closer to amenities and public transit to avoid car ownership;
- Empty nesters seeking smaller, lower maintenance properties, and downsizing to fund retirement; and
- Growing desire for "lock and leave" properties.

Notwithstanding the above, the rate of population growth between now and 2031 will be dependent on external factors such as, but not limited to:

- The availability of State or Federal Government funding and private sector to deliver transformational infrastructure to support a growing population.
- Market demand for residential development and the feasibility of development, including construction and land holding costs.
- Changes to global and inter-state migration patterns.
- Changes to birth and death rates.
- Employment opportunities and workforce changes.
- The development of and competition from other population centres within Metropolitan Perth;
- The longer-term impacts of COVID-19.



4.2 Community, Urban Growth and Settlement

Established in 1895, and covering an area of 1.068Km², the Shire is one of the Australian success stories of the ‘garden suburb’ ideal. Its history dates back to 1835 when an innkeeper named John Butler was given a grant of land consisting of 250 acres along the north bank of the Swan River, now known as Peppermint Grove. Indicative of the ‘garden suburb’ ideal, the Shire is one of the State’s most beautiful suburbs, in the form of a classical grid urban structure, known for its large character homes set in tranquil tree-lined streets.

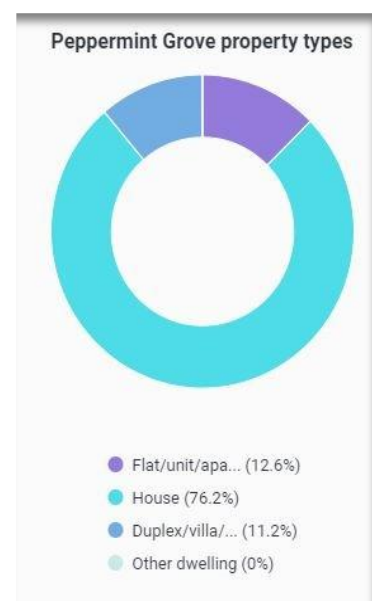
The Shire has a population of 1,639 (2021 ABS) representing a compact population density of 1,535/km² and represents a compact settlement structure centered around the Cottesloe Village district centre. However, the vast majority of residential development is currently built out over R10, R12.5 and R20 density codes. There are no industrial or rural zones within the Shire.

This has accommodated the Shire’s population to date, however, this Draft Strategy recognises additional housing opportunities are necessary to accommodate a range of demographics and increased population.

However, this growth scenario is unlikely to be achieved given the slight decline in population is a function of the COVID economic downturn which limited lot creation across the Shire together with limited vacant, which are ready or available for redevelopment. In addition, there are very few vacant sites in singular ownership for which redevelopment would appear feasible.

This Draft Strategy seeks to plan for the Shire’s changing demographics by anticipating housing needs and making provision for different types of housing in terms of size, type and location of homes. The current market response to the provision of housing diversity does not reflect the State’s policy aspirations and has resulted in limited development activity.

As a result, this Draft Strategy reveals that infill population continues to be driven by market factors. Infill housing targets can only be achieved through the major redevelopment of the Cottesloe Village Precinct Structure Plan area, in addition to the further rezoning initiatives within proximity of the Stirling Highway transit corridor.



4.2.1 Heritage: The ‘Garden Suburb’

The ‘garden suburb’ movement began by Ebenezer Howard who advocated the formation of garden cities that were then modified to allow for residential “garden suburbs” without the commercial and industrial components of the garden city and a large public garden area as the focal point for the civic centre. According to Wikipedia (2024) the garden city:

“was a 20th century urban planning movement promoting satellite communities surrounding the central city and separated with greenbelts. These Garden Cities would contain proportionate areas of residences, industry, and agriculture. Ebenezer Howard first posited the idea in 1898 as a way to capture the primary benefits of the countryside and the city while avoiding the disadvantages presented by both. In the early 20th century, Letchworth, Bournemouth Garden Suburb, and Welwyn Garden City were built in or near London according to Howard’s concept and many other garden cities inspired by his model have since been built all over the world.”

In the UK, the ‘garden suburb’ concept was again embraced after World War II, when the *New Towns Act* spurred the development of many new communities. Contemporary town-planning charters like *New Urbanism* and *Principles of Intelligent Urbanism* originated from this movement.

In Australia, Sydney’s ‘Daceyville’ suburb was described in 1919 as an exemplar of what a ‘garden suburb’ should be. This approach was subsequently applied to Sydney’s emerging suburbs of Castlecrag, Haberfield, Castle Hill, Sans Souci, Harcourt, and parts of Kensington.

In Western Australia (WA), the 1895 subdivision of Ascot Gardens was designed as a ‘*garden suburb*’ at its Swan River end, which was advertised to middle-class buyers who wanted a brick bungalow on a quarter-acre block. Mount Lawley and Hilton also reflect the aesthetic ideal of the ‘*garden suburb*’.

The Garden Shire:

Established in 1895, the Shire of Peppermint Grove (the ‘*Shire*’) is one of the Australian successes of the ‘*garden suburb*’. Its history dates back to 1835 when an innkeeper named John Butler was given a grant of land consisting of 250 acres along the north bank of the Swan River, now known as Peppermint Grove.

The Peppermint Grove location provided John Butler with easy access to Fremantle and Perth markets. This encouraged Butler to run an inn (the Bush Inn) for passing travelers. In 1936, Butler left for New South Wales, leaving Thomas Bailey to further continue to run the Bush Inn in Butlers absence.

In the 1880’s the Shire enjoyed prosperity and better access due to the arrival of convicts who constructed roads and a railway through the area. The Shire became a highly desirable location due to its accessibility between Perth and Fremantle, the proximity to Cottesloe beach and the Swan River foreshore. Peppermint Grove first became a residential suburb around 1892 coinciding with the WA Gold Rush when prominent families built their homes in what was considered a prestige area.

In 1900 Keane’s cow paddock was purchased by the State and was then turned into a recreational area, now known as Manners Hill Park. Day picnics on the shores of the Swan River became weekly leisure events for many residents. The native bush prior to the British Settlement was quite dense and remained until the First World War, where-after post-war developments cleared land to include features such as tennis courts, large gardens, and the replanting of sugar-gums with remnants present today.

The Shire boasts an abundance of historically significant houses varying in styles such as Queen Anne and Mediterranean influenced architecture. It has always been associated with homes designed and built to high standards of design and finish. Although functionally linked with Cottesloe, the Shire’s identity is distinguished by neighbourhood character, and commitment to care for its collection of exemplary homes.

Today, heritage conservation is embraced within the Shire’s Strategic Community Plan 2021-2031 that declares a vision of “*a Shire valued for its heritage, sense of community and natural ambience.*”

The preservation of local heritage is a key objective of the Shire’s strategic priority for a community enjoying high levels of wellbeing and safety. Similarly, it is a key objective of the Shire’s strategic priority for the built environment through conserving the perpetual character of the Shire.

Local Heritage Inventory:

In 1999, the Shire developed and adopted its first Municipal Heritage Inventory (MHI), now referred to as the Local Heritage Inventory (LHI) as a ‘living document’ that was subsequently reviewed and updated through a local heritage survey in 2015, 2017 and 2021.

The inventories were based upon available sources, both documentary and reliable anecdotal commentary through written accounts of early history and the development of the suburb into a neighbourhood. Heritage architects were engaged to assess properties and landowner submissions, and to make recommendations. It involved up to 143 Shire property owners and occupiers being informed of the proposed entry of their properties to the Shire’s Heritage List in accordance with clause 8(3)(a) of the Deemed Provisions.

The multi-criteria parameters used to determine the local heritage listing are:

- ✓ Architecturally representative of an important time and place with a good degree of integrity
- ✓ The historical connections with prominent figures in Peppermint Groves history
- ✓ The property has an important role or function in Peppermint Groves history
- ✓ The property has historically been an important social and/or recreational focus for the Shire
- ✓ The house and garden are a part of a cultural group and/or a townscape area

- ✓ It is representative of early stage development in Peppermint Grove
- ✓ It is a rare example of its style in the district
- ✓ It contributes to the community's sense of place

When applying these parameters up to 29% of all properties within the Shire are of local heritage significance (category 2) with one (category 1) property on the State's Heritage Inventory: that being '*the Cliff*' at 25 Bindaring parade. This means that a significant portion of the Shire's housing stock is:

- Very important to the heritage of the locality.
- Of a high degree of integrity and / or authenticity.
- Contains some moderate significance

It enables buildings that contribute to the character of the Shire, to have a degree of protection, notwithstanding that most have already been altered or extended to reflect contemporary lifestyle in a way which retains some original features including its position on the site and particularly to the streetscape.

Aboriginal Heritage:

The Noongar people have a deep connection to the South-West of Western Australia, with evidence confirming their occupation for at least 45,000 years. This includes their use of the land and its resources, in and around Freshwater Bay and Cottesloe, and as such their legacy contributes to the Shire's history.

However, other than the Swan River, which is on the Aboriginal Cultural Heritage (ACH) Register as Place 3536, there are no known registered Aboriginal heritage sites or the like within the Shire.

On 15 November 2023 the amended *Aboriginal Heritage Act, 1972* came into effect, repealing the *Aboriginal Cultural Heritage Act, 2021* and all associated Regulations. The amended *Aboriginal Heritage Act, 1972* is supported by amendments to the Aboriginal Heritage Regulations 1974, transitional Regulations and new Regulations which introduced a fee regime.

In 2015, six identical Indigenous Land Use Agreements (ILUAs) were executed across the South-West by the State Government, the six respective Aboriginal corporations and the South West Aboriginal Land and Sea Council (SWALSC). There are no selected sites within the Shire that are subject to a current ILUA.

Heritage Conservation Policies and Controls:

Strengthening the character and high residential amenity of Peppermint Grove through heritage conservation has been a long-standing feature of the Shire's local planning framework. Residents have consistently expressed via a number of community surveys, that heritage places should be preserved.

This is consistent with the 2007 State Planning Policy 3.5 - Historic Heritage Conservation, which states a presumption against demolition of places on a local heritage list. Further that the assessment of alterations and additions to buildings on the heritage list should meet the recommended guidelines of the Burra Charter, which broadly requires the Shire to "*do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its heritage significance is retained.*"

Accordingly, the Shire holds the view that demolition of heritage places should be avoided wherever possible unless further historical research by a qualified heritage architect demonstrates demolition can be considered. In these instances, the Shire will press for a replacement building that respects the form and position of the original building so that the aesthetic values of the streetscape is maintained.

Schedule 2 of LPS4 also allows the Shire to vary any development standard under the Scheme and R-Codes where desirable to assist with the preservation of a heritage place providing it does not have a detrimental effect on adjoining properties. All works, including external cosmetic changes and internal structural works, require a development application prior to the issue of a building permit.

In the assessment of an application development of a heritage listed property (including maintenance, conservation, adaptation, alterations, additions, demolition and new buildings), the Shire will focus on the way in which the heritage values and significance is retained and/or enhanced so that:

- a) The form and fabric of buildings on the Heritage List is preserved.
- b) The contribution of a heritage building to the streetscape is protected.
- c) Alterations and additions result in architecture that is both of its time and is respectful and sympathetic.
- d) The existing building remains the dominant structure on the site when viewed from the street.
- e) new development within the immediate locality of a heritage area or precinct is respectful of the heritage area or precinct and does not detract from its heritage significance.

The landowner is to provide an archival record for any building demolished and the Shire is to provide a plaque for inclusion in the adjoining footpath to recognise the cultural significance of the property.

Heritage Conservation Approvals and Grants:

The nature of residential development within the Shire is notable for significant restorations and additions to heritage listed places. The Shire has consistently sought to prevent the demolition of heritage listed places in line with community expectations. A Heritage Grants Scheme operates to provide financial assistance for restoration works and to increase awareness around heritage conservation.

The Shire offers a Local Heritage Conservation Grants Scheme to support owners of heritage listed properties to undertake repairs and maintenance work which will conserve the heritage value of their properties in an appropriate, and timely manner. It enables landowners to partially recoup the cost of heritage conservation works or in the preparation of heritage conservation reports.

Specifically, a grant is available for amounts up to \$6,500 on a dollar- for- dollar matching basis, per grant application per property, and is subject to Shire funding constraints. Funding is based upon a ‘*first in*’ basis until the budgeted allocation for grant funding is exhausted. Unallocated grant funding may be transferred to the budget allocation for the following year.

Applicants must demonstrate their projects will preserve the heritage fabric of the building and contribute to the streetscape. Eligible properties must be privately owned and on the Municipal Heritage List. For significant ‘staged’ projects consideration may be given to more than one grant application on a case-by-case basis. Development applications are encouraged to include a staging plan and disclosure of any intention to lodge more than one grant application.

Once works subject to the grant application have been completed and a full set of documented costs provided to the Shire for acquittal the approved grant may be disbursed. Where a Building Permit is required, this is to be done at the time of BA7 lodgment, otherwise documentation is due upon completion of all works.

This includes certification by a recognised heritage architect or builder that the repairs and/or other works protect the fabric of a listed property, including conservation or replacement of authentic materials, consistent with the Burra Charter 2013. Works ineligible for heritage grants includes:

- Retrospective works completed prior to a Grant Scheme application being submitted to the Shire.
- Applicants who have outstanding rates to the Shire.
- Works unrelated to heritage conservation such as external renovations, extensions or new additions, or landscaping projects.

Since 2021, the Shire has issued heritage grants to four (4) heritage listed properties. representing a total investment of \$32,500 in maintaining, repairing or enhancing the Shire’s heritage stock. These grants relate to conservation works to the original fabric of a place that are visible from the public realm and provide community benefit.

4.2.2 Dwelling Yield Analysis:

The Shire currently has 617 dwellings with approximately 80% in a single detached built form. In the past five (5) completed financial years, the Shire issued 158 Development Applications (DA's) and 239 Building Applications (BA's) representing approximately \$309,308,000 investment into the Shire's housing stock as outlined in the table below:

Year	Number of DA's	Number of BA's	Value of Approved Development
2021/2022	34	57	\$103,200,000
2022/2023	44	59	\$77,000,000
2023/2024	32	39	\$53,100,000
2024/2025	26	42	\$60,400,000
2025/2026	25	42	\$15,607,891
TOTAL	158	239	\$309,307,891

The population forecast in WA Tomorrow 2016-2031 estimated a population growth of approximately 4.8% (79 persons) within the Shire to 2021. However, the 2021 ABS data reveals a population of 1,597 occupying 613 private dwellings representing a population decline of 39 persons from the 2016 ABS projection, although the number of private dwellings remained unchanged.

The 2018 Central Sub-Regional Planning Framework requires the Shire to provide 280 additional infill dwellings up to 2031 and then a further 200 additional dwellings beyond 2031, representing a total additional infill housing target of 480 dwellings by 2050. The Department of Planning Lands and Heritage (DPLH) has indicated that given the passage of time since this housing target was established, it is a bare minimum expectation.

In response, this Draft Strategy explores three (3) growth transitions designed to reinforce the Shire's garden suburb function within the transit orientated sub-region of Perth's Western Suburbs, and which is in line with the State's 2025 Station Precincts Program, in a way that:

- ✓ Retains the Garden Shire character and amenity
- ✓ Intensifies mixed-uses along Stirling Highway
- ✓ Adopts the Cottesloe Village Precinct Structure Plan with increased building heights and greater land use diversity
- ✓ Provides a density transition area (R30 – R80) within the frame of Improvement Plan No.65
- ✓ Enables seamless built form transitions
- ✓ Optimises the sub-regional public transport network

This approach is based on a range of projected dwelling yields to 2050 and through a low, mid and high-growth scenarios. Each scenario is scalable through a range of infill take-up rates based on historical dwelling growth and current property market conditions. The outcome of projected dwelling yields within each growth scenario is outlined on page 28 in Table 11.

RAC0 up to 16 Storeys

RR160 @ 6+ Storeys

RR60 @ 4+ Storeys

RR40 @ 3-Storeys

RR30 @ 2-Storeys

Peppermint Grove
The Garden Shire

Shire of Peppermint Grove
Local Planning Scheme No. 4
(District Scheme)

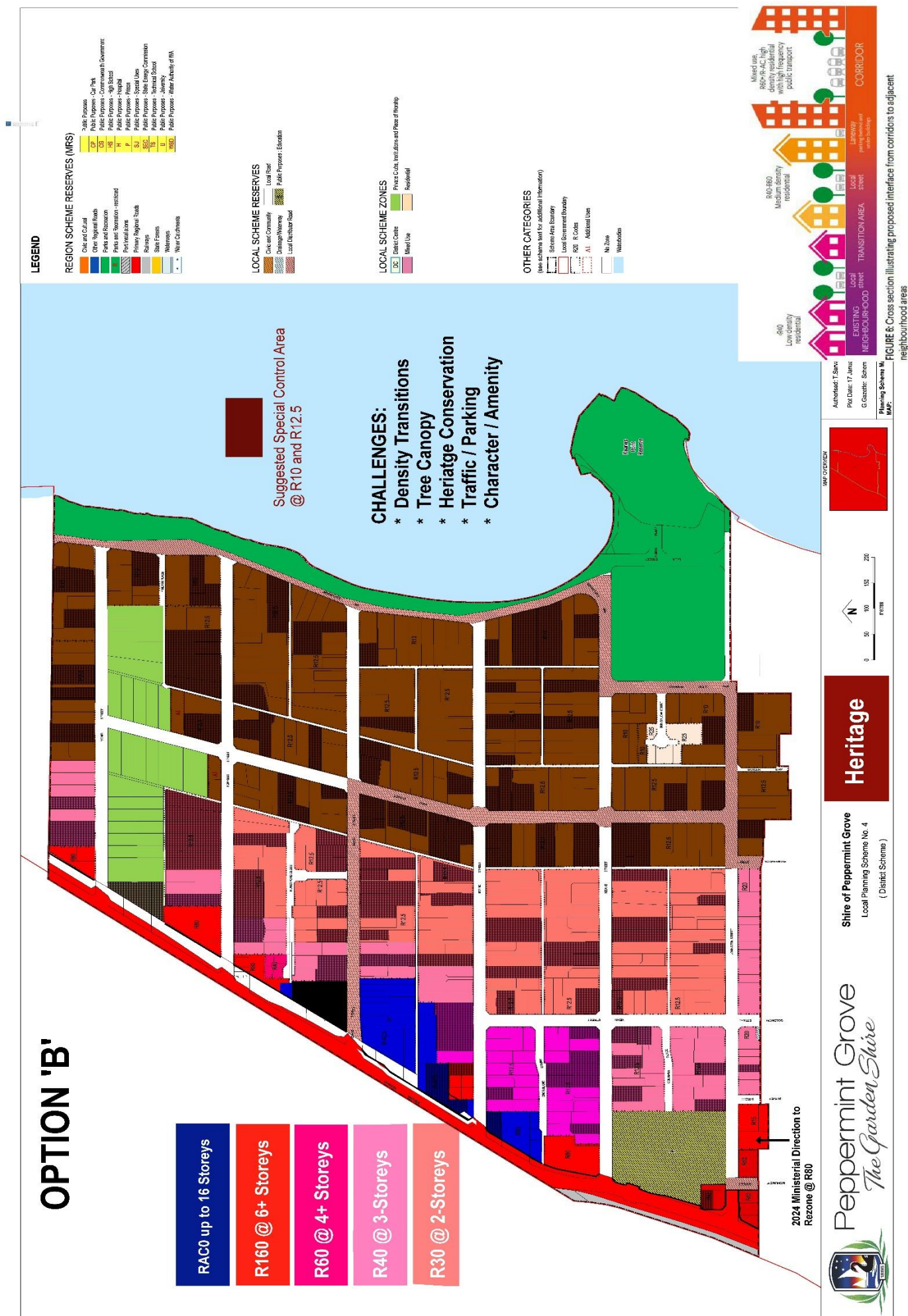
Heritage



OTHER CATEGORIES
(see schema text for additional information)

FIGURE 6: Cross section illustrating proposed interface from corridors to adjacent neighbourhood areas





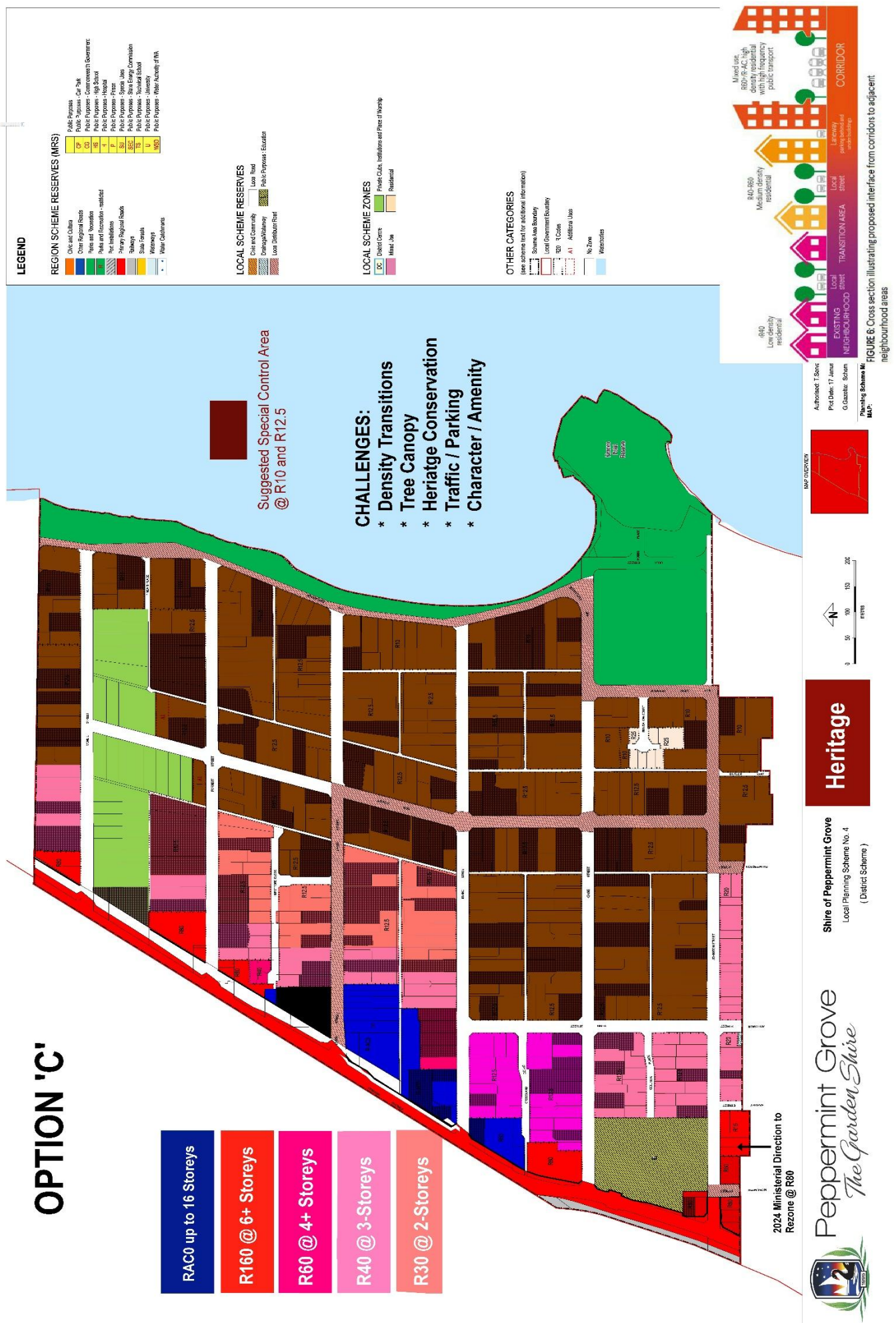


Table 11: Estimated Dwelling Yield by Growth Scenarios

Growth Scenario Dwelling Yields			
Shire Infill Dwelling Target : 480 dwellings	Shire Existing Dwelling Stock = 617		
Cottesloe Village Precinct Structure Plan: + 205 dwellings	3.29 Ha (including roads)		
Take-Up Rate	OPTION 'C'	OPTION 'B'	OPTION 'A'
	303 existing dwellings 20.7 Ha	379 existing dwellings 30.0 Ha	426 existing dwellings 36.0 Ha
100%	1201	1481	1695
90%	1081	1333	1526
75%	901	1111	1271
70%	841	1037	1187
50%	600	741	848
45%	540	667	763
70% TU & inc. CVPSP	1046	1242	1392
Percentage increase inc. CVPSP	169%	201%	226%

Key assumptions behind dwelling yields of each growth scenario are:

- ✓ High Shire land values
- ✓ Quick market sales reflecting high demand
- ✓ Large lots and /or street frontages generate economies of scale
- ✓ Heritage reduces redevelopment potential
- ✓ High tree canopy reduces redevelopment potential but increases residential amenity
- ✓ Secondary or ROW frontages enables redevelopment
- ✓ Infill targets to strengthen, diversify and intensity land uses along Stirling Highway transit corridor and within the core of Draft Improvement Plan No.65 – Cottesloe and Mosman Park Train Stations
- ✓ High quality and high cost of construction

The key assumptions behind dwelling take-up rates for each growth scenario are outlined below in Table 12.

Table 12: Take-up rate Assumptions

TAKE-UP RATES CRITERIA		
HIGH (90%)	MODERATE (70%)	LOW (45%)
Is Not Heritage Listed	Adjoins / Abuts Heritage	Heritage Listed
Primary and Secondary Frontages	Primary Street Frontage	Battleaxe Frontage
ROW Access	ROW Access	No ROW Access
1 x Regulated Tree / 700m ²	1 x Regulated Tree / 400m ²	1 x Regulated Tree / 200m ²
MIjn131-45+yrs Building Age	16-30yrs Building Age	0-15yrs Building Age
Adjoins / Abuts Commercial	Within 400m of Commercial	Within 800m of Commercial

The key assumptions behind dwelling take-up rates for each growth scenario are influenced by a range of housing variables as outlined below:

Table 13 – Variables That Influence the Shire's Dwelling Yield Assumptions

Variable	Issues	Response
Housing Stock	The Garden Shire's housing stock of approximately 605 dwellings takes the form of single detached or grouped dwellings set on large leafy blocks, many (30%) listed as being of local heritage significance.	This Draft Strategy recommends Option 'B' growth transition that results in an additional 1,242 dwellings at 70% take-up rate. This represents a 201% increase in the Shire's housing stock, and nearly triples its housing target of 480 new dwellings.
Housing Location	The Garden Shire's housing stock essentially covers the entire local government area bounded by Stirling highway to the west and the Swan River foreshore to the east.	This Draft Strategy recommends a moderate growth approach that significantly increases residential heights and densities along Stirling Highway and within the CVPSP, which will leverage the existing public transport and road networks.
Housing Variety	The Garden Shire's housing stock largely comprises (76%) single detached dwellings on large lots varying in styles such as Queen Anne and Mediterranean influenced architecture indicative of the ' <i>Garden Suburb</i> ' ideal. The remaining stock is made up of grouped dwellings and/or 3-storey apartments.	This Draft Strategy recommends increasing residential heights and densities along the Stirling Highway corridor and within the CVPSP, to enable a range of dwelling types and styles that can accommodate projected growth in retirees (65+ age cohorts) and young families (25-40 age cohorts).
Built Form & Character	Housing typologies within the Garden Shire's are limited to single and 2-storey detached dwellings, grouped dwellings on large leafy lots with 3-4 storey apartments along Stirling Highway. Many properties are of local historical significance with high tree canopy cover that provides for a high residential amenity indicative of the ' <i>Garden Suburb</i> ' ideal.	This Draft Strategy proposes LPPs to help assess and ensure a seamless transition in residential densities, forms and heights from Stirling Highway to surrounding residential zones to the east, many of which are heritage listed properties with 2-storey detached houses or grouped dwellings.
Riverfront	Housing within proximity of the Swan River foreshore varies in topography and typology. When viewed from the river housing appears consistent and harmonious in scale and form. Materials and finishes range from traditional face brick, timber and stone through to contemporary designs of rendered brick and corrugated steel roofing.	This Draft Strategy recommends a local planning policy to facilitate and conserve foreshore view lines. Conversely, it will enable the Shire to sufficiently assess the visual impact of residential development when viewed from Freshwater Bay foreshore and from the Swan River as required by SPP2.9 - Water.
Fragmented Land Ownership	There are limited multiple land ownerships in the Garden Shire, with the exception of PLC grounds, which contains up to 30 properties.	This Draft Strategy recommends a local planning policy to facilitate streamlined planning and building approvals in accordance with the PLC Masterplan.
Property Market Conditions	The long-term property market trend is a function of the Garden Shire's unique character and high residential amenity that makes it a highly sort after place to live. This is reflected in: ▪ High Shire land values. ▪ Quick market sales reflecting high demand. ▪ Retention of high tree canopy cover. ▪ High quality of construction. ▪ Accessibility to a district centre and public transport options.	This Draft Strategy recommends uplifting residential zones along Stirling Highway and with the Cottesloe district centre from R80 to R160 surrounded by a density transition of R30 – R80 within the core and frame of Improvement Plan No.65 – Station Precincts. Option 'B' growth transition is considered sufficient to generate economies of scale, under current market conditions, to attract investment into greater housing densities and types.

Based on the key assumptions behind dwelling take-up rates for each growth scenario and the range of housing variables that influence those assumptions, this Draft Strategy recommends Option 'B' growth transition because it will likely result in an additional 1,242 dwellings at 70% take-up rate. This represents a 201% increase in the Shire's current housing stock.

According to the 2021 Census, the average number of people per household is 2.7 persons based on the 617 private dwellings within the Shire. The planned infill housing within Option 'B' will deliver up to 1,242 additional households has the potential to generate up to 3,353 new Shire residents.

4.2.3 The Case for a Special Control Area - Garden Shire Conservation:

The 2018 Central Sub-regional Planning Framework projects significant population and economic growth as Perth's grows towards 3.5million people. This has a flow-on effect that increases the pressure on the Shire to increase its residential densities and dwelling stock in order to achieve its prescribed infill density targets.

This can only be achieved through a balanced urban planning approach involving a mix of built forms and heights within the Cottesloe Village mixed-use district centre with a residential density of R160 (under the Draft CVPSP which then transitions gradually towards a low scale residential density eastward towards the Freshwater Bay foreshore.

When applying this balanced approach, it reveals the heart of the Garden Shire's urban structure lies between the laneway west of View Street to the Freshwater Bay foreshore. It is a discrete discernable area covering R10 and R15 residential zones with many properties of local heritage significance established as part of Perth's early settlement due to its strong intrinsic values that continues today in the form of a highly sought after residential amenity, character and location.

This Draft Strategy reveals the need to conserve the core of the Garden Shire's urban structure in the form of a special control area, designed to retain the distinct attributes of the Garden Shire. A special control area is an established town planning tool used to control development that is uniquely site responsive and/or environmentally sustainable and/or architecturally harmonious within an established or constrained context.

For instance, the Town of Cottesloe has two special control areas within its Local Planning Scheme 3 with specific design controls and general provisions for its foreshore centre zone and Maine Parade including the Cottesloe Beach Hotel and Ocean Beach Hotel sites.

In short, the purpose of this proposed special control area is to encourage development that is site responsive and architecturally reflective of the Garden Shire's established character and high residential amenity that makes it a highly sort after place to live and work and that is not compromised by future development.

It also reflects the recent development and building activity within this unique area, which since 2021 has included an increasing number of new buildings works, subdivision and approved heritage maintenance, conservation, adaptation, alterations, additions, and demolition works.

This proposed special control area recognises the need for a slightly different approach to the development assessment of residential development to that prescribed in the R-Codes. It is needed because it is the individual properties within the Special Control Area that collectively provide a unified, cohesive physical form associated with Perth's early colonial history.

Specifically, the Shire's special control area is defined by multi-criteria parameters as outlined in Table 14 over the page, which are based on these drivers:

- a) Unique cultural heritage significance, values, attributes and character of the Shire's that covers existing R10 and R12.5 zones.
- b) Average lot size of 1,306m² with 20.1m frontages are above R-Codes minimum areas and representative of a Garden Shire urban structure derived from the original 1835 land grant.
- c) Abundance (25%) of a historically significant cluster of houses in varying architectural styles including Queen Anne, mediterranean, and post modernism.
- d) It has one of the highest (20-40%) tree canopy rating and high landscape quality in Perth with generous street and lot boundary setbacks.
- e) A high residential amenity that is a function of abundant: solar access, private open spaces, landscaped areas, high degree of privacy, accessibility to public opens spaces, public transport, community facilities, education and commercial / retail outlets.

Table 14 – A Case for a Special Control Area:

AIM:	To conserve and enhance the Garden Shire's heritage, values, attributes, character and amenity
PURPOSE:	To enable development that is site responsive and architecturally reflective of the Garden Shire's setting, structure, amenity and history
MISSION:	To ensure the unique character and built form is not compromised by future development
DESIRED OUTCOMES:	✓ To conserve and enhance the Shire's cultural heritage significance, values, attributes and character ✓ To ensure development contributes to, and does not detract from, the established heritage significance, garden suburb character and high residential amenity of the area ✓ The retention of current heritage, features and fabric including landscape qualities and regulated trees ✓ To guide the assessment of proposals likely to impact the core of the garden Shire
SCA ATTRIBUTES:	• Large lot sizes and low-density zoning • Generous primary and boundary setbacks • High levels of amenity – solar access, privacy, open landscapes • 20-40% Tree canopy w/ Tree-lined streetscapes • Architectural quality and character features w/ river views • Properties derived from the original 1835 land grant to John Butler • Within 800m of the freshwater Bay Foreshore of the Swan River • Within 1km of the Cottesloe train station and public transport nodes along Stirling Highway
INDICATIVE SCA CONTROLS:	▪ 10m Ridgeline Height ▪ 9m Street Setback ▪ 6m Rear Setback ▪ 2m Side Setbacks ▪ 1 Vehicular Crossing ▪ Laneway Access Preference ▪ Tree Retention / Tree Canopy ▪ 0.5:1 Plot Ratio ▪ 2 x Mature trees ▪ Presentation to the River and to the primary street ▪ Access laneway
INDICATIVE PROJECT APPROVALS:	➤ New single houses, subdivisions, demolition, major internal alterations, major external additions or extensions, all Heritage ➤ Design guidelines: building mass, form, materials and features (roofs, walls, window placement, verandahs and awnings, carports and garages, and boundary fencing). ➤ All applications to be accompanied by: ➤ A site analysis plan, elevations and floor plans ➤ View-lines between living areas of adjoining properties and to the Swan River foreshore ➤ Bushfire level assessments ➤ Overshadowing plans and cross sections for two storey developments ➤ Street montages ➤ A schedule of finishes that demonstrate sympathetic building materials and colours

4.3 Economy and Employment

The economic profile and story of the Garden Shire is one best described as being of ‘*buoyant*’.

The Shire’s demographics have remained steady over the past 15 years. The largest changes have been a decline in the 20-40 year age cohorts (particularly young families and adults 35+) and an increase in the 10-19 age cohorts. This is likely reflective of the low affordability of the area for young working adults and young families. In the coming years, these changing demographics may influence the demand for particular services and offerings in the centre, such as early childhood education and senior’s activities and events.

The Shire has a relatively low 58% employment self-sufficiency ratio (the ratio of local jobs to resident workforce). By comparison, the Cities of Cockburn and Kwinana have high employment self-sufficiency ratios of 93% and 83% respectively. This is a function of the Centre’s employment characteristics and employment quality as summarised in table 14 below:

Table 15 – Employment Characteristics and Qualities

Employment Characteristics	Employment Qualities
▪ High income and education levels (Bachelor / Master Degrees) ▪ High availability of discretionary spending ▪ High diversity of employment ▪ Typically older with less young children and those aged 20 to 39 ▪ Tend to occupy their residences for less time (may be overseas) ▪ Tend to work in close proximity to home ▪ Tend to travel to work by car, but with proportionally large contingent who walk, cycle or use the train	▪ Predominantly population-driven and part-time in nature ▪ 15% strategic employment (below the 20% Perth average) ▪ Relatively high proportion of part-time employees ▪ Mainly Exports and Knowledge Intensive Producer Services ▪ Top industries being either consumer or producer services ▪ Knowledge intensive employment is mainly medical and allied health services ▪ Other professional services includes architects, finance and investment services ▪ Lack of high-grade office space

The Shire’s greatest economic and employment generator is the Cottesloe district centre and in particular the Cottesloe Central Shopping Centre, which presents both an opportunity and a challenge.

A retail gravity model revealed that in total, the district Centre attracted up to \$128 million in retail expenditure per year. This audit indicates that retail is currently slightly oversupplied. The proportion of floor space dedicated to retail has decreased over time with a greater emphasis on professional offices and personal services. The closure of Bunnings and occupation of that space by Woolworths resulted in a greater proportion of floor area being attributed to warehouse/storage.

Planned increases in population and retail spending under a ‘*business-as-usual*’ base case scenario are expected to gradually increase the demand for floorspace with total occupied floorspace expected to increase from the current 45,500m² to 49,000m² by 2034. It is expected that demand for ed floorspace will be relatively stagnant, which will act as a constraint to future re-development and Centre improvements.

In this context, the Cottesloe Activity Centre has a relatively low employment quality containing a high population-driven industry. Major industries of employment of residents in the area have been identified as doctors and other hospital workers, financial, legal and accounting services, medical services, professional and consulting services, and mining and resources. The lack of strategic employment shows that needs are primarily of the local resident catchment such as cafés and restaurants, retail and real estate services.

This approach is designed to unlock the full economic potential of prevailing activity centre and mixed-use zones, which have been impaired by:

- The age and function of existing development
- The age and function of existing development
- Fragmented ownership and limited economies of scale for redevelopment
- Complexity and cost of construction
- Current property market conditions
- Uncertainty of Stirling Highway road reservations

As an opportunity it reflects a greater disposition to spending more which supports greater floorspace and employment diversity. This is a function of a relatively high proportion of high-income earning residents living and working in the area, which presents an opportunity for the centre to capture a greater proportion of expenditure from the surrounding worker population, but this would require a compelling value proposition matched to the needs of these individuals.

Examples may include a greater variety of business services or shared co-working spaces. Increasing the number of residents in the catchment and expanding the catchment through improving the value proposition of the centre and encouraging diversification of tenancies (that appeal to a broader range of the community) will likely support the centre to grow. Supporting the diversification of tenancies will require the activity centre appealing to a broader user base.

As a challenge, the Activity Centre's floorspace and tenancies are not accessible to a wider proportion of the population, limiting the possible catchment. This problem is further exacerbated by the relatively dispersed population with a low density, further hampered by physical constraints such as highway, water bodies and public open spaces that limit the geographic extent of the Activity Centre's catchment.

The current core 'up-market' offering may limit the potential for a wider user base given the extreme level of advantage in the area. A key decision for the future of the centre is whether or not to build on the current offering, using it as a unique aspect of the centre, or to diversify to a more generalised user base.

Future interventions should support the growth of the centre, including increased density in and around the centre and further diversifying the uses and offerings within the centre to attract a wider range of visitors and tourists.

Key areas for future industry growth and business attraction include:

- ✓ Retail and entertainment
- ✓ Tourism and accommodation
- ✓ Population-driven professional and specialist services, including architecture and design, finance and wealth management, legal services, specialised medical/health services and specialised education services

This can be achieved through increased dwelling yields surrounding the district centre and by improving connectivity beyond purely commercial offerings such as connections to Freshwater Bay foreshore and improved public open spaces. Improved cycling and walking links within the local area will help facilitate this, as would improved '*end of trip*' facilities that improve pedestrian access across Stirling Highway that effectively connects the Napoleon Street core to other key sites of the district centre and nearby Grove Library and Cottesloe Train Station.

Applying other principles of economic activation in conjunction with other planning principles when considering future development of the district centre, may recommend:

- Improve activated, comfortable and usable public spaces with adjacent shop fronts.
- Consolidate parking around the periphery of the centre in a manner that can 'funnel' pedestrian traffic to the Centre's core and take care to maintain balance with Cottesloe Central parking.
- Strengthen key entry statements to the centre, being the corner of Napoleon St and Stirling Hwy, and adjacent to Cottesloe Train Station.
- Develop shop frontages along pedestrian passages where-ever possible (e.g. remove parking from in front of commercial premises in the Centre's core).
- Encourage activation events and expand the purpose of place to broader tenancies.
- Support the attraction of a suitable anchor tenant in the West side of the Activity Centre.

4.4 Environment

The Shire's commitment to preserving its natural charm while embracing sustainability makes it a standout example of how urban living and environmental stewardship can go hand in hand. The Shire is renowned for its leafy streets and well-maintained parks, creating a calm, shaded amenity that enhances biodiversity and community wellbeing.

In its earlier days, the garden Shire surrounded an established wetland adjoining Cottesloe (Station Street) and was thickly wooded with tuarts, jarrahs, red gum, banksia, native pines, hollies and the beautiful peppermint trees which inspired its 'Peppermint Grove' name. Brumbies roamed in the area, along with native cats, wallabies and an abundance of birds.

Freshwater Bay form part of Pleistocene Tamala Limestone geological unit, which is made up of cemented quartz due sand and calcareous shell material. A surface expression of the Tamala foundations occurs near Pindari Place, where the cliff face exposes the shell rock and is estimated as having formed around 30,000 BC.

More generally around Freshwater Bay overlying the geological unit are the Cottesloe and Karrakatta soil formations that are shallow and infertile. The boundary between these formations appears approximately north of Cliff Way and the Richardson Avenue intersection.

Today, the Shire has the unique status of being the smallest municipality in Western Australia, covering just 1.06km² of land. Approximately 24% (10.29Ha) of the Shire's total land area is allocated and zoned as Foreshore Reserves and/or public open space. The physical form of land within the Shire does not generally present significant constraints on subdivision or development activity.

The Department of Water Groundwater Atlas indicates the depth to water below ground level varies from 2 metres to 15 metres. Soils are generally sandy and in conjunction with good clearance to the groundwater table should provide an adequate infiltration rate for on-site soakage. However, closer to Stirling Highway and Leake Street, the built form and building heights may be constrained due to the groundwater level and the limited capacity of the wider underground drainage network.

Otherwise, the undulating nature of the landscape does, however, require careful consideration to matters such as siting, design, building heights, built form, and the use of retaining walls to ensure appropriate standards of amenity and protection of Shire streetscapes are achieved.

The Natural Environment is one of five strategic themes of the Shire's Strategic Community Plan 2020-2030 with the aim to preserve the Shire's natural environment and minimise environmental impact as outlined in table 16 below:

Table 16 – Approaches and Actions for the Natural Environment

Natural Environment Goal: To preserve the natural environment and minimise environmental impact	
Approach	Actions
Protect and enhance Peppermint Grove's natural environment and biodiversity.	- Implement Tree Management Strategy to maintain and increase tree canopy and verge condition. Measured by ratepayer satisfaction and through the development and application of an Urban Tree Strategy. - Maintain healthy public open spaces, measured by ratepayer satisfaction. - Proactive River foreshore management, measured by ratepayer satisfaction.
Maintain a clean, healthy and sustainable environment.	- Improved animal control measures. Measured by ratepayer satisfaction. - Quality waste management services that minimise waste to landfill. Measured by the percentage of municipal (residential) waste, presented for collection, diverted from landfill.
Protect our natural resources for future generations.	- Responsible water and energy use, measured by: - Kilolitres of scheme water and allocated groundwater consumed. - Tonnes CO₂-e greenhouse gas emitted Gigajoules energy consumed. - Kilowatt-hours of renewable energy generated.

Natural areas of the Shire are distinguished by a high tree canopy cover and landscape and/or scenic qualities of the Swan River foreshore surrounded by public open spaces that attract residents and visitors each year. These natural features not only contribute to the Shire's high residential amenity and sense of place but also provide significant ecological value.

The primary natural hazard risks within the Shire are associated with foreshore coastal and hydrological processes and restorations, as well as the exotic beetle Polyphagous Shot-Hole Borer beetle and bushfire risk. The Shire has a low bushfire risk with one identified bushfire prone area being the northern end of the Freshwater Bay foreshore reserve. The Shire promotes water-efficient landscaping, including drip irrigation and dieback-free mulch.

As the local population grows and visitor activity increases, pressures on these natural areas and resources must be balanced with the need to protect and restore their ecological significance. Perth experiences intense summer heatwaves, and the Shire is no exception. Heatwaves pose health risks, through the Urban Heat Island Effect (UHIE) being a function of tree canopy loss and increased impervious surfaces (roads, roofs and car parks), which can cause ambient temperatures to rise and potentially lead to heat stroke, exhaustion, and even heart attacks.

The success indicators for undertaking the approaches and implementing actions related to the Shire's natural environment, including:

- ✓ Maintenance of Shire streetscapes, parklands, and public open spaces
- ✓ Preservation of the Shire's tree canopy and verge trees
- ✓ Continued Swan River foreshore management
- ✓ Continued quality service in rubbish removal and bulk rubbish collections
- ✓ Improved animal control
- ✓ Approval of ecologically sustainable residential and commercial developments

These success indicators rely on collaborations and support services across a diverse network of stakeholders. For instance, collaborations with various State agencies and Shire residents are occurring to cultivate native wildflowers, shrubs, and trees, which support local wildlife and require minimal water and maintenance.

The Shire collaborates with the Western Central Local Emergency Management Committee (WC LEMC) to coordinate planning and recovery efforts across multiple local governments. It facilitates educational resources such as guides like *'Feed Nurture Grow Your Garden'* and *'FertiliseWise'* as well as access to subsidised native plant tube stock that assist with sustainable gardening practices and a healthy tree canopy cover.

This Strategy plans to maintain and enhance the health, amenity and landscape values of the Freshwater Bay foreshore, including its recreational and scenic values by maintaining a sense of place and promoting sensitive built forms. It serves as a basis to update and strengthen environmental provisions that maintain the Freshwater Bay foreshore's natural amenity, history, curtilage and character.

Similarly, this Strategy seeks to conserve the Shire's natural assets by enabling ecological sustainable development with generous front and boundary setbacks / buffers that can maintain the Shire's current high tree canopy cover and leafy streetscapes. Conversely that it avoids facilitating development and landuses that may result in unacceptable environmental damage.

4.5 Infrastructure

The Shire is directly and indirectly involved in the provision and maintenance of physical and community infrastructure as defined by the State Planning Strategy 2050.

4.5.1 Physical infrastructure

Physical infrastructure planning and coordination, by both public agencies and private sector organisations, facilitates and supports development activity within the Shire. Accordingly, the Shire must liaise with road, power, water, and waste service agencies and organisations to ensure the close integration of land use planning and infrastructure service delivery.

This strategy seeks to protect existing key physical infrastructure such as local roads, street verges and trees, waste management, power, water, public parks and other public open spaces, and civic places. It also identifies future strategic sites, namely road reservations along the Stirling Highway transit corridor that are to be reaffirmed by the Department of Transport (DoT) and DPLH.

Based on the information currently available, there are no plans for major new or upgraded physical infrastructure within the Shire. In 2024, the status of the Lot 8 Venn Street drainage sump was rezoned to Public Purposes. In 2025, the Ministerial approval was ratified in the government gazette to rezone 12 Johnston Street from R15 to R80.

The Perth to Fremantle railway is located to the west of the Shire and provides a direct connection to the Perth CBD and Fremantle. To ensure future development is not unduly affected by road and/or rail noise the provisions of State Planning Policy No. 5.4 - Road and Rail Noise and Development Control Policy 1.6 - Planning to Support Transit Use and Transit Orientated Development all apply to the western edge of the Shire. This requires the consideration of design, setbacks, and noise attenuation measures for residential mixed uses and commercial (including office and retail) developments along the Stirling Highway transit corridor.

The Shire's in-fill density and housing targets will result in additional traffic congestion and parking impacts on local roads. It will also impact on the vehicular accessibility and flow to, from and along Stirling Highway.

4.5.2 Rights-of-Way (ROWs)

The Shire has a network of thirty (30) Rights-of-Way (ROWs), generally under the management of the Shire that are mostly unsealed and unnamed. In total there is approximately 5,300m² of ROWs each different in terms of width, function (such as vehicle and/or pedestrian access), sealed and unsealed construction and condition (poor and good quality). Essentially, they provide accessibility throughout the Shire for low-speed movements as an alternative walking and cycling route to the gazetted roads.

Today, the Shire maintains its network of ROWs by the following activities:

- ✓ Grading the surfaces as and when required.
- ✓ Maintaining and upgrading the drainage network where required.
- ✓ Spraying weeds on a regular basis as required, taking seasonal conditions into consideration.
- ✓ Pruning overhanging vegetation and obstructions to permit the passage of vehicles and pedestrians.

The Shire's *Local Law 2021 – Activities in Thoroughfares and Public Places and Trading*, prescribes permissible activities within thoroughfares and those activities subject to permit approval. This includes requirements for stallholders and mobile food trucks, permissible verge treatments, the placement of signage, temporary crossings and activities within road reservations including the consumption of liquor and temporary obstructions.

The Shire's Rangers assist to monitor compliance of activities within thoroughfares, whilst Environmental Health Officers manage food vendors.

Background:

Like other parts of Perth, ROWs were created when the land within the Shire was initially subdivided in the 1890's. They were designed for horse and cart traffic to provide access for the collection of garbage and sanitary waste (night soil) from the rear of properties prior to the provision of septic systems and reticulated sewer networks.

On 18 April 1967, the Town Planning Board (the 'Board') adopted a policy for battleaxe subdivision:

"If the Board is to approve battleaxe subdivision more often in the future than it has done in the past, then approval will only be granted where post-subdivision development will not depreciate the value of adjoining land, nor reduce the residential amenities of a locality through the diminution of privacy or reduction of environment quality. "Battleaxe" subdivision should not be approved where there is some real prospect of comprehensive redevelopment occurring or where there is some possibility of a subdivision producing several lots by way of an under-width road."

The Shire expanded the Board's policy to include the surrender of land for the purposes of a ROW as a condition of subdivision approval to which the Board adopted and subsequently imposed on subdivision applications as follows:

"..... where subdivision of land abuts on a right-of-way, it shall be a condition of agreement to the subdivision that the subdivider surrenders a strip of land 14 feet (4.27m) in width along the boundary or boundaries abutting the right-of-way to be vested in the Crown for future road purposes. "

In the 16 years after the Board's 1967 policy, approximately 62 battleaxe lots were created and numerous other large properties subdivided into smaller lots in accordance with the Board's minimum lot size and dimensions. As more battleaxe lots were created, and ROWs have become part of the Shire's urban structure.

In 1984, Clause 4.9.4 of the then Shire's Town Planning Scheme No.3, precluded any further battle-axe lot subdivisions within the Shire, which stated that:

"the creation of battleaxe subdivisions is contrary to the objectives of the scheme and are therefore not supported by Council. This policy sets out the guidelines which will allow possible future subdivision of larger lots to occur by converting the right of ways into streets."

Through these Scheme and policy provisions an alternative to battleaxe subdivisions was established through the creation of gazetted roads from the acquisition of ROWs. Hurstford Close, Columba Place and Crossland Court were the result of this more comprehensive approach to residential development.

In 1999, the WAPC issued Planning Bulletin 33 *"Guidelines for Rights-of-Way or Laneways in Established Areas"*, which provided general background information together with the technical issues associated with residential development. However, the definition of a battleaxe lot was revised in the 2013 R-Codes to read as follows:

Battleaxe lot: *A single house lot that has a frontage for purposes of servicing and access to a public road only through a strip of connecting land containing a pedestrian and/or vehicular access way that is part of the lot. The term excludes a site that has vehicle access from a private or communal street or Right-of-Way connected to a public road.*

Current Practice:

On average the usage of ROWs are increasing with some having high use and others having little usage. In effect, the 2013 R-Codes imposed an obligation on the Shire to ensure all vehicle access and on-site parking are to be from an adjoining ROW, where it is adequately paved and drained to the street.

The Shire's current procedures for maintaining, including the surface upgrade improvements, of ROW's involves an application (before the end of the financial year) for the entire length of the ROW reservation, which must be supported by more than 50% of the adjoining property owners to that ROW agreeing to the following conditions over the page:

- 75% contribution to the cost of upgrading works including pavement and drainage
- The provision of on-site stormwater collection and disposal
- Fencing adjoining ROWs are maintained to the Shire's satisfaction
- All vehicular access points including signage, mirrors and the like are provided and maintained
- A maximum vehicular speed of 20Km/h
- Uniform construction standards and material specifications including:
 - Brick paving in 'Pilbara Iron' colours
 - 3m minimum brock paving width, including width of kerbing on either side
 - Speed humps are installed
 - Unless at an intersection, a 1m truncation to property entrances to ensure visibility and safety
 - No laneway parking

The Shire may grant approval to proceed with laneway upgrades if it is unlikely or unable to and the cost is met entirely by the applicant. The Shire will currently not take any action to close ROWs unless with the full support of all ratepayers on each side of the ROW.

For subdivision applications abutting a ROW the Shire requires a strip of land 4.27m wide to be ceded. In addition, lots at an intersection are required to cede land for truncation of sight lines. This contribution enables sufficient width for adequate vehicular access, parking and/or visual relief to a narrow laneway. Similarly, where a lot adjoins two ROWs the Shire may require the 4.27m excision from one of the two frontages.

Generally, a property with a rear boundary to a north-south orientated ROW may not be able to be subdivided under current zoning even if the ROW is dedicated as a street. In these instances when dedicated, the ROW will act as a one-way laneway that connects to the two-way laneways running east to west. In the event subdivision to a north-south orientated street is possible the same conditions of excision apply.

Challenges and Opportunities:

The existing network of ROWs provides opportunities for alternative access to properties. The benefits of ROWs are well established particularly in providing alternative access and to conserve the Garden Shire's streetscapes.

However, a range of challenges exist, which are not easily resolved, namely:

- The introduction of deep sewerage and more sophisticated methods of garbage disposal has made ROWs redundant. They are now primarily pedestrian ways and vehicle accessways.
- They are in poor to average condition with only small sections bitumised and /or brick paved.
- A significant administrative burden of executing agreements with affected landowners for financial contribution towards the design and construction of ROWs.
- Prior approval for an under-width street must be obtained from the Minister for Local Government.
- Applying to the Minister for Local Government to declare the excised portions of land as an under-width street is also an administrative burden.
- Vehicles passing over unsealed surfaces is creating dust particularly during hot windy conditions.
- Waste and litter is often deposited causing a health and fire hazard.
- Drainage constraints especially on sloping sites is causing soil erosion.
- An increasing security issue with many ROWs being secluded, narrow, and dimly lit.
- inadequate corner truncations at skewed ROW intersections make rubbish collection routes less than ideal as well as private deliveries to the rear of houses difficult.
- Insufficient width to allow for two-way vehicle movements with safe passing and access.
- The north-south orientated ROWs are 3.5m wide and require services to be laid underneath.
- The east-west orientated ROWs are not 12m wide continuously due to subdivision taking place irregularly, and as such achieving continuity of verge for utilities in a standard manner is difficult.

Residents often complain about dust, accumulated rubbish, traffic speeds, noise, vibrations, vermin, fire risks, drainage problems, fence damage, prowlers, vehicular obstruction. Residents expect the Shire to take action. Although loathed to contribute to construction or maintenance costs most property owners are not willing to relinquish their access via ROWs.

To complicate matters, the 20-year lease agreements currently in place for ceded land (4.27 metres), have been transferred into individual reserves which has enabled them to be leased back to immediately adjoining landowners until the entire length of the ROW laneway has been acquired. The Shire is required to issue a notice in order to take back the ceded land, whereby the lessee is responsible for the removal of any improvements including fencing, paving and the like.

In addition, when applying the R-Codes provisions for lot boundary setbacks to a small group of battleaxe lots it requires a 6m setback from each house to a common lot boundary creating at least a 12m separation between the respective dwellings. However, in the case of a traditional front lot and a battle-axe lot resulting from subdivision, only the front lot is required to provide a 6-metre setback to the new rear boundary. The battleaxe lot immediately behind the front dwelling is only required to provide a side boundary setback and the battleaxe handle leg is included within site area calculations.

In this regard, battleaxe lots have eroded the Shire's urban structure and fabric by:

- Creating more crossovers and consequent reduction of verge parking available.
- Directing traffic past street front houses to the land uses behind.
- Irregular separation between built form detracts from the established pattern of development.
- Increasing the number of cars parking on the road.

In 2022, the Shire engaged Porter Consulting Engineers to investigate suitability and options for a permeable pavement for ROWs. It generally found surfaces to be uneven, or can be dislodged to become uneven, and as a result are unsuitable for pedestrian traffic due to the creation of trip/fall hazards. Loose unbound granular materials subjected to loading that result in an uneven surface will also be unsuited to pedestrian traffic.

Like most other metropolitan local government areas, community sentiment towards the treatment of the ROWs has shown a preference for the status quo to remain as the laneways are valued for aesthetic and amenity reasons. Conversely, there is an objection by residents to the notion of having a widened, sealed and frequently used ROW as a trafficable road. Some would like them closed and incorporated into adjoining properties while others would not, and there is almost always divergent views on how and when ROW land should be maintained or ceded back to the community.

An increase in vehicular and pedestrian use of ROWs, is expected to intensify as a result of this Strategy's recommendation for increased densities within and surrounding Draft Improvement Plan No.65 – Station Precincts and the intended R30 case residential codings. This will also exacerbate community concerns and possibly generate more complaints and community dissatisfaction.

Redevelopment can take several years' and during this period there is a potential for sites to become unkempt, prone to vandalism, litter and poor management of the site and buildings to give rise to impacts on surrounding properties

There is no easy solution or remedy within the following options:

Option	Approach	Ranking
1. No Change	To leave ROWs in the condition they are currently in and respond to maintenance incidents and/or risks as they arise.	1
2. Maintain / Improve	To explore developing a ROW Strategy including a schedule of maintenance works and / or embellishments over the forward estimate period as part of the Shire's overall civic works program. Consider a developer contributions plan associated with any density transition area to help fund improvement works.	2
3. Close	To develop a staged closure program for the ceding back of ROW land to surrounding properties at fair market value.	3

4.5.3 Community Infrastructure

Community infrastructure is the interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the standard of living and quality of life in the Shire.

The Shire is a socially cohesive and inclusive community with direct access to employment, education, shops, healthy food, arts, culture and public open spaces with walking and cycling infrastructure to and from the Swan River foreshore.

The existing network of community places has largely been shaped through the historical subdivision of the Shire as a garden suburb on the edge of Perth CBD that dates back to its original 1895 subdivision. Today, the Shire is renowned for its garden suburb character and high residential amenity that includes its well-established network of community infrastructure that makes it a highly sort after place to live.

The main source of community services and interaction is at the Grove Civic Centre which is a modern facility that combines the Council chambers, administration and library. The Grove library is a sub-regional facility that services and is funded by the local government areas of the Shire, Town of Cottesloe and Town of Mosman Park.

There is a need to enhance and build on the existing network of community places and services to cater for the projected demand generated by urban infill density housing planned under this local planning strategy. There exists a suite of State government planning policies that guide and influence the planning and coordination of community infrastructure within the Shire, namely:

State Policy	Focus Area
<i>Planning and Development Act, 2005 (P&D Act):</i>	Various sections of the P&D Act and subordinate WAPC development control policies, all combine to provide the statutory basis for the planning and coordination of infrastructure. This includes where and how funds should be spent to secure public open space and/or cash-in-lieu contributions.
<i>Perth and Peel@3.5million Central Sub-Regional Framework (WAPC, 2018)</i>	The Central Sub-Regional Planning Framework recognises the essential role community places play in delivering successful urban consolidation where activity centres form a key focal point for social activity and community services and the green network enhances opportunities for a diversity of community activities alongside environmental conservation.
<i>Draft State Planning Policy 3.6 Infrastructure Contributions (WAPC, 2019)</i>	The draft SPP 3.6 sets out the principles and planning framework for delivering essential and community infrastructure through detailed planning and development and apply to areas facing increasing demands through urban consolidation. The draft SPP provides detailed guidance on the mechanisms and processes that can be used to secure infrastructure contributions through the Local Planning Scheme.
<i>State Planning Policy 7.0 Design of the Built Environment, SPP 7.2 Precinct Design and Precinct Design Guidelines (2020)</i>	This suite of policies set a new benchmark for design excellence through greater consideration and integration of the social role of places and satisfaction of community needs through statutory plans. The 'Apartment Codes' provide the opportunity to establish development incentives where greater flexibility within planning controls (such as additional plot ratio and/or building height) is offered in exchange for the delivery of tangible 'community benefit' that may include public amenities, culture and recreation facilities, meeting places, public pre-school or child care facilities and / or public open spaces and places.
<i>DRAFT Operational Policy 2.3 – Planning for Public Open Space (POS)</i>	This policy aims to ensure that those who create new residential lots contribute the cost of providing adequate public open space (such as neighbourhood parks and sporting fields), either by providing land at 10% of new residential area or through monetary contributions towards purchasing or improving land. It recognises smaller subdivisions of 5 lots or less, in established suburbs may not need to contribute to POS as much, so that for smaller infill subdivisions the contribution rate is 5% of the gross subdivisible area typically as cash in lieu, unless otherwise approved in the planning framework.
<i>Operational Policy 2.4 – Planning for School Sites</i>	This policy seeks to make provision for school sites and other education facilities related to community needs using a clear methodology for contributions, where subdividers are required to cede land (free of cost), or payment of a pro-rata contribution, up to \$4,500 per lot created. or both. It prescribes one primary school site for every new 1,500 dwellings and one secondary school site for every four to five new government (public) primary schools. It also prescribes a minimum 4Ha area for each primary school site with capacity to also provide Childcare services on that school site.

The abundance of public open spaces and civic places along or nearby the Freshwater Bay foreshore, together with the Shire's tree lined streetscapes enhanced by generous street setbacks, combine to provide a high standard of residential amenity known to improve the health and wellbeing of Shire residents.

In addition, the Shire currently operates a community facilities, ongoing services and events that all combine to maintain and improve the standard of living and quality of life in the Shire. The main source of community services and interaction is at the Grove Community Centre, which is a modern facility that combines the Council chambers, administration and library. It hosts a number of community services, programs and events across most age cohorts.

According to the 2021 Census, the average number of people per household is 2.7 persons based on the existing 617 private dwellings within the Shire. The infill growth transition options outlined in Section 4.2.2 of this Draft Strategy presents significant demographical change.

For example, Option 'B' growth transition is preferred at this stage because it balanced approach within the context of Improvement Plan No.65 to deliver up to 1,242 new additional households, representing up to 201% increase to the Shire's current housing stock, with the potential to accommodate up to 3,353 new Shire residents.

This presents challenges for the Shire as outlined in the table below:

Table 17: Community Infrastructure Challenges:

Age Cohort Groupings	Current Community Services / Programs	Challenges
Early Childhood 0-5 yrs	- Child and Health Services - Regular Story and Rhyme time - Children Book Week	The planned 1,242 additional households may increase demand for early childhood services from within the Shire's Community Centre.
School Students	- Current schools include Cottesloe Primary and PLC - Several other nearby private and public schools in neighbouring local government areas such as Iona Presentation College in Mosman Park - Study spaces within the library with hi-speed internet - Young Writers Christmas festival - School art exhibitions - Heritage week - school projects exhibition	The planned 1,242 additional households will not generate demand for a new primary or secondary school site but may increase demand for additional capacity of nearby existing schools, including Cottesloe Primary school.
Young Adults	- Young Mother's groups - Pilates & yoga classes	The planned 1,242 additional households will likely increase the number of young adults and families within the Shire. This may generate demand for new services and programs designed for 20-45 year aged cohorts.
Seniors	- Grove Musical Classics: sponsored 'Two months of Sundays' events - Men's and Women Provis: - Special guests / speakers - retired business executives sharing stories - University of the Third Age - Special guest speakers - Outings - Westcoast Community Centre: - Special guest speakers - Westcoast walkers - Pilates & yoga classes - Outings – mini golf, sounds of Albany, lawn bowls	The planned 1,242 additional households may increase demand for additional capacity of nearby existing schools, including Cottesloe Primary school.

The Shire Public Health Plan 2026 outlines a range of community services and programs currently budgeted and provided by the Shire in partnership with the Town of Claremont, Town of Cottesloe and Town of Mosman Park. The Draft Cottesloe Precinct Structure Plan identifies improvements to existing public spaces and places. It also seeks to unlock the potential of existing public buildings through upzoning with greater capacity for a mix of community services and housing choices.

Planning for Education:

The table on the previous page lists the community services and programs the Shire provides for early childhood and school aged cohorts operated from the Grove Civic and Community Centre. The Civic Centre has sufficient capacity to absorb the demand likely to be generated from the planned additional 1,242 dwellings and 3,353 new Shire residents.

These programs and services supplement and are in addition to two current schools within the Shire namely Cottesloe Primary School and Presbyterian Ladies College (PLC). There are also several other private and public schools in neighbouring local government areas such as the closest being Iona Presentation College, St Hilda's College, in the Town of Mosman Park.

The majority of the Shire's planned population future growth will be higher density development which traditionally yields lower demand for primary school places due to smaller household sizes. However, due to the Shire's aging population the planned densities are expected to increase the number of young families, which is anticipated to put some pressure on existing schools in the medium to longer term.



5 Planning Areas

Arising from this background information and analysis, there are distinct areas within the Shire that warrant individual recognition due to similar land use and/or similar development constraints and opportunities, including:

- Stirling Highway transit corridor
- Areas subject to Station precinct program
- Cottesloe District Centre
- Density transition area surrounding Cottesloe District Centre and the Stirling Highway transport corridor
- Infill housing within the frame and core of Improvement Plan No.65
- Residential areas characterised by heritage and the ‘*garden suburb*’ ideal
- Significant environmental assets such as Freshwater Bay foreshore

Table 18 below outlines planning directions and actions for specific planning areas. Please note the use of the Planning Area Index is a requirement of WAPC’s Guidelines but does not represent priority.

Table 18: Planning Areas – Preliminary Draft Planning Directions and Actions

Area	Planning Direction	Actions	Rationale	Timing
A). Structure Planning of the Cottesloe Village District Centre	To guide the future infill mixed-use commercial and residential urban development within Cottesloe District Centre.	PA1: Advocate for WAPC’s adoption of the Draft CVPSP within the core of Draft Improvement Plan No.65 – Cottesloe Station Precinct.	The Draft CVPSP is designed to expand, intensify diversify and increase building heights and forms of mixed-use commercial and residential developments within the Cottesloe District Centre.	Immediate
B). Establish the urban structure within the Core and Frame of Improvement Plan No.65 - Station Precincts	To establish the infill urban structure within the Core and Frame of Improvement Plan No.65 - Station Precincts, with a strong focus on the seamless transitions in residential densities, built forms and heights given the established Garden Shire character and high residential amenity, including its high tree canopy cover.	PA2: Advocate <i>Option ‘B’</i> growth transition of this Draft Strategy when negotiating with the WAPC and/or DPLH the preferred infill urban structure and fabric within the Core and Frame of Draft Improvement Plan No.65 and Improvement Schemes for Mosman Park and Cottesloe train station precincts.	In response to Improvement Plan No.65 - Station Precincts, and the intended R30 base residential codings, this Draft Strategy advocates <i>Option ‘B’</i> growth transition, which will deliver up to 1,242 new dwellings at 70% take-up rate, representing 201% increase to the Shire’s existing housing stock with up to an additional 3,353 new Shire residents. This balanced approach will significantly strengthen and diversify the Shire’s housing effort to deliver more housing types and styles that meets the needs of a broad range of households and life stages.	Immediate
C). Establish a ‘Garden Suburb Special Control Area’.	To establish a ‘ <i>Special Control Area</i> ’ capable of securing and conserving the core urban structure and fabric of the Garden Shire.	PA4: Advocate <i>Option ‘B’</i> growth transition of this Draft Strategy as a basis for a special control area from the laneway west of View Street to the Freshwater Bay foreshore in order to retain the distinct attributes of the core heart of the Garden Shire urban structure.	A Special Control Area will secure and conserve the distinct and historic attributes within the urban structure core of the Garden Shire; being on the eastern edge and outside the frame of Improvement Plan No.65 – Cottesloe Station. This Special Control Area seeks to retain the planning controls for plot ratio, street setbacks, side and rear setbacks and minimum lot sizes currently within the R10 and R12.5 zones east of the laneway, west of View Street.	Immediate

6 Implementation and Review

Reflected in Part 1 of this Preliminary Draft Strategy, which is intended to prevail over a 10-15-year timeframe, is a comprehensive review every five (5) years to be undertaken in the form of a Report of Review.

Implementation and review of this Draft Strategy will form part the Shire's corporate planning cycle through its IPRF and includes:

- Annual status report to Council on the progress of implementation as an informing strategy under the IPRF
- Undertaking a report of review every five (5) years
- Amending this Strategy as required
- Developing local planning policies and planning information sheets as required
- Delivery of the Shire's omnibus local planning scheme amendment

This cycle of regular review will ensure this Strategy remains contemporary, responsive and effective in delivering real tangible on-ground outcomes.

Following the adoption of this Draft Strategy, amendments to LPS4 and a suite of new Local Planning Policies and Information Sheets will embellish and support the local planning framework.

Every five (5) years a *Report of Review* will be submitted to the WAPC for certification and will include an assessment of the status of all the actions from this Draft Strategy to confirm whether actions are either completed, in progress or not yet commenced.



2025 Compliance Audit Return

Local Government Authority: The Shire of Peppermint Grove

Local Government Act 1995

s. 2.29

Has every person elected or appointed to a mayor, president, deputy, or councillor role made the required declaration in the prescribed form before a prescribed person, prior to acting in the office?

Response: Yes

s. 3.16

Has the local government reviewed local laws, which have not been reviewed in the previous 8 years, to ensure compliance with Schedule 9.3, Clause 65?

Response: N/A

s.3.57

Subject to Local Government (Functions and General) Regulations 1996, regulation 11(2), did the local government invite tenders for all contracts for the supply of goods or services where the consideration under the contract was, or was expected to be, worth more than the consideration stated in regulation 11(1) of the Regulations?

Response: Yes

s. 3.58(3)

Where the local government disposed of property other than by public auction or tender, did it dispose of the property in accordance with section 3.58(3) of the Local Government Act 1995 (unless section 3.58(5) applies)?

Response: N/A

s. 3.58(4)

Where the local government disposed of property under section 3.58(3) of the Local Government Act 1995, did it provide details, as prescribed by section 3.58(4) of the Act, in the required local public notice for each disposal of property?

Response: Yes

s. 3.59(2)(a)

Has the local government prepared a business plan for each major trading undertaking that was not exempt in 2025?

Response: N/A

s. 3.59(2)(b)

Has the local government prepared a business plan for each major land transaction that was not exempt in 2025?

Response: N/A

s. 3.59(2)(c)

Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2025?

Response: N/A

s. 3.59(4)

Has the local government complied with public notice and publishing requirements for each proposal to commence a major trading undertaking or enter into a major land transaction or a land transaction that is preparatory to a major land transaction for 2024?

Response: N/A

s. 3.59(5)

During 2025, did the council resolve to proceed with each major land transaction or trading undertaking by absolute majority?

Response: N/A

s. 5.16 (1)

Were all delegations to committees resolved by absolute majority?

Response: N/A

s. 5.16 (2)

Were all delegations to committees in writing?

Response: N/A

s. 5.17

Were all delegations to committees within the limits specified in section 5.17 of the Local Government Act 1995?

Response: N/A

s. 5.18

Were all delegations to committees recorded in a register of delegations?

Response: N/A

s. 5.36(4) and s. 5.37(3)

Were all CEO and/or senior employee vacancies advertised in accordance with Local Government (Administration) Regulations 1996, regulation 18A?

Response: N/A

s. 5.37(2)

Did the CEO inform council of each proposal to employ or dismiss senior employee?

Response: N/A

Where council rejected a CEO's recommendation to employ or dismiss a senior employee, did it inform the CEO of the reasons for doing so?

Response: N/A

s. 5.39B

Has the local government adopted and maintained model standards that incorporate the prescribed model standards within required timeframes (including amendments), ensured adoption by absolute majority, published an up-to-date version on its official website, and avoided including any inconsistent additional provisions?

Response: Yes

s. 5.42

Were all delegations to the CEO resolved by an absolute majority?

Response: Yes

Were all delegations to the CEO in writing?

Response: Yes

s. 5.43

Did the powers and duties delegated to the CEO exclude those listed in section 5.43 of the Local Government Act 1995?

Response: Yes

s. 5.44(2)

Were all employees delegated authority by the CEO under Section 5.44(1), issued with a written instrument of delegation?

Response: Yes

s. 5.45(1)(b)

Were all decisions by the Council to amend or revoke a delegation made by absolute majority?

Response: Yes

s. 5.46

Has the CEO kept a register of all delegations made under Division 4 of the Act to the CEO and to employees?

Response: Yes

Were all delegations made under Division 4 of the Act reviewed by the delegator at least once during the 2024/2025 financial year?

Response: Yes

Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record in accordance with Local Government (Administration) Regulations 1996, regulation 19?

Response: Yes

s. 5.50

If the local government paid a finishing employee an amount in addition to their entitlement, did the local government follow a policy it had adopted and published on its website outlining the circumstances in relation to payments made to terminated employees?

Response: N/A

If the local government made a payment to a finishing employee that is more than the amount set out in the policy, was local public notice given?

Response: N/A

s. 5.51A

Has the CEO prepared and implemented a code of conduct to be observed by employees of the local government?

Response: Yes

Has the CEO published an up-to-date version of the code of conduct for employees on the local government's website?

Response: Yes

s. 5.67

Where a council member disclosed an interest in a matter and did not have participation approval under sections 5.68 or 5.69 of the Local Government Act 1995, did the council member ensure that they did not remain present to participate in discussion or decision making relating to the matter?

Response: Yes

s. 5.68(2)

Were all decisions regarding participation approval in relation to Section 5.68(2), including the extent of participation allowed and, where relevant, the information required by the Local Government (Administration) Regulations 1996 regulation 21A, recorded in the minutes of the relevant council or committee meeting?

Response: N/A

s. 5.69(5)

Were all decisions regarding participation approval in relation to Section 5.69(5), including the extent of participation allowed recorded in the minutes of the relevant council or committee meeting?

Response: N/A

s. 5.70

Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to council or a committee, did that person disclose the nature and extent of that interest when giving the advice or report?

Response: Yes

s. 5.71B(5) and (7)

Where council applied to the Minister to allow the CEO to provide advice or a report to which a disclosure under section 5.71A(1) of the Local Government Act 1995 relates, did the application include details of the nature of the interest disclosed and any other information required by the Minister for the purposes of the application?

Response: N/A

Was any decision made by the Minister under section 5.71B(6) of the Local Government Act 1995, recorded in the minutes of the council meeting at which the decision was considered?

Response: N/A

s. 5.73

Were disclosures under sections 5.65, 5.70 or 5.71A(3) of the Local Government Act 1995 recorded in the minutes of the meeting at which the disclosures were made?

Response: Yes

s. 5.75

Was a primary return in the prescribed form lodged by all relevant persons within three months of their start day?

Response: Yes

s. 5.76

Was an annual return in the prescribed form lodged by all relevant persons by 31 August 2025?

Response: Yes

s. 5.77

On receipt of a primary or annual return, did the CEO, or the Mayor/President, as the case may be, give written acknowledgment of having received the return?

Response: Yes

s. 5.88

Did the CEO keep a register of financial interests which contained the returns lodged under sections 5.75 and 5.76 of the Local Government Act 1995?

Response: Yes

Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70, 5.71 and 5.71A of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28?

Response: Yes

After a person ceased to be a person required to lodge a return under sections 5.75 and 5.76 of the Local Government Act 1995, did the CEO remove from the register all returns relating to that person?

Response: Yes

Have all returns removed from the register in accordance with section 5.88(3) of the Local Government Act 1995 been kept for a period of at least five years after the person who lodged the return(s) ceased to be a person required to lodge a return?

Response: Yes

s. 5.89A

Did the CEO keep a register of gifts which contained a record of disclosures made under sections 5.87A and 5.87B of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28A?

Response: N/A

Did the CEO publish an up-to-date version of the gift register on the local government's website?

Response: Yes

s. 5.90A

Did the local government prepare, adopt by absolute majority and publish an up-to-date version on the local government's website, a policy dealing with the attendance of council members and the CEO at events?

Response: Yes

s. 5.94

Does the local government have information available for members of the public to inspect, free of charge as prescribed under section 5.94 and Admin Reg 29, except where restricted under this section?

Response: Yes

s. 5.96

Where a person is entitled to inspect information under this Division, can the local government confirm that copies are available and that the price at which it sells copies does not exceed the cost of providing them, (unless prescribed otherwise)?

Response: Yes

s. 5.96A

Did the CEO publish information on the local government's website in accordance with sections 5.96A(1), (2), (3), and (4) of the Local Government Act 1995?

Response: Yes

s. 5.104

Did the local government prepare and adopt, by absolute majority, a code of conduct to be observed by council members, committee members and candidates that incorporates the model code of conduct?

Response: Yes

Did the local government adopt additional requirements in addition to the model code of conduct?

Response: N/A

Has the CEO published an up-to-date version of the code of conduct for council members, committee members and candidates on the local government's website?

Response: Yes

s. 5.128

Did the local government prepare and adopt (by absolute majority) a policy in relation to the continuing professional development of council members?

Response: Yes

s. 7.12A(3), (4) and (5)

Where the local government determined that matters raised in the auditor's report prepared under section 7.9(1) of the Local Government Act 1995 required action to be taken, did the local government ensure that appropriate action was undertaken in respect of those matters?

Response: N/A

Where matters identified as significant were reported in the auditor's report, did the local government prepare a report that stated what action the local government had taken or intended to take with respect to each of those matters?

Response: N/A

Within 14 days after the local government gave a report to the Minister under section 7.12A(4)(b) of the Local Government Act 1995, did the CEO publish a copy of the report on the local government's official website?

Response: N/A

Local Government (Administration) Regulations 1996

r. 18F

Were the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position under section 5.36(4) of the Local Government Act 1995?

Response: Yes

r. 19AB

Does the code of conduct contain the requirement that a local government employee (not including the CEO) must not accept a prohibited gift from an associated person?

Response: Yes

r. 19AC

Does the local government's code of conduct include requirements for the recording, storing, disclosure, and use of information relating to gifts accepted by local government employees (excluding the CEO) from associated persons, in accordance with regulatory requirements?

Response: Yes

r. 19AE

Does the local government's code of conduct include requirements addressing employee behaviour in the performance of duties, interactions with others, use and disclosure of information, use of local government resources and finances, the keeping of records, and the reporting and management of suspected breaches and misconduct, in accordance with regulatory requirements?

Response: Yes

r. 19B

Did the local government include in its annual report all information required under section 5.53(2)(g) and (i) and regulation 3A(2), including number of employee's in salary bands over \$130,000, remuneration and allowances paid, ordered payments, CEO remuneration, council member meeting attendance, available demographic information about council members, and details of any modifications to the strategic community plan or significant modifications to the corporate business plan?

Response: Yes

r. 19C

Has the local government adopted by absolute majority a strategic community plan?

Response: Yes

Adoption date or the date of the most recent review: 15/06/2021

r. 19DA

Has the local government reviewed its corporate business plan in accordance with Admin Regulation 19DA(4)?

Response: Yes

Date of review: 28/10/2025

Does the corporate business plan comply with the requirements of Local Government (Administration) Regulations 1996 19DA(2) & (3)?

Response: No

Comments: To be reviewed in 26/27 when AMP updated along with LTFP

r. 22

No response required. This is covered by s5.75.

r. 23

No response required. This is covered by s5.76.

r. 28

No response required. This is covered by s5.88(1).

r. 28A

No response required. This is covered by s5.89A(1).

r. 29

No response required. This is covered by s5.94.

r. 29C

Does the local government publish all prescribed information on its official website— including up-to-date policies, required details of council member and employee returns, council member fees and allowances, and relevant public notices—within the specified timeframes and in accordance with legislative requirements?

Response: Yes

r. 35

Has every local government council member completed and passed the Council Member Essentials course, consisting of the five required modules and delivered by an approved provider, within 12 months of being elected?

Response: Yes

r. 36

Does the local government appropriately identify and document council members who are exempt from the training requirements under section 5.126(1), including verifying that the member:

- has completed an approved course within the specified 5-year period prior to election, or
- completed the LGASS00002 Elected Member Skill Set before 1 July 2019 within the relevant timeframe, or
- qualifies for the transitional exemption applicable to council members in office at the commencement of the 2019 regulatory amendments?

Response: Yes

Local Government (Audit) Regulations 1996

r. 10

Was the auditor's report for the financial year ending 30 June 2025 received by the local government within 30 days of completion of the audit?

Response: Yes

r. 17

Did the CEO review the appropriateness and effectiveness of the local government's systems and procedures in relation to risk management, internal control and legislative compliance in accordance with Local Government (Audit) Regulations 1996 regulation 17 within the three financial years prior to 31 December 2025?

Response: N/A

Comments: The last Reg 17 review was adopted on 25/6/24

Local Government (Constitution) Regulations 1998

r. 11FA

Did the CEO provide the Minister a report as to the result of the election within 14 days of the declaration and in the form of Form 20 of the Local Government (Elections) Regulations 1997, modified as necessary?

Response: Yes

r. 13

Were all required oaths, affirmations and declarations under section 2.42 (in relation to Commissioners) made in the correct form (Form 8), before the appropriate authorised person?

Response: Yes

Local Government (Elections) Regulations 1997

r. 30G

Did the CEO establish and maintain an electoral gift register and ensure that all disclosure of gifts forms completed by candidates and donors and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the forms relating to each candidate in accordance with regulations 30G(1) and 30G(2) of the Local Government (Elections) Regulations 1997?

Response: Yes

Did the CEO remove any disclosure of gifts forms relating to an unsuccessful candidate, or a successful candidate that completed their term of office, from the electoral gift register, and retain those forms separately for a period of at least two years in accordance with regulation 30G(4) of the Local Government (Elections) Regulations 1997?

Response: Yes

Did the CEO publish an up-to-date version of the electoral gift register on the local government's official website in accordance with regulation 30G(5) of the Local Government (Elections) Regulations 1997?

Response: Yes

Local Government (Financial Management) Regulations 1996

r. 5

Has the CEO ensured efficient systems and procedures are established under provisions set out in Financial Management Regulations 5(1)(a) to (g)?

Response: Yes

r. 6

Has the local government ensured that any employee delegated responsibility for day-to-day accounting or financial management operations is not also delegated the responsibility for conducting internal audits, reviewing their own duties, or for managing, directing or supervising someone who carries out these functions?

Response: Yes

r. 7

Did the local government ensure it has regard to the needs of the inhabitants of the district as a whole and not keep separate ward accounts or determine expenditure on the basis of revenue from a ward?

Response: N/A

r. 8

Does the local government maintain separate accounts with a bank or other financial institution for money to be held in the municipal fund, trust fund and for reserve account purposes?

Response: Yes

r. 9

Did the local government keep separate financial records for each trading undertaking and each major land transaction?

Response: N/A

r. 11

Has the local government developed procedures for the authorisation of, and the payment of, accounts in accordance with Local Government (Financial Management) Regulations 11(1), (2) and (3)?

Response: Yes

r. 12

Were payments made from the municipal fund or trust fund made by the CEO under a delegated authority or authorised, in accordance with regulation 13(2), in advance by a council resolution?

Response: Yes

r. 13

Can the local government confirm that, where the CEO has been delegated authority to make payments from the municipal or trust fund, the CEO prepared accurate monthly lists that are presented at the next ordinary council meeting and recorded in the minutes?

- includes the payee's name, payment amount, payment date, and sufficient information to identify each transaction where payments have already been made; or
- includes the payee's name, payment amount, sufficient information to identify each transaction, and the date of the council meeting (to which the list will be presented) for accounts requiring council approval.

Response: Yes

r. 13A

Did the local government prepare a list each month of all payments made using employee-authorised credit, debit or other purchasing cards, and include the payee's name, the amount of the payment, the date of the payment, sufficient information to identify the payment, and present the list at the next ordinary council meeting (and record in the minutes)?

Response: Yes

r. 19

Has the local government established and documented internal control procedures to enable identification of the nature and location of all investments and any related transactions?

Response: Yes

r. 19C

Has the local government ensured that all investments made under section 6.14(1) comply with statutory restrictions set out in Financial Management Reg. 19C?

Response: Yes

Local Government (Functions and General) Regulations 1996

r. 7

No response required. This is covered by s3.59(2).

r. 9

No response required. This is covered by s3.59(2).

r. 10

No response required. This is covered by s3.59(2).

r. 11A

Did the local government comply with its current purchasing policy, adopted under the Local Government (Functions and General) Regulations 1996, regulations 11A(1) and (3) in relation to the supply of goods or services where the consideration under the contract was, or was expected to be, \$250,000 or less or worth \$250,000 or less?

Response: Yes

r. 11

No response required. This is covered by s3.57.

r. 12

Did the local government consider the implications of Local Government (Functions and General) Regulations 1996, Regulation 12 when deciding to enter into multiple contracts rather than a single contract?

Response: N/A

r. 14(1), (3) and (5)

If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents, or each acceptable tenderer notice of the variation?

Response: Yes

r. 15

Did the local government's procedure for receiving and opening tenders comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 15 and 16?

Response: Yes

r. 16

No response required. This is covered by r. 15.

r. 17

Did the information recorded in the local government's tender register comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulation 17 and did the CEO make the tenders register available for public inspection and publish it on the local government's official website?

Response: Yes

r. 18(1) and (4)

Did the local government reject any tenders that were not submitted at the place, and within the time, specified in the invitation to tender?

Response: N/A

Were all tenders that were not rejected assessed by the local government via a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept?

Response: Yes

r. 19

Did the CEO give each tenderer written notice containing particulars of the successful tender or advising that no tender was accepted?

Response: Yes

r. 21

Does the local government's advertising and expression of interest processes for limiting who can tender comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulations 21 and 22?

Response: Yes

r. 22

No response required. This is covered by r. 21.

r. 23

Did the local government reject any expressions of interest that were not submitted at the place, and within the time, specified in the notice or that failed to comply with any other requirement specified in the notice?

Response: Yes

Were all expressions of interest that were not rejected under the Local Government (Functions and General) Regulations 1996, Regulation 23(1) & (2) assessed by the local government? Did the CEO list each person as an acceptable tenderer?

Response: Yes

r. 24

Did the CEO give each person who submitted an expression of interest a notice in writing of the outcome in accordance with Local Government (Functions and General) Regulations 1996, Regulation 24?

Response: Yes

r. 24AD(2), (4) and (6)

Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice in accordance with Local Government (Functions & General) Regulations 1996 regulations 24AD(4) and 24AE?

Response: N/A

If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application notice of the variation?

Response: N/A

r. 24AE

No response required. This is covered by r. 24AD(2), (4) and (6).

r. 24AF

No response required. This is covered by r. 24AD(2), (4) and (6).

r. 24AG

Did the information recorded in the local government's tender register about panels of pre-qualified suppliers comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24AG?

Response: N/A

r. 24AH(1) and (3)

Did the local government reject any applications to join a panel of prequalified suppliers that were not submitted at the place, and within the time, specified in the invitation for applications?

Response: N/A

Were all applications that were not rejected assessed by the local government via a written evaluation of the extent to which each application satisfies the criteria for deciding which application to accept?

Response: N/A

r. 24AI

Did the CEO send each applicant written notice advising them of the outcome of their application?

Response: N/A

r. 24E

Where the local government gave regional price preference, did the local government comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24E and 24F?

Response: N/A

r. 24F

No response required. This is covered by r. 24E.

I certify this is a true and accurate copy of the 2025 Compliance Audit Return, as adopted by Council at the meeting of _____ 2026.

CEO

Date

Mayor or President

Date



Your Protections: Audit, Risk and Improvement Committee and Reg 19D

A FAQ for Local Government

What's changing from 30 June 2026

Introduction

This FAQ (Frequently Asked Questions) provides practical guidance for councillors and Audit, Risk and Improvement Committee (ARIC) members on how LGIS protections typically respond in common governance and legal scenarios, and what cover may apply when acting in an official capacity on behalf of local council.



Recent regulations have been made under section 6.14A, including the introduction of targeted limits on what councils can pay for or insure. LGIS policy wordings will be updated to align with these prohibitions from 30 June 2026 at 4:00pm WST.



Are Audit, Risk and Improvement Committee (ARIC) members covered?



An ARIC is an advisory committee established by council to strengthen governance and oversight. The committee provides independent advice and scrutiny that supports council decision-making and accountability.

While historically committee members have often been councillors, recent reforms and best practice emphasise independent membership. Independent members must not be councillors of any local government. These independent members are part of a formal committee of council and like councillors, are offered protection under the various LGIS Protection policies.



Are councillors or ARIC members treated like employees for the purposes of workers' compensation?



No. Councillors and ARIC members do not meet the definition of “worker” under the *Workers' Compensation and Injury Management Act* (2023).

Personal Accident cover is typically used to provide limited benefits (for example, loss of earnings or capital benefits) where applicable.



What Scheme protections typically apply to councillors and ARIC members?

 Councillors and ARIC members are generally included under the council's public liability, professional indemnity and management liability protections. Management liability cover is specifically designed to respond to governance, statutory breach and similar exposures. Policy wordings typically treat "member of any committee established by the council" as within scope, but cover is only triggered when the person is acting in an official capacity for and on behalf of the council.

How does management liability work for councillors?

 Management liability policies commonly include a protection agreement whereby the Scheme will pay loss resulting from a claim first made during the period of protection against a covered person where the council has indemnified or agreed to indemnify that Loss. "Covered Person" expressly includes management committee members. Importantly, the policies operate only when the councillor is performing their official functions for the council.

What is section 6.14A of the Local Government Act 1995 (WA)?

 Section 6.14A is a regulation-making power introduced by the Local Government Amendment Bill 2024. It enables regulations that can prohibit the use of local government resources, including insurance, for certain legal matters. The section itself does not directly prohibit particular uses; prohibitions arise only from regulations made under the section.

Have regulations under section 6.14A (regulation 19D) significantly limited councils' ability to indemnify or insure councillors?

 No – the practical effect is relatively narrow.

Regulation 19D prohibits a local government from paying for, or obtaining insurance for, a specific list of items ordered against a council member.

However, it does not prevent a local government from paying for, or insuring for, a councillor's legal representation costs in most other circumstances. The reforms are therefore important but limited in scope.





What specific items does regulation 19D prohibit a council from paying for or insuring?



Regulation 19D prevents payment of, or insurance for, the following when ordered against a councillor:

- Costs of adjudication of conduct complaints (previously “minor breach” complaints);
- Costs of mediation of conduct or general complaints;
- Modified penalties under certain infringement notices;
- Fines for offences under the Local Government Act;
- Costs of State Administrative Tribunal (SAT) proceedings; and
- Exemplary or punitive damages awarded in civil proceedings before a court.



Will the new regulations affect other types of investigations or prosecutions?



The prohibitions are targeted and do not expressly bar councils from arranging indemnity or cover for most other proceedings. Areas of common concern include:

- WorkSafe investigations and prosecutions;
- Corruption and Crime Commission (CCC) investigations and prosecutions;
- Criminal proceedings generally;
- Investigations by the Local Government Inspector; and
- Defamation proceedings.

As a general observation, the regulations do not prevent indemnity for these categories, though exemplary or punitive damages remain excluded where specifically captured by regulation 19D.

How have complaint processes changed under the reformed Act and what does that mean for councillors?

 Under the reformed Act, conduct breach complaints (formerly minor breach complaints) can be referred by the Local Government Inspector to an adjudicator who may require or recommend mediation and then determine the matter.

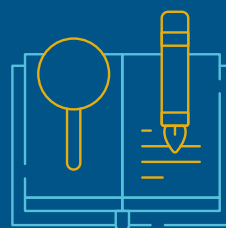
Does regulation 19D apply to council employees as well?

 No. Regulation 19D applies only to elected members; it does not extend to employees.

How will the Scheme respond to regulation 19D?

 The Scheme will amend policy wordings to align with the statutory prohibitions. Expect amendments to the definition of “loss” or to specific exclusions so that any costs, fines, penalties, damages or other amounts that fall within regulation 19D are expressly excluded from cover. These policy adjustments will take effect from 30th June 2026 at 4pm WST.

The Scheme does not cover risk that is prohibited by law and the exclusionary language is only added to provide clarity.





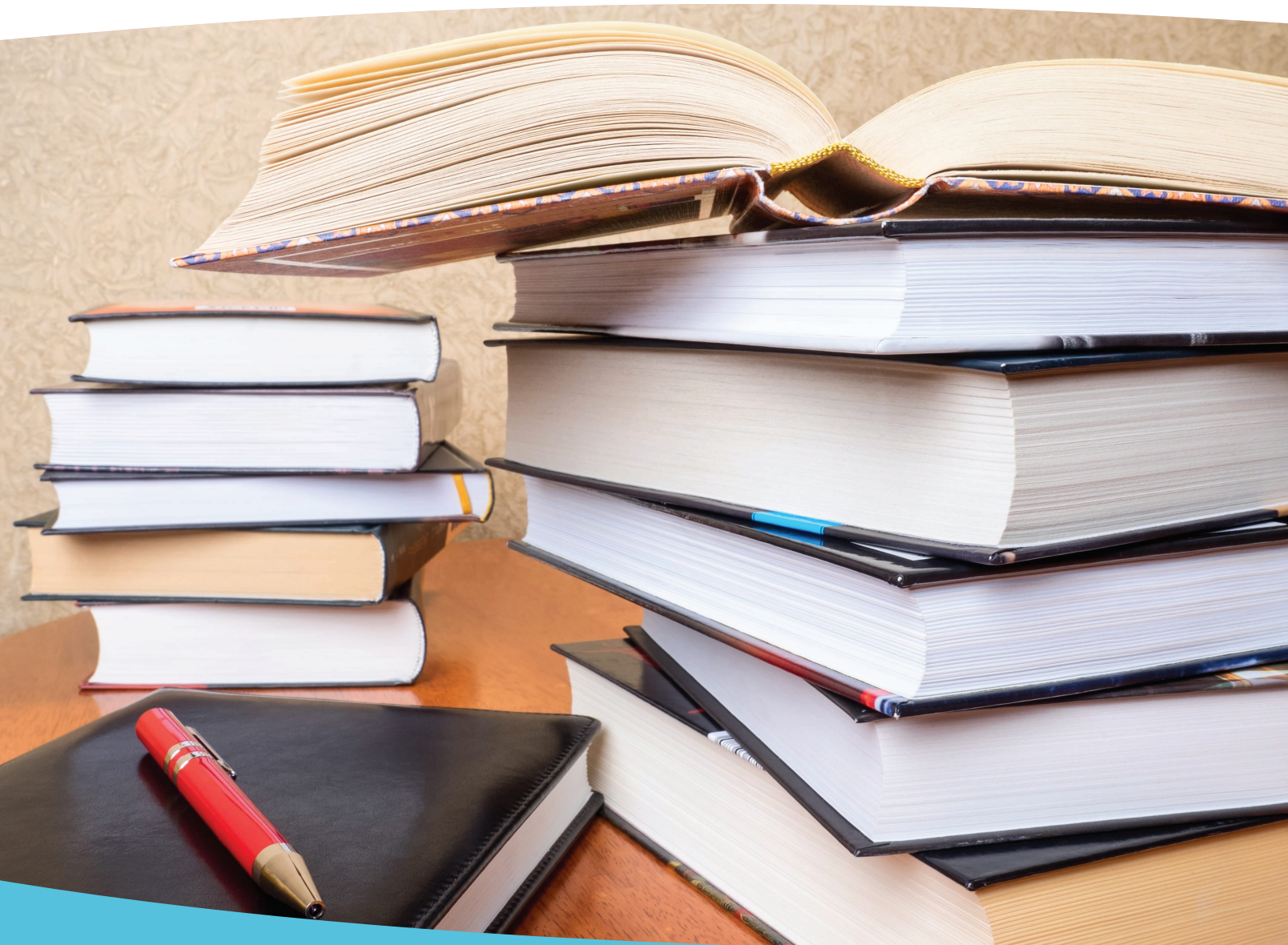
What practical steps should local government take now?



Under the Local Government Act 1995 (WA), councillors represent the interests of their community, and must facilitate and maintain good working relationships with other councillors and the CEO. This includes developing the requisite skills to effectively perform their role.

Please consider the following:

- If a dispute arises, explore avenues for resolution through informal processes, which may involve discussions with the CEO or another officer.
- Where a complaint or legal proceeding arises, consider whether independent legal advice or representation is appropriate — in most cases these complaints can be handled without council or councillors incurring legal costs. and whether council indemnity will apply in the specific circumstances.
- Use induction and ongoing training to reduce the risk of complaints and breaches. Good governance and record-keeping materially reduce exposure to claims.
- Be aware of the specific items that councils may no longer lawfully pay for under regulation 19D.
- Keep in mind that insurance cover has limits and that, putting aside legal costs, disputes may have other implications including on personal reputation. Active steps should be taken to avoid claims and litigation.



If a councillor is named in a complaint or legal proceeding, can they obtain legal representation?

 Yes. Councillors remain entitled to obtain legal representation. In many circumstances council indemnity or insurance will remain available. The narrow prohibitions in regulation 19D apply only to the specific list of costs and awards noted above.

LGIS recommends that elected members and employees endeavour to resolve issues internally where possible, using established council procedures and acting in good faith. This approach supports timely local resolution while preserving the option to escalate to external bodies where internal mechanisms are unsuccessful or unsuitable. This is in line with expectations set out in the Local Government (Model Code of Conduct) Regulations 2021.

What should be specified in indemnity letters or council resolutions?

 When council agrees to indemnify a councillor, the indemnity should be clear and documented. Key items to address include scope of the indemnity (which proceedings and which costs), conditions (for example, requirement to cooperate with council, to disclose material facts), whether the indemnity is subject to council discretion, or if recovery rights apply against the councillor. Indemnities should be written to align with current statutory constraints.

Who can councillors contact for more information or to discuss individual matters?

 **Councillors should contact their council's CEO or governance officer in the first instance for any internal policy and indemnity questions. Your administration will contact LGIS for advice if further clarification is required.**



lgiswa.com.au

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