



CITY OF VINCENT

AGENDA

Ordinary Council Meeting

8 April 2025

Time: 6:00 PM
**Location: E-Meeting and at the Administration
and Civic Centre,
244 Vincent Street, Leederville**

David MacLennan
Chief Executive Officer

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Public Questions will be strictly limited to three (3) minutes per person.

The following conditions apply to public questions and statements:

1. Members of the public present at Council Briefings will have an opportunity to ask questions or make statements during public question time. Questions and statements at Council Briefings must relate to a report contained in the agenda.
2. Members of the public present at Council Meetings, Special Council Meeting or Committee Meeting have an opportunity to ask questions or make statements during public question time in accordance with section 2.19(4) of the City's [Meeting Procedures Local Law](#).
3. Questions asked at an Ordinary Council Meeting must relate to a matter that affects the City of Vincent.
4. Questions asked at a Special Council Meeting or Committee Meeting must relate to the purpose for which the meeting has been called.
5. Written statements will be circulated to Elected Members and will not be read out unless specifically requested by the Presiding Member prior to the commencement of the meeting.
6. Where in-person meetings are not permitted due to a direction issued under the *Public Health Act 2016* or the *Emergency Management Act 2005* questions and/or statements may be submitted in writing and emailed to governance@vincent.wa.gov.au by 3pm on the day of the Council proceeding. Please include your full name and suburb in your email.
7. Shortly after the commencement of the meeting, the Presiding Member will ask members of the public to come forward to address the Council and to give their name and the suburb in which they reside or, where a member of the public is representing the interests of a business, the suburb in which that business is located and Agenda Item number (if known).
8. Questions/statements are to be made politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on an Elected Member or City Employee.
9. Where practicable, responses to questions will be provided at the meeting. Where the information is not available or the question cannot be answered, it will be "*taken on notice*" and a written response will be sent by the Chief Executive Officer to the person asking the question. A copy of the reply will be included in the Agenda of the next Ordinary meeting of the Council.
10. It is not intended that public speaking time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the *Local Government Act 1995* or the *Freedom of Information Act 1992* (FOI Act). The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act.

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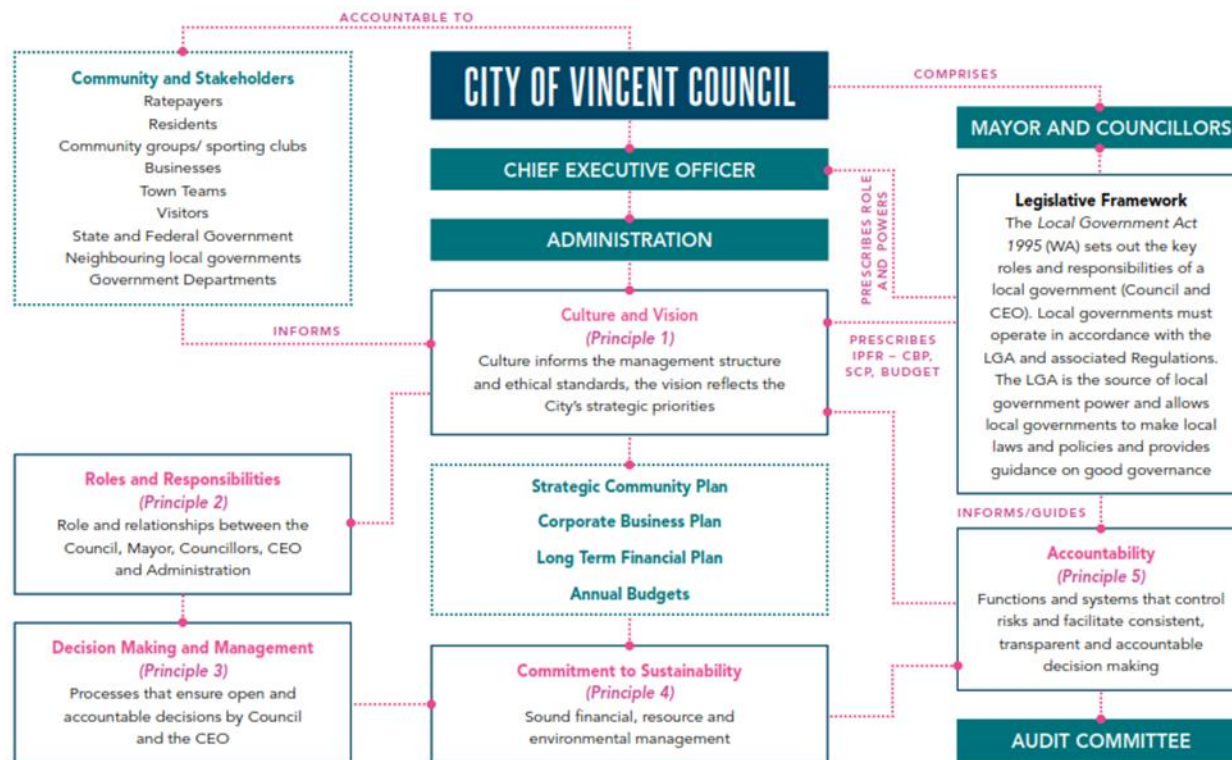
RECORDING AND WEBSTREAMING OF COUNCIL MEETINGS

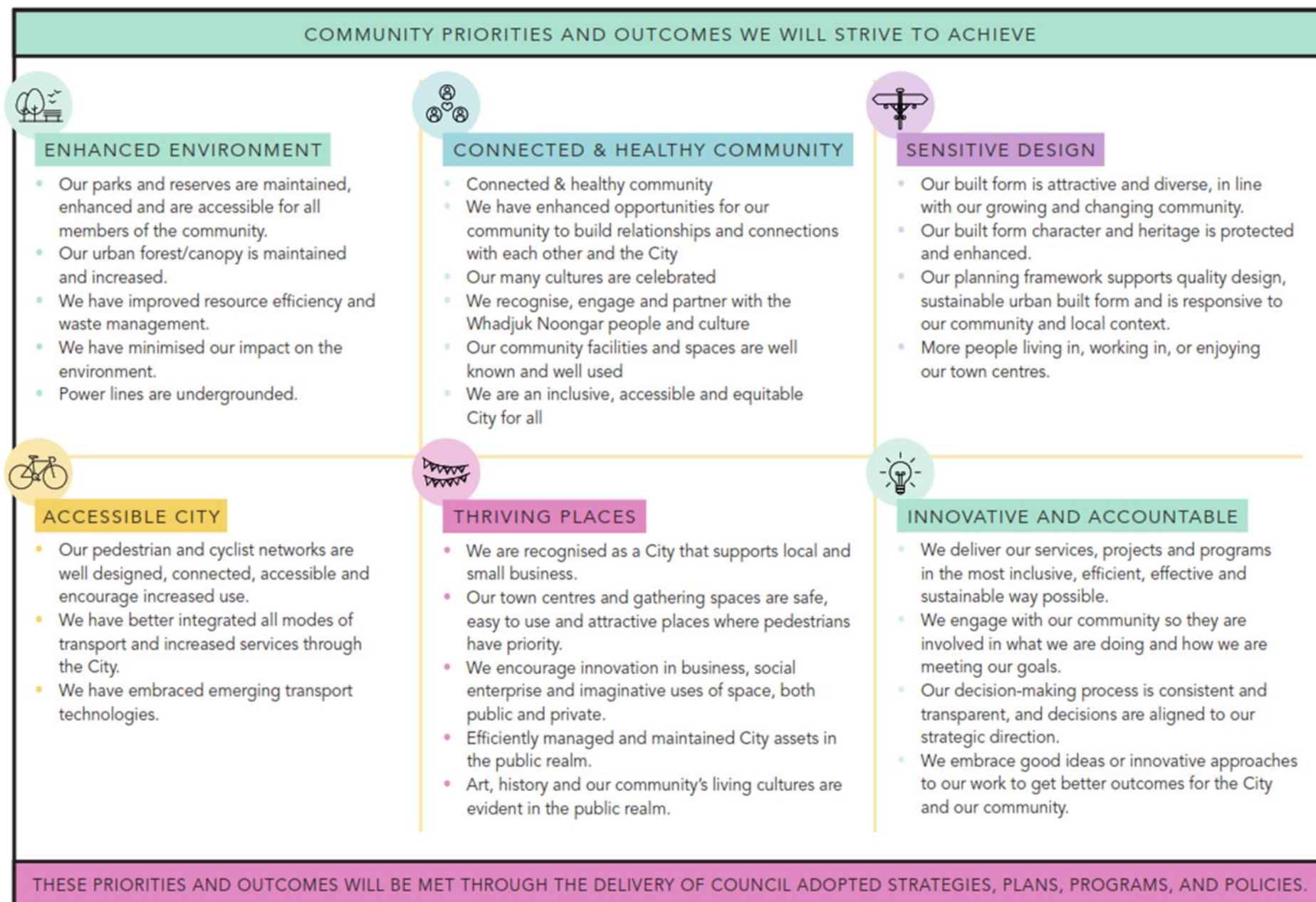
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- Images of the public gallery are not included in the webcast, however the voices of people in attendance may be captured and streamed.
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CITY OF VINCENT GOVERNANCE FRAMEWORK 2020 OVERVIEW





1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

"The City of Vincent would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past and present, acknowledging that, as a Council, the City of Vincent has a role to play in working towards reconciliation and justice for First Nations people."

2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE

Nil

3 (A) PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS

(B) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Christopher Hilton of Perth

I am asking for the following to be tabled at tonight's council meeting. This is in response to your reply to my questions from the council meeting on 11 February 2025. As the City has indicated in its response to my questions that the City of Vincent has no safety measures in place and is relying on the contractor to ensure it manages its own safety measures. I have attached photos of your contractors at work with no safety measures in place.

I have video evidence that I am happy to provide the council for your next council meeting if you would like more information. Please advise me if you would like me to provide that video evidence, approximately 15 minutes long. If not, why do you not want it?

Can you please inform me if the council is going to investigate this matter and if the council is going to recommend changes to its safety policies regarding this matter?

Regarding the issue of working over the top of parked vehicles, what safety measures do you have in place? In your response to my questions, you have stated that the contractors do not undertake pruning of trees with a car park underneath unless the pruning is minor with small leafy vegetation. I would say that's a lie and I have photos and video evidence to prove it.

Can the City of Vincent inform me what safety measures your contractor has in place before it conducts work above parked vehicles? I would think that your contractor does not have any safety measures in place, including their SWMS, JSA, or any other safety measures.

Will the City of Vincent council be investigating what safety measures the contractor has in place when working above parked vehicles? Who is responsible for determining what you call soft foliage? What law allows the City of Vincent to employ contractors to touch, clean, or use commercial blowers on the general public's personal property, such as a vehicle?

As responded to previously to these questions – see below:

The City of Vincent contracts out all street tree pruning which is carried out on an annual basis predominantly to clear vegetation from Western Power assets and ensure safe access for vehicles, bicycles, and pedestrians.

The City's tree pruning contractor are required to provide the City with detailed information specific to the works they are conducting including traffic management plans, Safe Work Method Statements, Job Safety Analysis, site-specific risk assessments, and any other necessary documentation to ensure the job is completed safely.

The City conduct regular site audits and hold meetings with our contractors to address any issues that may arise. The safety documentation provided by the contractor to the City is reviewed to ensure it is compliant and relates specifically to the works they are completing. These documents are the property of the contractor and are considered confidential.

Undertaking the annual street tree pruning program is a complex process owing to the traffic management requirements and ongoing issues of parked cars on road and verges. Contractors do not undertake pruning of a tree with a car parked underneath unless the pruning is minor with only small leafy vegetation being removed. In these instances, and instances where matter is wind borne onto nearby vehicles, contractors will endeavour to remove leaf litter by hand or using a leaf blower.

The City endeavours to notify residents of the pruning program via the City's website and social media. In problematic locations where there are ongoing issues with parked cars, letter drops (to effected residents) and no parking signage may also be employed.

Dudley Maier of Highgate

1. Under LPS2 Woodville Reserve is shown as "Restricted Public Open Space". Most other 'parks' are simply shown as 'public open space' without the 'restricted' refinement. What are the 'restricted' uses that can be contemplated on Woodville Reserve?

There are a number of reserves across the City that have been designated in LPS2 as 'Public Open Space – Restricted'. This is reflective of the land tenure which often has limitations on the use of public open space.

2. Can you confirm that the Public Open Space Strategy 2018 shows one of the tasks for Woodville Reserve to be 'maximising the potential for additional green space' and that was given a 'short' timeframe?

Yes.

3. Why has the Public Open Space Strategy 2018 been removed from the City's web site given that the strategy has not been replaced.

The Strategy can be found on the City website [here](#) under Publications - Plans & Strategies – Enhanced Environment.

4. The prop to move the city's depot from Osbourne Park to Mount Claremont has with it some quantifiable costs, in particular the loss of productivity due to employees having to travel further to get from the depot to work sites in Vincent. When asked about this in April 2024, and mentioning the possibility of a 'virtual depot' for employees to start work from, the administration stated that 'these [costs] are unknown at this stage'. Has the administration subsequently identified the possible annual cost due to lost productivity? If so, what numbers were used for: the number of employees affected, the daily lost hours per employee, the hourly cost per employee, and the total annual cost?

No, this assessment has not been carried out but would occur if the relocation of the Depot to Mount Claremont was to be considered by Council.

5. Council recently approved a change to the Greentrack Program to allow a \$200 reduction in Development Application fees for retaining 'significant trees'. However, this change did not define what is meant by 'retain'.

- If I have a 'significant tree' at the front of my block and am only proposing changes at the back of my block, will I receive the \$200 reduction for retaining the tree?

Applications that meet the definition of a Significant Tree and can demonstrate how a new development would directly result in the tree's retention would be eligible for the Greentrack incentive program.

- If I have a 'significant tree' near the rear boundary of my block and am proposing development close to the house, say 10metre from the tree, will I receive a \$200 reduction for retaining the tree?

See response above.

- If I have a 'significant tree' close to the existing building, in a place that clashes with a proposed addition, do the staff think that a \$200 incentive will be sufficient to outweigh re-design or extra development costs?

The Greentrack incentive program includes free design advice from a member of the City's Design Review Panel to help a homeowner design around significant trees. The program supports making sustainable design choices, acknowledging that redesign costs and practical costs of development can vary depending on the complexity of the situation.

- If a person receives a fee reduction, will it be contingent upon them agreeing to add the tree to the 'significant tree list', thereby locking them into the provisions of LPS2?

The Greentrack incentive does not require a tree to be listed on the City's Significant Tree register to receive the discounted fee.

- What penalties, if any, will a person receive if they receive a fee reduction but subsequently remove the tree?

The fee reduction would occur at the time of lodgement of a planning application.

The retention of significant trees would be secured through a condition of planning approval where the tree proposed for retention is tied to the acceptability of certain departures under the planning framework or where the applicant agrees to a condition.

Non-compliance with a condition would be subject to enforcement in accordance with the Development Compliance Enforcement Policy.

6. In developing the Beaufort Street Town Centre Planning Framework (BSTCPF) the City intended to hold a 'Character and streetscape walkshop' on 8 June 2024. Why was this walkshop cancelled and not subsequently held?

Four registrations were received to attend the walkshop. Due to the low registrations Administration offered an opportunity to meet and discuss directly with each resident, and cancelled the walkshop. Administration did not receive a response to this from any of the four residents.

7. The list of 'Closed Tenders' on the City's web site generally shows estimated expenditure over a time period if the tender is a rates based tender (e.g. \$3,000,000 over three years for IE318/2024 – pruning street trees; or \$1,000,000 over 5 years for IE269/2023 – plumbing and gas maintenance). However, no such amount or time period is shown for Tender IE216/2022 – Traffic Management Services. Why is the amount and time period not shown for this tender, and what are the amount and time period?

The total budgeted amount was initially being confirmed and due to an oversight, was not updated in the register once finalised. This has now been corrected. The estimated total budgeted amount over the life of the contract is \$4,800,000. The period of the contract (07/02/2024 – 06/02/2024) has always been included under the Term column.

8. The administration previously recommended selling the Monmouth Street Reserve but this was rejected by council, and at the OMC of 8 February 2022 (over three years ago!) the council approved the implementation of eco-zoning at the reserve with \$10,000 already on the 2021/22 budget. \$9,916 was carried forward to the 2022/23 budget. \$8,136 was carried forward to the 2023/24 budget. And \$8,136 was carried forward to the 2024/25 budget.

This item has been on four consecutive capital budgets, yet the Council's approval has not been implemented, and locals have not seen even the most basic of improvements implemented (i.e. two seats).

The current capital works plan shows that the administration, once again, is trying to sell the reserve. One interpretation could be that the administration has simply stalled implementing council's decision in the hope that a new council will go back on the previous decision, and that the administration has used issues to do with an adjoining fence as a stalling technique.

Why didn't the administration implement council's decision of February 2022 given that the money has been on the budget for four years?

Works initially commenced in April 2022, however this identified issues with the boundary fencing which posed a risk of falling. The costs to repair the fencing were significant and the City is not bound by the Dividing Fences Act to undertake this work and did not have budget allocated for this purpose. The City has had ongoing discussions with the adjoining property owners regarding the required fence repairs. No further works have been completed. How the City proceeds with this site, given the fencing issues will need to be revisited at a future council meeting. At this stage there is no timing for when a report would be presented to Council to consider how to proceed with the site.

Lesley Florey of Mt Hawthorn

I would like to query the City of Vincent expenditure on legal services in the 2023/24 financial year:

1. The total amount spent engaging legal advice from Denis McLeod and other legal professionals or firms on a general retainer used by the City, and

The total spend for legal firms with a retainer arrangement in place for 2023/24 was \$445,347.

2. Number of lawyers currently sitting on legal panels with retainer agreements with the City of Vincent

The City does not have panel arrangements in place for Legal Services. There were 3 legal firms used by the City in 2023/24 with retainer arrangements in place.

4 APPLICATIONS FOR LEAVE OF ABSENCE

Cr Sophie Greer has requested a leave of absence from 28 March 2025 to 4 May inclusive.

5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

A petition with 16 signatures, with an additional 93 signatures by survey, has been received from Lauren Oosttryck of North Perth.

The petition requests that Council, in relation to the Leake Alma Road Reserve, instructs Administration that:

- No further eco-zoning take place as it will further reduce accessible green space (noting that there are no other parks in the area).
- The City broadens its assessment and plan for future works by considering how the park is used, what best contributes to a connected and healthy community, and what will improve its overall amenity. Its current plan only addresses water saving measures.
- The City prioritise its spend on new play equipment (currently old and sometimes unsafe) and an improved maintenance regime (as its in relatively poor condition).
- This matter is taken seriously as the somewhat unusual and limited consultation performed to date unfortunately seems tokenistic.

Clause 2.24 'Petitions' of the City of Vincent Meeting Procedures Local Law 2008 provides the following –
(2) Every petition complying ... shall be presented to the Council by the CEO.

(3) The presentation of a petition shall be confined to the reading of the petition.

(4) The only motions that are in order are:

- (a) that the petition be received; or*
- (b) that the petition be received and a report be prepared; or*
- (c) that the petition be received and be referred to a committee for consideration and report; or*
- (d) that the petition be received and be dealt with by the Council.*

A petition with 45 signatures was received by Dan Loden of Mt Hawthorn.

The petition requests that Council give consideration to the upcoming closure of Green Street and the impacts of increased traffic on Ellesmere St Residents and surrounds. As part of the Scarborough beach and Main street intersection upgrade Green street will be closed between Tyler St and Merridan St.

To manage traffic, flow all traffic will be diverted down Ellesmere St and London St. In reviewing the proposed routes Ellesmere St will be the most utilized diversion as it is easier and also the only pathway that does not include *traffic calming*. Further Ellesmere St is the only street north of ANZAC Rd that does not have a 40 km/hr speed limit within the City of Vincent.

The diversion is proposed from early February for 2 months but recognize that the diversion is at risk of taking longer than expected. Whilst Ellesmere St is a local distributor road in the city it is not designed for this volume of traffic. It is a local street with residents reversing out of their driveways (rather than in forward gear as would be a requirement on main street) and has numerous kids walking to and from school or the bus that will need to cross a road with much higher volume of vehicles. Both of these present a safety risk to the residents.

As noted Ellesmere St is the only street north of ANZAC (excluding Scarborough Beach rd.) that does not have a 40 km/hr speed limit. Whilst it is understood that this cannot be introduced due to Ellesmere st being a local distributor road, more can be done to address traffic volume and speed.

The section of Ellesmere st already experiences larger volumes of traffic with parents going to Mt Hawthorn driving up the road to circle back on Killarney, Green street drivers using it as a rat run as well as the larger volume of traffic from residents east using Ellesmere St to access Scarborough Beach Rd and the freeway. Ellesmere St residents are seeking council to address traffic speed. Any interventions during the diversion period represent a good opportunity to trial these approaches.

We the resident of Ellesmere St respectfully request:

1. That Council accept this petition and refer the petition to city staff for action.
2. City staff to introduce temporary traffic calming measures to slow traffic such as bollards and restrictions
3. At the end of the diversion period consult with residents on more permanent traffic calming options

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(d) that the petition be received and be dealt with by the Council.

6 CONFIRMATION OF MINUTES


Ordinary Meeting - 11 March 2025

7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

8 DECLARATIONS OF INTEREST

9 STRATEGY & DEVELOPMENT

9.1 NOS. 452-460 (LOT: 1; D/P: 613) WILLIAM STREET, PERTH - ALTERATIONS AND ADDITIONS TO SHOP

- Attachments:
1. Consultation and Location Plan [↓](#) 
 2. Development Plans [↓](#) 
 3. Heritage Impact Statement [↓](#) 
 4. Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for Alterations and Additions to Shop at Nos. 452-460 (Lot: 1; D/P: 613) William Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 4:

1. Development Plans

This approval is for Alterations and Additions to Shop as shown on the approved plans dated 7 November 2024 and 2 April 2025. No other development forms part of this approval;

2. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennae, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive to the satisfaction of the City;

3. Colours and Materials

3.1 Prior to the issue of a building permit, a detailed schedule of materials, colours, and finishes must be submitted to and approved by the City. This schedule shall align with the materials, colours, and finishes annotated on the approved plans and must include the proposed colour of window framing, to the satisfaction of the City; and

3.2 The development shall be constructed using the approved materials, colours, and finishes in accordance with the approved schedule, to the satisfaction of the City;

4. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve; and

5. Reconstruction of Verandah Balustrade

Prior to occupancy, the upper floor verandah balustrade shall be reconstructed in accordance with the colours, materials and dimensions indicated on the approved plans, to the satisfaction of the City.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for Alterations and Additions to Shop at No. 452-460 William Street, Perth (the subject site). The subject site is included on the State Register of Heritage Places and heritage listed under the City of Vincent's Heritage List (Management Category A).

The application proposes to enclose the existing upper floor verandah at the rear of the existing building of the northernmost tenancy, located on the corner of William Street and Brisbane Street. This is proposed to be achieved through the removal of non-original building elements and installation of walls to the existing verandah.

The proposed works involve removing non-original lining and wooden balustrading from both the ground and upper floors along the Brisbane Street frontage and rear interface. The upper-floor verandah would be enclosed with compressed fibre cement lining, set behind the original verandah balustrade line. As part of this proposal, the balustrading would be reinstated to its original design. Additionally, two new windows would be installed in the new rear-facing walls. The proposed development plans are included as **Attachment 2**.

The proposal meets all relevant acceptable outcomes of the City's Local Planning Policy: Development Guidelines for Heritage Places (Heritage Policy). A development application is required for the proposed works due to the heritage listing of the place.

The proposed modifications are acceptable as they meet the objectives of the of the Heritage Policy, which ensures the preservation of heritage value while enabling improvements to properties. The demolition aspect of the proposal is acceptable as the works do not impact the principal façade or the building's heritage significance. The demolition is limited to non-original structures, preserving the site's original heritage fabric.

The proposed additions are acceptable as they are reversible, allowing the structure to be removed without impacting the buildings fabric. This is achieved by using recessed, lightweight compressed fibre cement boards positioned behind the original timber posts and balustrades. The materials and finishes are sympathetic to the existing heritage fabric, with colours that complement the building without replicating it. The proposed windows respect the heritage significance by mirroring traditional fenestration patterns, while remaining clearly identifiable as new work. The scale of the additions respects the buildings heritage, with no expansion of the verandah footprint and the proposed walls fitting within the existing verandah roof.

The proposed development is acceptable as considered against the planning framework and is recommended for approval subject to conditions.

PROPOSAL

The application proposes alterations and additions to the corner Shop tenancy located at Nos. 452-460 William Street, Perth (subject site) as shown in **Figure 1** below.



Figure 1: Location of proposed alterations and additions in relation to the subject site

The proposed works include an upper-floor addition that encloses the existing open-style verandah at the rear of the tenancy to create a secure storage room. The development works include the removal of non-heritage additions while retaining existing structural posts.

The proposed works are summarised as follows:

- Removal of non-original compressed fibre cement lining, metal lining and wooden balustrading on the ground and upper floors along the Brisbane Street frontage and rear façade.
- Replacement of the existing non-original metal lining on the ground floor rear façade with compressed fibre cement lining.
- Installation of compressed fibre cement lining behind the original verandah structure on the upper floor of the Brisbane Street frontage and rear façade to enclose the verandah.
- Reinstatement of the upper-level verandah balustrade to reflect the original design.
- Addition of two windows in the proposed verandah walls on the rear façade.

The application seeks to retain the existing 'Shop' land use, with the tenancy intended to be used as a clothing store. As the 'Shop' use remains as previously approved, the scope of the application relates to the works component of the proposal only. Activities within each area of the premises are as follows:

- The ground floor shopfront serves as the primary retail space for customers, displaying products for sale.
- The ground floor includes a rear back-of-house area designated for storing stock not displayed in the retail space.
- The upper floor rooms and enclosed verandah are designated for office and storage functions supporting the ground-floor retail space.
 - The office area located within the main building facilitates administration space and staff amenities.
 - The enclosed rear verandah provides storage space for stock that cannot be accommodated in the ground-floor back-of-house storage area.

The applicants reasoning for the proposed alternations and additions is to:

- Support the fit-out needs of the new retail store and enhance the functionality of the upper floor.
- Address weatherproofing issues caused by the existing open-style upper-level verandah.
- Create a secure back-of-house storage area for clothing stock, which would not be accessible to the public. The enclosure of the rear verandah for additional storage is necessary to address the existing space constraints within the premises. Given the size and operational requirements of the retail store, additional storage is needed.

The development plans of the proposal are included as **Attachment 2** and the applicant's supporting Heritage Impact Statement is included as **Attachment 3**.

DELEGATION:

This application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments.

This is because the delegation does not extend to applications for development approval that propose alterations and additions to a place listed on the State Register of Heritage Places, unless the works are for:

- External fixtures (as defined by the Residential Design Codes);
- Restoration and remediation works;
- Internal building works;
- Façade upgrades and roof replacements; or
- Single storey additions that are located behind the front building line of the existing heritage building.

The proposal does not meet the above criteria as the application proposes upper floor additions to a place listed on the State Register of Heritage Places which do not constitute external fixtures, restoration or remediation works.

BACKGROUND:

Landowner:	Felice Antonio Yozzi
Applicant:	Heavy Weight Clothing Pty Ltd
Client:	Heavy Weight Clothing Pty Ltd
Date of Application:	27 October 2024
Zoning:	MRS: Urban LPS2: Zone: District Centre R Code: N/A
Built Form Area:	Town Centre
Existing Land Use:	Shop
Proposed Use Class:	Shop
Lot Area:	531 square metres
Right of Way (ROW):	No
City of Vincent Heritage List:	Yes – Management Category A
State Register of Heritage Places:	Yes

Site Context and Zoning

The subject site is located on the corner of William Street and Brisbane Street. The site is one lot under sole ownership, currently occupied by five tenancies being Nos. 452, 454, 456, 458 and 460 William Street. The development subject to this application is located on the corner tenancy at No. 460 William Street, Perth. The location of the subject site is included as **Attachment 1**.

The subject site is bound by William Street to the north-west, Brisbane Street to the north-east and commercial properties to the south-east and south-west. The subject site and the land to the south-east, south-west and north-west of the subject site are zoned District Centre under Local Planning Scheme No. 2 (LPS2) and consists of a range of commercial tenancies which contain uses that include restaurants, small bars, cafés, shops, gyms and offices. The land to the north-east of the development site is zoned Mixed Use R80 under LPS2 and comprises residential development including single houses, grouped dwellings and a shop. The land to the north-west of the development site is zoned Commercial under LPS2 and comprises a tavern which operates as a wine bar.

William Street is reserved as Other Regional Roads (ORR) under the Metropolitan Region Scheme, a portion of which affects the western boundary and street corner truncation of the subject site. Referral to Department of Planning, Lands and Heritage was not required in relation to the ORR as the proposal is an incidental addition that does not have the intention to alter the existing access arrangements.

Heritage Listing

The subject site is listed on the City's [Heritage List](#) as Management Category A – Conservation Essential. The subject site is also a State Heritage Registered Place.

The two-storey building was constructed in 1915 with shops on the ground floor and residences above for the shop tenants. The building is of Federation Free Classical style that has cultural significance for being a recognised landmark at the northern entry to the commercial area of Northbridge. The subject tenancy appears to have been used as a shop since it was constructed in 1915.

The Statement of Significance for the heritage listing reads as follows:

The shop/houses at 452-460 William Street, are a rare and fine example of the Federation Art Nouveau style. They are a landmark at the corner of a busy and prominent intersection which marks the entry into Northbridge. Changes to the retail and accommodation activities of the place inform of changes in the district changing demographics and economic fortunes.

The Physical Description included in the heritage listing is as follows:

The two storey corner building with principal facades to both William and Brisbane Streets, with ground floor shops and upper level residences, is a landmark structure on a prominent location. The ground floor shop fronts are shaded by a cantilevered awing, while the upper level vigorously modelled brick and stucco façade has a high parapet and ornate stucco decoration. The parapet steps down along William Street, and features circular and hanging festoons in the alternate triangular and curved pediments and ball finials. The corner facade has three rows of heavy stucco bands. The windows also have stucco bands. The shopfronts and cantilever canopies also step down along William Street from Brisbane Street.

Site History and Building Modifications

The subject site has historically been operated as a recreational sports shop which included the sale of firearms and ammunition, known as 'Tony Yozzi and Son Sports'.

A historic third-party advertisement billboard was once affixed to the rear elevation of the subject tenancy. Installed before 1998, the billboard was removed in 2021. Following its removal, restoration works were carried out on the rear elevation façade and upper-level verandah balustrading. These works included the installation of green sheet metal to enclose the ground floor and providing a safe balustrade to the upper-level verandah.

Over time, various ad-hoc modifications have been made to the upper-level verandah. The HCWA's 2004 heritage listing [assessment documentation](#) confirms that this tenancy is the only one on the site to have retained its rear verandah. The assessment notes that the original materials have been removed and replaced with non-original asbestos cement sheeting.

DETAILS:**Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the LPS2, the City's Policy No. 7.1.1 – Built Form (Built Form Policy) and the Heritage Policy.

Planning Element	Use Permissibility/ Deemed-to-Comply/ Acceptable Outcomes (or equivalent)	As Existing	Requires the Discretion of Council
Land Use		✓	
Façade Design	✓		
Roof Form		✓	
Heritage Policy	✓		

Detailed Assessment

The City's Heritage Policy is a performance-based Policy. While the application meets all relevant Acceptable Outcomes, the policy also requires proposals to demonstrate that the design achieves the Objectives and Guiding Principles.

Although satisfying the Acceptable Outcomes generally supports achieving the Objectives, they do not constitute a deemed-to-comply pathway. The proposal must be assessed holistically to ensure the overall design solution meets the Heritage Policy's intent.

This assessment is provided in the Comments section below.

CONSULTATION/ADVERTISING:Community Consultation

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days between 4 December 2024 and 17 December 2024. The method of consultation included a notice on the City's website, a sign on site and nineteen letters being sent to the adjoining and adjacent landowners and occupiers, as shown in **Attachment 1** in accordance with the City's Community and Stakeholder Engagement Policy.

No submissions were received at the conclusion of the advertising period.

Heritage Council of Western Australia

The application was referred to the Heritage Council of Western Australia (HCWA) for review and consideration on two occasions in accordance with Section 73 of the *Heritage Act 2018*. This is because the subject site is a registered place on the State Register of Heritage Places.

The initial comments received from the HCWA are summarised as follows:

- The proposal is not able to be supported at this stage as it does not provide an appropriate heritage outcome for the building and would have an adverse impact on the cultural heritage significance of the place.
- A revised proposal could be considered if the design addresses the following:
 - Infill material should express the original open verandah by referencing the balustrade, posts, bottom rail, edge beam, fascias and frieze.
 - Proposed glazed openings within the infill should either respond to the existing pattern of fenestration or assist in expressing the original form of the open verandah.
 - The original and early fabric of the verandah should be retained where possible. The drawings should clearly detail the extent of existing fabric.

Changes were made to the development plans in response to the HCWA comments. These plans, included in **Attachment 2**, proposed the following changes:

- Retention of the original wooden posts on the upper level verandah;
- Introduction of a reinstated balustrade proposed to be consistent with the original balustrade profile. The reinstated balustrade would be painted manor red.
- The infill panels on the upper level balcony would be recessed and positioned behind the original timber posts and balustrade to reflect the original design intent of the verandah.
- Redesigned windows on the rear façade to which a vertical emphasis that reflects the traditional fenestration pattern of the existing windows.
- Removal of the proposed window on the upper level of the Brisbane Street façade.

The final set of amended plans, included in **Attachment 2**, were referred back to the HCWA for their final review. The HCWA confirmed that the amendments addressed their recommendations and expressed support for the proposal.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to the City's DRP Member specialising in heritage design on two occasions for comment.

Following initial comments and recommendations received from the DRP Chair, Administration and HCWA, an on-site meeting between the applicant, the DRP Chair and Administration was held.

The second referral related to the development plans included in **Attachment 2**. Comments were sought on the acceptability of the proposed partial demolition and additions to a heritage-listed place.

The DRP Member provided comments in support of the proposal, which are summarised as follows:

- The proposed demolition involves removing later additions that are intrusive to the original verandah design, facilitating the reconstruction of the balustrade to match the original design.
- The reconstruction of the balustrade in 'Manor Red' aligns with traditional colours, making these elements visually prominent.
- The reversibility of the new infill supports the potential for the verandah to be reinstated as an original outdoor space in the future. The use of CFC boards is appropriate as they are lightweight and reversible, allowing for easy future modifications or removal without impacting significant fabric.
- The detailing of the new fabric is recessive and positioned behind the original and reconstructed timber posts and balustrade, allowing sufficient interpretation of the original structure while maintaining functionality.
- The neutral colour of the boards ensures they are visually recessive within the streetscape, maintaining the prominence of the original verandah design following is partial reconstruction.
- The proposed aluminium windows, although not traditional, are acceptable as they differentiate the new work and are not visually intrusive, aligning with Burra Charter principles.
- The aluminium windows replicate the traditional vertical fenestration pattern.
- The overall form of the original verandah is retained with the reconstruction of original elements, leading to a net-positive outcome.

The table below shows the design review evaluation by the DRP Member as considered against the 10 principles of good design.

Design Review Progress		
	Supported	
	Pending further attention	
	Not supported	
	Not relevant to this proposal	
	Referral 1 – Plans dated 7 November 2025	Referral 1 – Plans dated 6 February 2025
Principle 1 – Context & Character		
Principle 2 – Landscape Quality		
Principle 3 – Built Form and Scale		
Principle 4 – Functionality & Built Quality		
Principle 5 – Sustainability		
Principle 6 – Amenity		
Principle 7 – Legibility		
Principle 8 – Safety		
Principle 9 – Community		
Principle 10 – Aesthetics		

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Heritage Act 2018*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Burra Charter;
- State Planning Policy 3.5 – Historic Heritage Conservation;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 – Built Form Policy;
- Local Planning Policy: Development Guidelines for Heritage Places; and
- Draft William Street Town Centre Planning Framework.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with [Clause 67\(2\)](#) of the Deemed Provisions in the *Planning and Development (Local Planning Schemes) Regulations 2015* (Planning Regulations) and in determining a development application, Council is to have due regard to a range of matters to the extent that these are relevant to the development application.

The matters for consideration relevant to this application relate to the compatibility of the development within its setting, amenity and character of the locality, heritage significance, consistency with planning policies and advice from the DRP.

Burra Charter

The Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013 (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the subject site.

In accordance with Article 3.1 of the Burra Charter, conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

In accordance with Article 8 of the Burra Charter, conservation of heritage places requires the retention of an appropriate setting with demolition which would adversely affect the setting, not considered appropriate.

In accordance with Article 21.1 of the Burra Charter, 'adaption' is acceptable where the adaptation has minimal impact on the cultural significance of the place. Adaptation may involve additions to the place, the introduction of new services or a new use or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use'. In accordance with Article 21.2 of the Burra Charter, the 'adaption' should involve minimal change to significant fabric, achieved only after considering alternatives.

In accordance with Article 22.1 of the Burra Charter, 'new work' is acceptable where it respects the cultural significance of the place. This can be done through consideration of its siting, bulk, form, scale, character, colour, texture and material. In accordance with Article 22.2 of the Burra Charter, the works should be readily identifiable but should respect the cultural significance of the place.

State Planning Policy 3.5 – Historic Heritage Conservation

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) sets out principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. These principles inform the heritage management standards of local planning policies.

Local Planning Policy: Development Guidelines for Heritage Places

As demolition, alterations and additions are proposed on the heritage listed property, the proposal is required to be assessed against Part 1, 2, 3, 4 and 5 of the City's Heritage Policy.

The [objectives](#) of the Heritage Policy are to:

1. *Encourage the appropriate conservation and restoration of places listed on the City's Heritage List, the State Register of Heritage Places and within heritage areas, in recognition of the distinct contribution they make to the character and history of the City;*
2. *Ensure that works, including conservation, alterations, additions and new development respect the cultural heritage significance associated with heritage places and areas;*
3. *Promote and encourage architecture and urban design that serves to support and enhance the ongoing cultural heritage significance of heritage places and areas; and*
4. *Protect and enhance the City's built heritage by guiding the sustainable and innovative integration of new development with heritage places and areas.*

Draft William Street Planning Framework (Draft WSPF)

On 11 February 2025, Council at its [Ordinary Council Meeting](#) authorised for the City's [Draft WSPF](#) to be advertised to the community for comment.

The purpose of the draft WSPF is to provide a comprehensive framework to guide the redevelopment of properties in the precinct through statutory planning provisions and to inform the City's investment in public realm improvements through the Place Plan.

In accordance with [Clause 67\(2\)\(c\)](#) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and in determining a development application, Council is to have due regard to a range of matters to the extent that these are relevant to the development application, including proposed planning instruments that the local government are seriously considering adopting or approving.

The Draft WSPF is not yet a planning instrument that is seriously entertained. Assessment and due regard to the framework is not required when making a decision on this application.

This is because the Draft WSPF is not final and may require amendments following public consultation before being considered by the Council for approval. The framework would not become a document that requires due regard consideration until it receives final approval from the Council.

The Draft WPSF is currently in the community consultation stage of the process and would be presented to a future Council meeting for consideration, though no indicative date has been set at this time.

Although an assessment against the Draft WPSF is not required, the heritage-related provisions within the Draft WPSF reference the Heritage Policy for development on heritage properties. The proposed development has been assessed in accordance with the objectives of the Heritage Policy, as outlined in the Comments section below.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Thriving Places

We are recognised as a City that supports local and small business.

Sensitive Design

Our built form character and heritage is protected and enhanced.

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

This application has limited capacity to contribute to broader environmental sustainability outcomes, as its scope is confined to enclosing an 11.1 square metre verandah. As a result, it does not significantly impact the environmental footprint of the entire building on-site.

The development adaptively reuses the existing building, reducing the need for new construction materials and minimising waste, in alignment with sustainability goals and heritage conservation best practices. The proposed additions are constructed from lightweight, reversible materials, allowing for future modifications or removal with minimal environmental impact. Additionally, operable windows are incorporated to enhance cross ventilation.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:Heritage Policy

The proposed alterations and additions meet the acceptable development standards of the Heritage Policy.

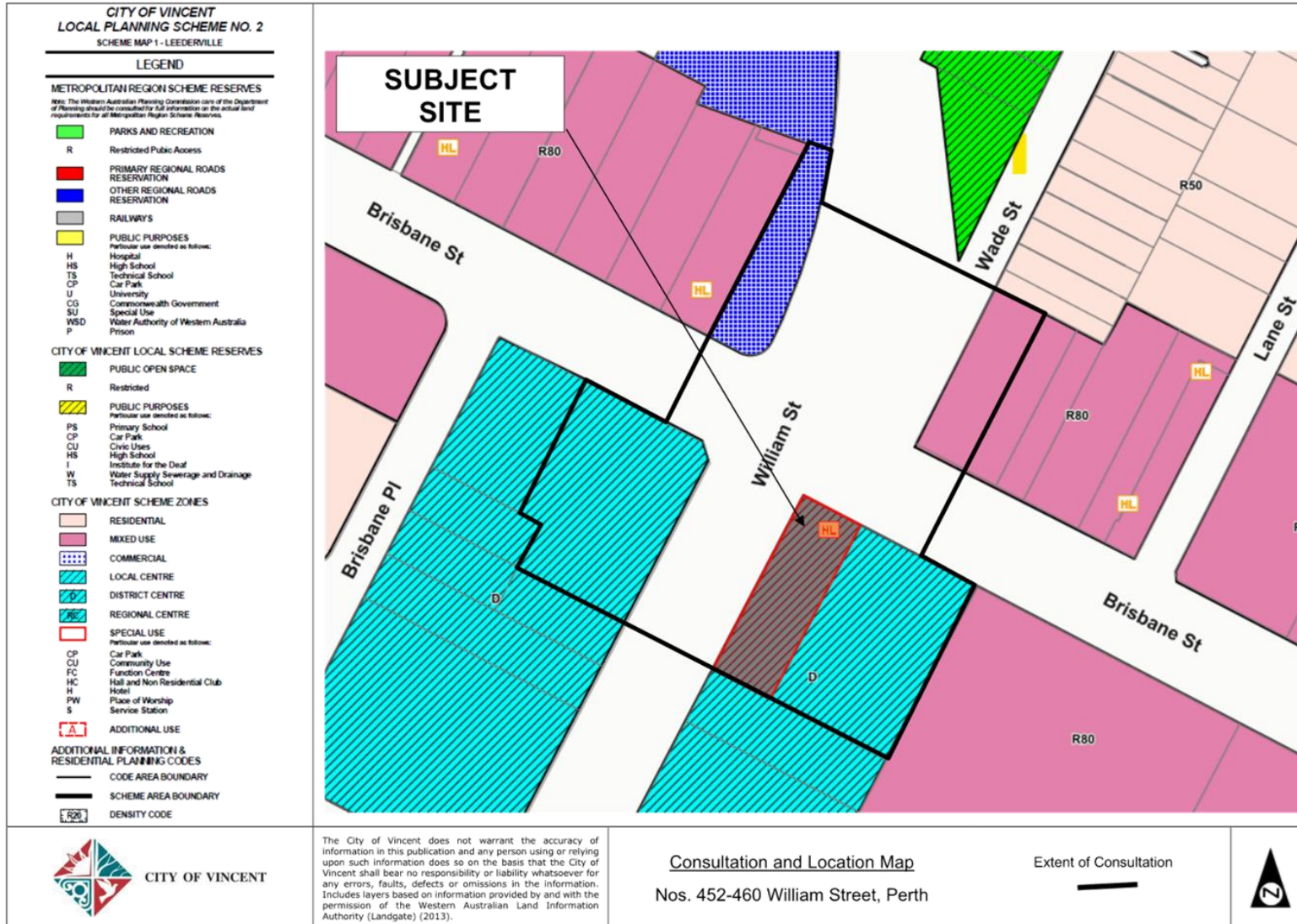
Comments are included below relating to how the proposed alterations and additions to a heritage listed place meets the [objectives](#) and [guiding principles](#) of the Heritage Policy, as well as the [Articles](#) of the Burra Charter.

- **Heritage Demolition:** The Heritage Policy permits partial demolition of heritage-listed places where the elements to be removed do not contribute to the cultural heritage significance of the place. The proposal seeks to remove later additions to the building, including compressed fibre cement lining, metal sheeting, and wooden balustrading and railings on both the ground and upper floors, all of which were introduced after the buildings original construction, as outlined in the background section of the report.

The DRP member confirmed that the proposed demolition works relate to structures on the subject site that are not original features. The structures proposed to be demolished do not contain heritage fabric nor contribute to the place's heritage significance as referenced in the Statement of Significance for the property. The changes align with Article 3 of the Burra Charter, which advocates for minimising alterations to the extent necessary to accommodate new additions while retaining the heritage value of the place.

- **Reinstatement of Original Features:** The design involves removing non-original materials from the upper-level verandah and reinstating its original appearance. The reinstatement design, including the balustrades size, spacing, colours, and materials, has been informed by evidence of original portions of balustrading still present on-site and guidance provided by the HCWA. A condition of approval has been recommended to ensure the reinstatement is carried out in accordance with the design details endorsed by the HCWA as shown on the approved plans, which would ultimately enhance the heritage character of the site.
- **Reversibility:** The Heritage Policy aligns with best practice heritage principles by requiring alterations and additions to be reversible where possible. Reversibility is a key principle in heritage conservation as it ensures that changes can be undone in the future without permanently impacting the original fabric of the building. This is achieved through the proposed design, which recesses the additions behind the original and reconstructed timber posts and balustrade, ensuring they remain clearly distinguishable from the original structure. The use of lightweight compressed fibre cement boards further enhances reversibility, allowing the additions to be removed without impacting the original building fabric. The reinstatement of the balustrade and the use of reversible infill support the potential for the verandah to be restored as an open outdoor space in the future, preserving the heritage character of the place.
- **Complimentary Materials and Finishes:** The Heritage Policy allows development in heritage places when the materials are in keeping with the original building and do not dominate or detract from its character. The proposed additions use carefully selected colours and materials to complement the heritage fabric of the place. The Manor Red-coloured balustrade reflects a traditional colour historically found on the building, ensuring authenticity without mimicking or replicating past styles. Additionally, the use of a natural beige paint for the compressed fibre cement lining helps the additions remain visually recessive within the streetscape, allowing the partially reconstructed verandah to retain its prominence and reinforcing the heritage character of the place.
- **Openings:** The design of the proposed windows aligns with Article 22.2 of the Burra Charter, which requires changes to respect the significance of the place while being clearly identifiable as new work. The windows maintain the building's heritage character by incorporating a vertical emphasis that reflects the traditional fenestration pattern. The use of aluminium ensures they remain visually unobtrusive while allowing for clear differentiation from the original fabric, reflecting best-practice heritage principles.
- **Building Scale, Bulk and Mass:** The scale of the additions are consistent with the existing building. The additions would respect the heritage significance of the place when viewed from the surrounding context. This is because the proposed additions do not expand the established building footprint. The additions would be recessed behind the line of the existing verandah and the overall height of the upper floor additions would sit within the existing verandah roof.

- DRP and HCWA Support for Works: The City's Design Review Panel (DRP) member specialising in heritage and the HCWA have both supported the proposal. This is because the proposed development respects and enhances the heritage significance of the building while allowing for functional improvements and future reversibility.





SUBJECT SITE



CITY OF VINCENT

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Nos. 452-460 William Street, Perth



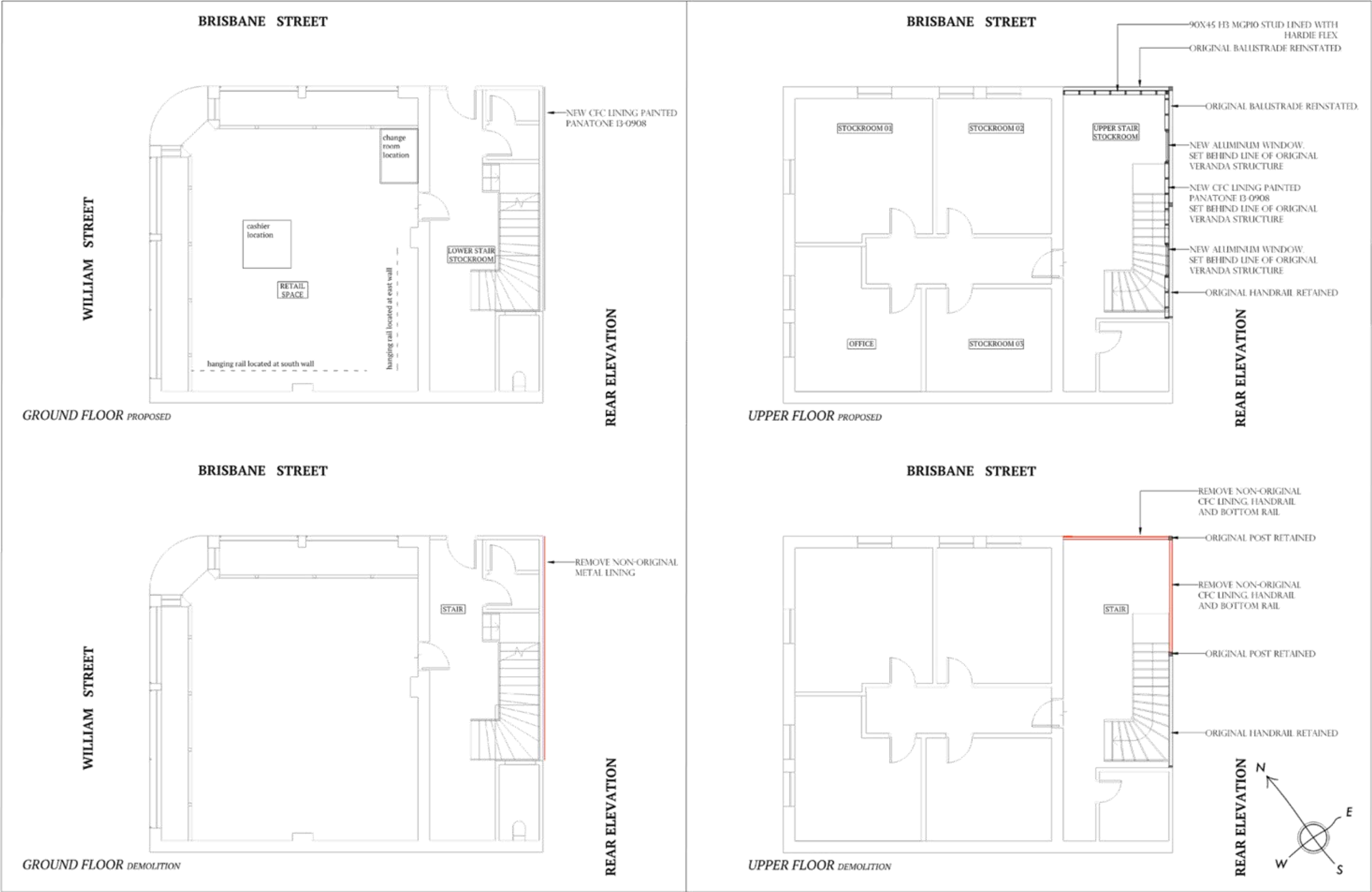
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2 Site plan





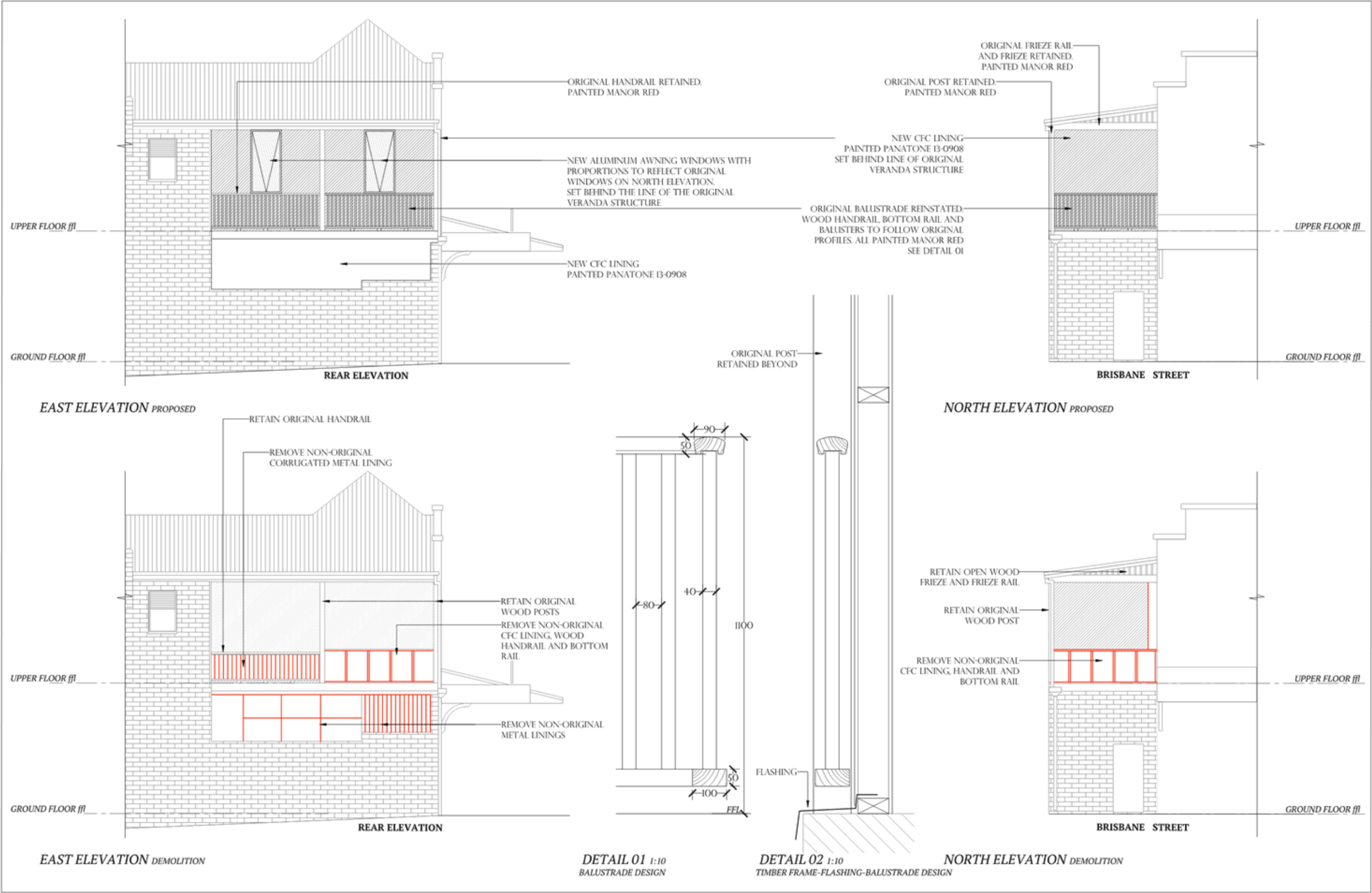
usa
Via Giovanni Battista Morgagni, 6, 20129
Milano MI
Alexei Aram Haddad
<https://www.usa.consulting/>

Planning Permission Design
for
MAN-TLE
460 WILLIAM ST, PERTH WA 6000
1:100 at A3 A.101 2 April 2025

J Seymour Clifford RAIA

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2 April 2025

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north fremantle, 6159
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Alexei Aram Haddad
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Planning Permission Design
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MAN-TLE
460 WILLIAM ST, PERTH WA 6000
nts at A3 **A.301** 2 April 2025

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project ref: A2202.041

4 November 2024

Heritage Assessment
460 William Street
Perth

Introduction:

Woburn was engaged by Mr Larz Harry & Mrs Aida Kim, of Heavy Weight Clothing Pty Ltd regarding 460 William Street, Perth (*subject place*) to prepare an Heritage Assessment (*assessment*) for the proposed works to the *subject place*. The aim of this *assessment* is to examine the impact that the proposed works will have upon the heritage significance of the *subject place* and to provide recommendations for the minimisation of detrimental impacts.

This *assessment* is prepared with reference to the Australian ICOMOS Burra Charter, 2013 (the Burra Charter)¹, the Municipal Heritage Inventory Data Sheet (*data sheet*)², inspection of the documentary and physical evidence, and the Alexei Aram Haddad Development Approval Application (*development application*)³.

This *assessment* was prepared by Seymour Clifford RAIA INTBAU ICOMOS (assoc.) for and on behalf of Woburn.

Conclusion:

This *assessment* finds that the *subject place* was constructed from 1915 in the Federation Free Classical style⁴ with the later addition of a storage area below the veranda at the rear of the buildings being more recent. This *assessment* concludes that the proposed works will not detrimentally impact the heritage significance of the subject place.

We therefore recommend the proposed works for development approval.

Heritage Considerations:

Management Category

Heritage Assessment: 460 William Street, Perth

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The *subject place* is listed on the State Register *Heritage List* and *Municipal Inventory of Heritage Places* under Category A. Development of places belonging to this category must conform to the following guidelines,

Conservation Plans may be required depending on the relative significance and apparent impact of development on the place; detailed Heritage Assessments otherwise required as corollary to any development application. Strong encouragement to the owner under the City of Vincent Planning Scheme to conserve the significance of the place. Incentives to promote heritage conservation should be considered where necessary to achieve desirable conservation outcomes in the context of permissible development.

Statement of Significance

The cultural heritage significance of the *subject place* is identified in the *data sheet* as follows,

Shops, 452-460 William Street, a two-story terrace of five shops constructed in the Federation Free Classical style in load bearing brick, with stucco decorative treatments and a corrugated iron skillion roof, has cultural heritage significance for the following reasons:

The place is a significant landmark at the intersection of William and Brisbane Streets and is a recognised landmark at the northern entry to the commercial area of Northbridge; the place is a good and intact example of a two-story terrace of shops and dwellings designed in an idiosyncratic rendering of the Federation Free Classical style and it is representative of a form of building where retailers lived over their premises, a practice once common in Western Australia during the late nineteenth and early twentieth centuries; and, the place was designed by well-known Architect Jack Ochiltree and built for Dr. Daniel Kenny, a very prominent doctor in Western Australia in the late nineteenth and early twentieth century and a renowned investor and speculator in real estate.

The rear brick single leaf infilling and fibro cement balustrade cladding have little significance.

Aesthetic Significance

The aesthetic significance of the *subject place* is identified in the *data sheet* as follows,

No 460 William Street has exceptional aesthetic value as a Federation Free Classical style building. It retains most of the features of a shop-house property of the type and period.

Physical Description

The physical description of the subject place is given in the *data sheet* as follows,

The two storey corner building with principal facades to both William and Brisbane Streets, with ground floor shops and upper level residences, is a landmark structure on a prominent location. The ground floor shop fronts are shaded by a cantilevered awing, while the upper level vigorously modelled brick and stucco façade has a high parapet and ornate stucco decoration. The parapet steps down along William Street, and features circular and hanging festoons in the alternate triangular and curved pediments and ball finials. The corner facade has three rows of heavy stucco bands.

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The windows also have stucco bands. The shopfronts and cantilever canopies also step down along William Street from Brisbane Street. Nil setbacks to both streets.

History

The history of the subject place is given in the *data sheet* as follows,

The two-storey building at 452-460 William Street was built in 1915 on part of Lot Y104. The building had shops on the ground floor with residences above for the shop tenants and their families. The place was built for Mary Kenny. The five shops were first occupied by Jack Pope, hairdresser and tobacconist (No 450), Mrs J. L. Pitt, draper (No 452), Champion Boot & Shoe Manufacturing Co, managed by Sam Lechovsky (No 454), Joshua Loong Choong, fruiterer (No 456), and, Lance & Co, chemist, proprietor F. W. Chegwidde (No 458).

Documentary and Physical Evidence:

Physical Evidence

Inspection of Existing North and East elevations shows the buildings include the addition of rear single-leaf infill and lightweight cladding dating from circa 1980. This later addition comprises a large portion of the building below the veranda and including the fibro cement balustrade cladding. The later addition was seen to be in a dilapidated condition.

Development Application:

Demolition of Existing Fabric

1. Demolition of later addition comprising lightweight corrugated metal panels and fibro cement balustrade claddings on East and North sides of veranda.
2. No demolition of original heritage fabric. All brickwork and structural elements are retained.

Introduction of New Fabric

Replace lightweight materials with new stud-frame wall to enclose rear openings and veranda. Exposed materials will be new Hardies Flex cladding painted to match existing stucco colour visible on the building façade.

Heritage Impact Statement:

Response to Heritage Significance

Alexei Aram Haddad has taken care in their design approach to respect and enhance the heritage significance of the *subject place*.

This is evidenced in the following,

1. Demolition of existing fabric to be entirely confined to later additions.
2. Introduction of new, exterior fabric to be entirely confined to secondary and tertiary building elevations and at the location of the later additions.

This response is consistent with information contained in the *data sheet* Statement of Significance that *'The rear brick single leaf infilling and fibro cement balustrade cladding have little significance.'*

Minimisation of Impact

Heritage Assessment: 460 William Street, Perth

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The proposed works involve the introduction of fabric that may be visible from the street, thereby giving rise to the potential for detrimental impact on heritage significance.

The fabric which may be visible from the street is in keeping with current materials and colour used on the veranda and nearby surfaces.

Per the statement of significance, the cultural significance of the *subject place* derives (in short) from its historic associations and aesthetic value as an exemplar of the Federation Free Classical style.

Introduced fabric is designed to harmonise with the forms and material finishes associated with the Federation Free Classical style.

1. New lightweight cladding material to be painted in heritage federation colour to match existing stucco on original building façade along William Street and Brisbane Street.

End of Assessment

¹ The Australian ICOMOS Charter for Places of Cultural Significance, 2013.

² REGISTER OF HERITAGE PLACES Permanent Entry DATA BASE No. 3485 Shops, 452-460 William Street.

³ Haddad, A. WORKS PLAN 24 October 2024 5:05 PM

⁴ Apperly R, Irving R, and Reynolds P, *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the Present*, Sydney: Angus & Robertson, 1989. p.184-187.

Heritage Assessment: 460 William Street, Perth

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Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. If the development the subject of this approval is not substantially commenced within a period of two years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
3. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
4. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
5. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
6. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
7. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.
8. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
9. The owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.
10. All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.

9.2 ADVERTISING OF DRAFT AMENDED LOCAL PLANNING STRATEGY

- Attachments:
1. Local Planning Strategy Review Table [↓](#) 
 2. Draft Amended Local Planning Strategy [↓](#) 

RECOMMENDATION

That Council:

1. **SUBMITS** a copy of the Draft Amended Local Planning Strategy, as included in Attachment 2, to the Western Australian Planning Commission for certification in accordance with Part 3, Regulation 12 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
2. Subject to the Draft Amended Local Planning Strategy being certified by the Western Australian Planning Commission **PROCEEDS** to advertising in accordance with Part 3, Regulation 13(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
3. **NOTES** that:
 - Approval would be sought from the Western Australian Planning Commission to extend the community consultation period for a period of 42 days in accordance with Part 3, Regulation 13(2)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
 - Any submissions received during the advertising period for the Draft Amended Local Planning Strategy would be presented to Council for consideration.

PURPOSE OF REPORT:

To consider the draft amended Local Planning Strategy (Draft Strategy) for the purposes of community consultation.

DELEGATION:

Section 2.7(2)(c) of the *Local Government Act 1995* provides Council to plan strategically for the future of the district.

The *Local Government Act 1995* states the term 'local government' refers to the elected Council.

There is no delegation to Administration for amending a local planning strategy.

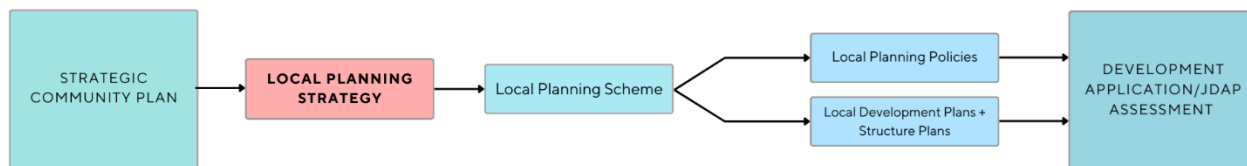
BACKGROUND:Purpose & Need for a Local Planning Strategy

Every local government in WA is required to have a local planning strategy.

The City's current [Local Planning Strategy](#) (existing Strategy) was endorsed by the Western Australian Planning Commission (WAPC) on 8 November 2016.

A local planning strategy sets the long-term vision for development and land use over a 15-year period and includes objectives and actions.

This informs and is then implemented by a local planning scheme and guiding local planning policies:



The City's [Strategic Community Plan](#) 2022-2032 (SCP) sets the strategic direction for the City. Reflective of the aspirations of the community, the SCP vision for the City is:

'In 2032, the City of Vincent is a leafy and vibrant 24-hour city, which is synonymous with quality design and sustainability. Its diverse population is supported in their innovative endeavours by a council that says YES!'

A local planning strategy is to be informed by and aligned with the SCP to reflect its strategic direction. The existing Strategy is aligned with the SCP's Sensitive Design priority.

Review of Local Planning Strategy

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) require a local planning strategy to be reviewed every five years.

The review of the City's existing Strategy commenced in 2022 with a comprehensive [Report of Review](#). This report assessed the Strategy's relevance and identified updates needed to better align with the current planning framework and community needs.

Council endorsed the Report of Review at its meeting on [17 May 2022](#) and identified that an amended Strategy should:

- Build on the established principles of the existing Strategy and be aligned with the SCP.
- Clarify and/or establish a position on emerging trends facing the community, including public health and the protection of built form character and streetscapes.
- Update and consolidate the actions of the existing Strategy.

The WAPC supported the Report of Review on [4 August 2022](#). In addition to the matters identified by the City, it noted that an amended Strategy should also:

- Be aligned with the State Planning Framework.
- Include an analysis of dwelling targets to demonstrate that the City can achieve the density requirements set out in the State Planning Framework.
- Include a gap analysis and recommendations for public open space (POS).

DETAILS:

The Draft Strategy has been prepared to align with the community's vision that is set out in the SCP for a sustainable, vibrant and sensitively designed future.

The Draft Strategy also provides clear direction for how the City's future growth would be managed to enhance liveability, deliver a strong and resilient City, and protect our heritage and character.

This is done through a set of contemporary and best practice actions to approaching current and emerging trends that the City will face over the next 15 years as it continues to grow.

Themes in the Draft Strategy

The existing Strategy actions have been reviewed to assess their effectiveness and relevance having regard to changes in the planning framework that have occurred since 2016.

This has resulted in a consolidation from 125 actions down to 90 that responds to current and future planning needs. These actions are focused on the themes of:

- Community;
- Urban Growth and Settlement;
- Economy and Employment;
- Environment; and
- Transport.

Attachment 1 outlines the actions of the existing Strategy and how these relates to the proposed actions of the Draft Strategy. The Draft Strategy is included in **Attachment 2**.

Key Opportunities

The key opportunities identified in the Draft Strategy are:

Theme	Opportunity
Growing our Community: Planning for Where People Will Live & Thrive	A clear plan for where and how our City will grow ensures we can meet future housing needs while preserving Vincent's unique character.
Unlocking Investment: Creative Vibrant & Prosperous Town Centres	Investing in our Town Centres strengthens our local economy, attracts businesses, and creates vibrant places for people to live, work, and connect.
Better Development: Built Form That Benefits Everyone	Well-planned growth enhances our neighbourhoods and ensures new developments are high-quality, well-designed, and complement their surroundings.
A Greener City: Creating Liveable & Comfortable Environments	Protecting and expanding our tree canopy creates a cooler and more sustainable environment, while enhancing neighbourhood character and liveability.
Public Health Outcomes: Building Healthier, Happier Communities for Everyone	Better integrating public health into planning means safer, more connected, and inclusive communities with access to good public open spaces and parks, supporting overall physical health and wellbeing.
Celebrating our Heritage: Protecting Character for Future Generations	Preserving heritage and character strengthens the City's unique identity, ensuring the built environment reflects its history while evolving to meet future needs.
Sustainable Development: Building a Smarter Future	Improved development outcomes that integrate transport, green spaces, and environmentally sustainable design outcomes will create a more liveable, resilient, and resource-efficient future.
Accessibility: Connecting People and Places	Better public and active transport connections make it easier for everyone to move, walk and cycle around the City, reducing traffic congestion and car reliance.

The Draft Strategy also directly responds to the WAPC's recommendations outlined in the 2022 Report of Review, ensuring alignment with regulatory requirements.

This includes incorporating a dwelling yield analysis, a public open space gap analysis, and updates to reflect current State Planning Framework direction including DesignWA and State Planning Policy 7.0.

CONSULTATION/ADVERTISING:

In accordance with the Regulations, public notice of an amended local planning strategy must be published in the local newspaper and on the local government's website, as well as be provided to public authorities that may be affected.

Consultation would align with the City's [Community and Stakeholder Engagement Policy](#) that sets out for public consultation to occur in the following ways:

- A notice published on the City's website, on the City's social media, and displayed in the Administration and Library and Local History Centre;
- Notice provided to the City of Stirling, Town of Cambridge, City of Perth and City of Bayswater as adjoining local governments; and
- Notice provided to State government agencies including the Department of Planning, Lands and Heritage (DPLH), Department of Transport, Public Transport Authority and Main Roads WA.

The Regulations requires an amended local planning strategy to be advertised for a minimum of 21 days, with this capable of being extended with the approval of the WAPC.

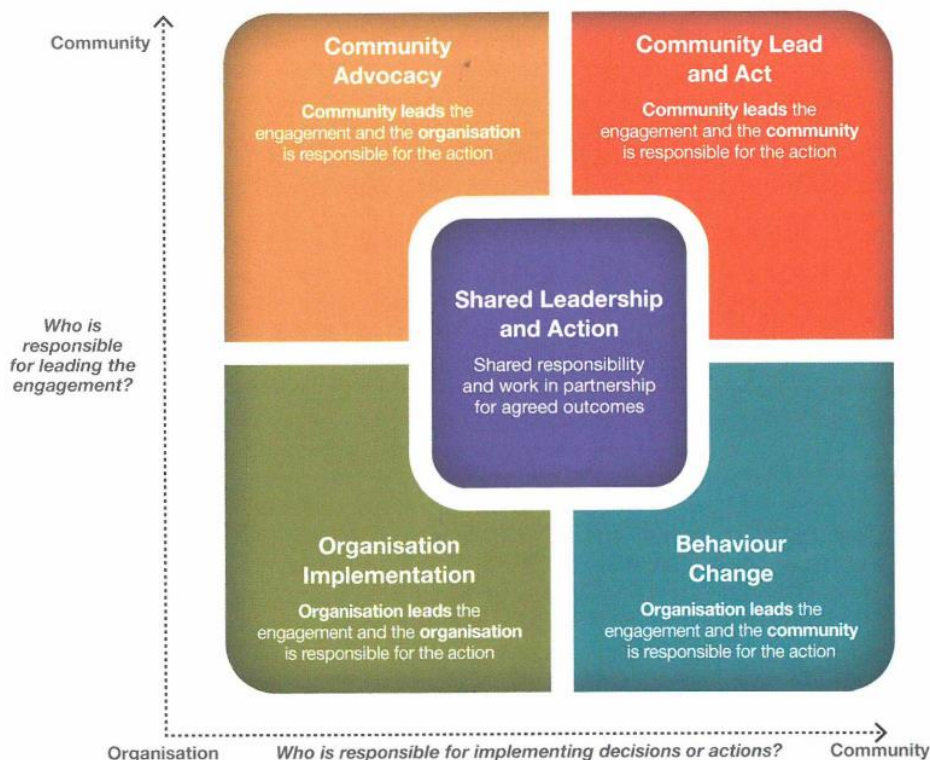
Administration proposes to advertise the Draft Strategy for a period of 42 days and would seek approval from the WAPC to do so.

This additional time would provide a greater opportunity for the community to engage with and provide informed feedback on the Draft Strategy given the size of the document and the concepts that it addresses.

Before community consultation begins, the Draft Strategy will be designed and formatted to ensure it is the easiest and most user friendly it can be for the consultation process.

To empower the community to participate and provide meaningful feedback to inform the Draft Strategy, the community engagement period would also include:

- Face to face 'pop up' engagement that would be held at various locations around the City;
- Social media posts that explain the purpose and key themes of the Strategy through short videos; and
- Interactive mapping through our Imagine Vincent platform.



Developed by Anne Pattillo, Amanda Newbery, and Michelle Feenan (2014) for IAP2 Australasia

Organisation Implementation

Engagement is used to both inform the community about the proposed policy, project or propositions, and to provide some input to the shape or execution of the policy, project or proposition.

Tension: People feel forced leading to an unresponsive process.

Mitigation: Increasing the level of influence, and implementing a transparent, robust process.

Required under regulations/legislation

A robust process to engage with the community and stakeholders**LEGAL/POLICY:**Legislation

The Regulations provides the legislative requirements to create, amend or revoke a local planning strategy.

Section 11(2) of the Regulations requires a local planning strategy to:

- Set out the long-term planning direction for the local government;
- Apply any State or regional planning policy that is relevant to the strategy; and
- Provide the rationale for any zoning or classification of land under the local planning scheme.

The Draft Strategy includes dwelling yield projections to support the identification and planned growth of the City's centres, has been assessed against the State Planning Framework, and provides clear justification and detail for future changes to LPS2.

Section 12 of the Regulations requires that a draft local planning strategy is to be submitted to the WAPC which may either:

- Certify the draft local planning strategy for the purposes of advertising; or
- Require the draft local planning strategy to be modified and resubmitted to the WAPC for certification before it can be advertised.

Should Council support the Draft Strategy it would be forwarded to the WAPC before community consultation begins.

Following consultation, the Draft Strategy would be presented back to Council to consider any submissions and whether to support with or without modifications. This would then be forwarded to the WAPC for its consideration.

Policy

Section 2.7(2)(c) of the *Local Government Act 1995* provides that Council is to plan strategically for the future of the district.

The City's [Policy Development and Review Policy](#) sets out the process for the development and review of the City's strategy documents.

In accordance with section 2.2 of the Policy Development and Review Policy:

The purpose of a strategy is to set out at a high level how the City will deliver on long-term priorities of the SCP to achieve the community's vision.

LOCAL GOVERNMENT DECISION MAKING HIERARCHY



RISK MANAGEMENT IMPLICATIONS

Low: It is low risk to undertake community consultation on the Draft Strategy because:

- It has been prepared to align with the existing SCP to reflect the aspirations of the community;
- Council would be required to consider any submissions made on the Draft Strategy before it is sent to the WAPC for final approval; and
- It has been prepared in consultation with the DPLH to ensure that it suitably addresses the required matters of the Regulations.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's SCP. The Draft Strategy is the informing strategy of the Sensitive Design priority area which has the following outcomes:

Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community.

Our built form character and heritage is protected and enhanced.

Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.

More people living in and working in or enjoying town centres

SUSTAINABILITY IMPLICATIONS:

The Draft Strategy aims to integrate density and public transport, improve environmentally sustainable design outcomes and enhance urban greening which are consistent with the broader intent of the City's *Sustainable Environment Strategy 2019-2024*.

PUBLIC HEALTH IMPLICATIONS:

The Draft Strategy aims to improve the health and wellbeing of our community through planning outcomes which would be consistent with the broader intent of the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

The advertising and consultation of the Draft Strategy would be met through the City's existing operational budget.

COMMENTS:

The Draft Strategy provides a clear framework through planning direction and actions that would achieve sustainable growth and urban development over the next 15 years in a manner that reflects the City's vision that is set out in the SCP.

The key opportunities that are addressed through the Draft Strategy are included below.

Opportunity	Why it matters and what we are doing about it
<i>Growing our Community: Planning for Where People Will Live & Thrive</i>	<p>The State Government has set targets for the City to accommodate 59,130 residents by 2050. This is a population increase of 32 percent.</p> <p>To manage this growth sustainably, the Draft Strategy seeks to focus density within our town centres, along transit corridors, and in close proximity to train stations and high frequency bus routes. This would provide an opportunity for affordable housing in high amenity and well-serviced area.</p> <p>Areas are also identified for future investigation for increasing housing opportunities such as around Glendalough Train Station and the East Perth Power Station. This approach is consistent with State Planning Policy 4.2 – Activity Centres and ensures that new housing is well-located near transport, jobs, and services while protecting the character of established residential neighbourhoods.</p>
<i>Unlocking Investment: Creative Vibrant & Prosperous Town Centres</i>	<p>Our town centres, local centres, and commercial areas drive our economy by providing jobs, services, and amenities. As the economy evolves it is important to ensure that these areas remain vibrant and accessible.</p> <p>The Draft Strategy identifies the need for the development of bespoke planning frameworks for our town centres to support growth, attract investment and jobs to ensure that they continue to meet community needs. Concentrating employment in these areas ensures our town centres remain active, dynamic and viable.</p>
<i>Better Development: Built Form That Benefits Everyone</i>	<p>Increased growth to accommodate population growth brings opportunities to create vibrant and well-designed neighbourhoods while preserving the character of surrounding areas. Thoughtful planning ensures new development enhances liveability and fits within our community.</p> <p>The Draft Strategy emphasises the importance of built form transitions between areas with different planned densities. This includes the need for tailored planning frameworks for town centre areas and establishes urban corridors to concentrate higher density development in well-connected areas.</p> <p>This approach reduces higher-density development activity in our established neighbourhoods, promoting medium to low density development which would be in keeping with the existing character of these areas.</p>
<i>A Greener City: Creating Liveable & Comfortable Environments</i>	<p>Tree canopy loss due to infill development remains an ongoing concern. This is impacting the environment, and character and amenity of our neighbourhoods.</p> <p>The Draft Strategy prioritises tree retention and increased tree canopy on private land so that infill development can be complementary, rather in contrast to urban greening. The protection and expansion of urban canopy would mean a greener and more liveable City which is cooler and enhances the wellbeing of our community.</p>

Opportunity	Why it matters and what we are doing about it
Public Health Outcomes: Building Healthier, Happier Communities for Everyone	<p>Well-planned development can enhance community health by improving access to green spaces, active transport options, and community facilities. Thoughtful land use planning ensures a safe, vibrant, and healthy environment for everyone.</p> <p>The Draft Strategy supports a healthier built environment by removing harmful land uses, reducing exposure to environmental risks, and enhancing access to POS and community facilities. As Vincent grows, this approach ensures residents continue to enjoy a safe, active, and well-connected community.</p> <p>The integration of public health considerations into planning would set a new benchmark for better linking urban development with community wellbeing.</p> <p>This approach ensures that development actively contribute to healthier, safer, and more connected communities while maintaining strong urban planning principles.</p>
Celebrating our Heritage: Protecting Character for Future Generations	<p>Heritage and character define the City's built form identity. This is reflected in the character streetscapes, significant heritage places, and iconic buildings.</p> <p>The Draft Strategy provides clear protections for heritage and character while enabling thoughtful and contemporary design that is complementary.</p> <p>This approach ensures new development respects the past while embracing the future, preserving the unique charm that makes Vincent a special place to live, work, and visit.</p>
Sustainable Development: Building a Smarter Future	<p>Sustainable development and climate-responsive design ensures that our City grows in a way that protects the environment, reduces emissions, and makes efficient use of resources.</p> <p>The Draft Strategy embeds considerations of best practice environmentally sustainable design to create a climate resilient and energy efficient community for current and future generations.</p>
Accessibility: Connecting People and Places	<p>A well-connected city improves access to jobs, services, and public spaces while reducing congestion and reliance on cars. Prioritising walkability, cycling, and public transport makes our neighbourhoods more accessible, inclusive, and sustainable.</p> <p>The Draft Strategy promotes a mix of uses and increased density around key public transport links to create more connected and accessible communities.</p> <p>It also seeks to improve footpaths, cycling infrastructure, and east-west public transport connections to support a mode shift to active transport and make it easier for people to move throughout the City.</p>

Existing (2016) Local Planning Strategy - Key recommendations	Comment
<p>The division of the City into five community precincts, each with its own Activity/Town Centre (Regional or District Centre). The Precincts provide a framework for planning and enabling proposals to be tailored to the respective needs of different areas of the City. The precinct boundaries were determined after considering:</p> <ul style="list-style-type: none"> o Suburb and subdivision boundaries. o Local character. o Historical significance. o Land use and planning issues. 	<p>The key theme/s of this action has been included under Part 3.3.3.1 (Hierarchy of Activity Centres). It is important as it is consistent with the State Planning Framework and forms part of our Town Centre vibrancy</p>
<p>Redefine the existing district centre zonings to create new Activity/Town Centres (Regional or District) areas and create a new District Centre in the Perth Precinct, in accordance with the State Government's Activity Centres Hierarchy.</p>	<p>The key theme/s of this action has been included under Part 3.3.3.1 (Hierarchy of Activity Centres). It is important as it is consistent with the State Planning Framework and forms part of our Town Centre vibrancy</p>
<p>The Activity/Town Centres (Regional or District) will be the focal point for economic activity within each of the five community precincts, which is then supported by smaller neighbourhood and local centres;</p>	<p>The key theme/s of this action has been included under Part 3.3.3.1 (Hierarchy of Activity Centres). It is important as it is consistent with the State Planning Framework and forms part of our Town Centre vibrancy</p>
<p>Focus the redevelopment of the Leederville Activity/Town Centre, as a Secondary/Regional Centre through the implementation of the Leederville Masterplan and/or Activity Centre Structure Plan;</p>	<p>The key theme/s of this action has been included under Part 4.5 of the Strategy's recognised activity centres. It is important that reference to the Leederville Town Centre is maintained in the amended Strategy, due to its role in the planning hierarchy.</p>

High density mixed use and high-density residential development will be specifically targeted and located within close proximity to train stations and along high frequency bus routes by applying the principles of Transit Oriented Development (TOD);	The key theme/s of this action has been included under Part 4.8 (Urban Corridors). It is important that the City continues to explore the role that the various urban corridors have for a variety of development.
Create urban corridors along major transport routes and promote a mix of complementary uses that integrate with the transit system;	The key theme/s of this action has been included under Part 4.8 (Urban Corridors). It is important that the City continues to explore the role that the various urban corridors have for a variety of development.
Retain areas of lower density in the City to ensure the retention of the existing character areas and places of heritage significance;	The key theme/s of this action has been included under Part 3.2.3.1 (Housing Growth) and Part 4.8 (Urban Corridors). It is important that the City continues to encourage growth outside of its established lower density areas.
Provide opportunities to accommodate affordable housing, particularly in planned urban growth areas that are well connected to public transport, key services and public open space networks;	The key theme/s of this action has been included under Part 3.2.3.2 (Housing Diversity and Affordability). It is important that Vincent continues to explore affordable housing options in new developments.
Maintain and enhance existing public open space networks to cater for all user groups in the community, and investigate expanding this network, in particular in targeted growth areas, Activity/Town Centres, and strategic development sites;	The key theme/s of this action has been included under Part 3.2.3.6 (Public Open Space and Healthy Cities). It is important that Vincent recognises the impact of access to our public open space networks that this has on overall community health and wellbeing.
Investigate options to enhance the public transport network along the City's major arterial roads, such as rapid transit, or CAT services, to improve the connectivity within the City and with neighbouring Local Government Authority attractors.	The key theme/s of this action has been included under Part 3.5.3.4 (Connectivity). It is important that Vincent continues to advocate for improved access across our City.

Existing (2016) Local Planning Strategy Theme - Population and Housing	Comment
<i>To provide adequate, diverse and affordable housing for the City's growing population</i>	
Facilitate high density development in planned growth areas, strategic development sites and along major roads to respond to the growing demand for high quality multiple dwelling development in well serviced areas.	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Provide for affordable housing options by ensuring a dwelling mix for higher density development; enabling non-familiar residents in ancillary accommodation, and through investigating partnerships with the Department of Housing and housing service providers to facilitate affordable housing developments;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Maintain low to medium density coding in established residential urban areas to ensure the retention of existing residential character and lot configurations;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) and Part 4.8 (Urban Corridors) of the Draft Amended Local Planning Strategy.
Introduce District or Regional zonings in the City's five (5) Activity/Town Centres to allow the opportunity for higher density and diversity of residential development compatible with the commercial growth in these areas;	The key theme/s of this action has been included under Part 4.0 (Planning Areas) of the Draft Amended Local Planning Strategy.
Develop Policy and/or scheme provisions and incentives that enables accommodation in an appropriate form and tender for the needs of the single person, small household, aged and dependent households, students, special needs and essential workers, through performance based criteria that considers trade-offs with parking, sustainable design, the conservation of heritage listed properties and development of identified strategic development sites; and	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Population and Housing	Comment
Incorporate the scheme requirement for dedicated Design Guidelines for lots over 3,000 square meters to maximise housing density within strategic development sites.	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Economy and Employment	Comment
<i>Promote and diversify economic development in the City, particularly in the Activity/Town (Regional or District) Centre areas</i>	
Provide for District Activity Centre and Regional Activity Centre zonings that correlate with the Activity Centres identified in the State Planning Policy 4.2 and the Town Centres identified through Vincent Vision 2024, to ensure the key commercial activity and investment within the City is concentrated within these Centres;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Provide appropriate commercial, activity centre and residential / commercial zonings that enable a mix of use types that can accommodate up to 6,500 net additional jobs to support the 5,000 additional dwellings to be provided within the City by 2031;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Provide scheme and/or policy provisions that encourage diversity and self containment particularly in scientific, professional, artisan and creative industry sectors in Activity/Town Centres and mixed use locations;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Identify areas for future employment growth, such as the Leederville Master Plan/Activity Centre Plan area and planned urban growth areas to support local government investment and private sector leverage opportunities and development;	The key theme/s of this action has been included under Part 4.0 (Planning Areas) of the Draft Amended Local Planning Strategy.
Obtain supplementary floor space information to support negotiations on strategic sites, such as West Perth, Glendalough and Claisebrook and to inform land use activities in the Leederville Regional Centre;	The key theme/s of this action has been included under Part 4.0 (Planning Areas) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Economy and Employment	Comment
Encourage the retention and promotion of existing knowledge based and professional office development and services associated with health, education, recreation and utility industries to ensure long term employment and economic sustainability;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Provide medium to high density housing within the City's Activity/Town Centres (Regional and District) to provide the residential base and a diversity of housing choice to support the commercial centres;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) and Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Appropriately zone and/or prepare structure plans or area specific plans for planned growth areas to facilitate a mix of compatible residential and commercial development opportunities;	The key theme/s of this action has been included under Part 4.0 (Planning Areas) of the Draft Amended Local Planning Strategy.
Maintain the zoning of local centres, to provide for small scale, accessible commercial opportunity in a walkable catchment to the surrounding residential areas;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Maintain the existing commercial zoning, outside the Activity/Town Centres (Regional or District) to ensure the continuation of commercial opportunities in these areas;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Introduce areas of mixed residential / commercial zonings, where there is already a trend in this respect to allow for increased commercial growth, and there will be limited impact on the residential amenity;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Economy and Employment	Comment
Encourage the introduction of tourism uses, such as short stay serviced apartments, boutique hotels and 4 and 5 star hotels of a medium scale into commercial, Regional and City Centre and mixed residential / commercial contribute to the diversity and long term sustainability of employment in the City;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Ensure the retention of some existing light industrial uses in the City to contribute to the diversity and employment mix within the City and to ensure long term employment and economic sustainability;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Allow for further opportunity to work from home through Policy provisions to support sustainable work practices;	This has not been included within the Draft Amended Local Planning Strategy, changes to the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> provide exemptions to support working from home.
Provide the opportunity to combine industry, business and accommodation in appropriate forms within identified planned urban growth areas.	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Retail and Commerce	Comment
<i>To ensure that the City's Regional, District and Local and Commercial centres are developed to service the City and the local community</i>	
Introduce a District or Regional zoning in the proposed Town Planning Scheme to promote a mix of compatible commercial and residential uses within each of the Activity/Town Centres;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) and Part 4.0 (Planning Areas) of the Draft Amended Local Planning Strategy.
Introduce new areas of paid parking and review existing parking restrictions in the City's five (5) Activity Centres to improve the 'churn' of parking, and to ensure that bays are available for all users at all times to improve the opportunity for retail and commerce;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Introduce 'Parking Benefit Districts' to maximize the use of the existing bays within and immediately surrounding the Activity/Town Centres and Local Centres, through reciprocal arrangements with businesses and surrounding residents;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Review the City's Parking and Access Policy with the view of consolidating existing parking ratios into fewer categories and in the medium term investigate replacing minimum standards to maximum standards for commercial development applications in Activity/Town Centres;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Review the City's cash-in-lieu requirements for car parking to align with the real cost of car parking and use the revenue gained to improve parking and associated transport facilities in the City's Activity/Town Centres to support the retail and commerce of these centres;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Retail and Commerce	Comment
Encourage practical shared parking initiatives for property developments, through reviewing the City's Parking and Access Policy to improve access to the retail and commerce within the Centres for both customers and employees;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Promote Travel Smart and other initiatives to encourage a greater diversity of travel mode share within the City's Activity/Town Centres to enable the Centres to be less car dependent;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Incorporate performance based criteria and incentives and bonuses into Policy to encourage the development of offices and vertical mixed use development (a mix of residential and commercial uses in the same building) in Activity Centres and Transit Orientated Development areas, such as Claisebrook	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Incorporate information in Policy and/or Scheme provisions that limits retail shopping development outside the City's identified Activity/Town Centres	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Incorporate information in Policy and/or Scheme provisions that encourage and promotes additional office development in the City's identified Activity/Town Centres, particularly the Leederville Regional Centre;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Incorporate information in Policy and/or Scheme provisions that encourage the retention and promotion of speciality shopping, restaurants, cafes and entertainment;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Retail and Commerce	Comment
<p>Progressively undertake a retail needs assessment for each of the City's identified Activity/Town Centres, in terms of socio-economic characteristics of the projected population, projected expenditure and required floor space, retail needs per sector and indicative distribution of floor space across the centres and incorporate this information into structure planning or similar for the City's Activity/Town Centres.</p>	<p>The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.</p>

Existing (2016) Local Planning Strategy Theme - Traffic and Transport	Comment
<i>To promote better use of public transport and apply the principles of Transit Oriented Development in appropriate locations within the City</i>	
Provide for medium and high density housing and compatible commercial uses within 400 - 800 metres of train stations with a view to increase densities around Glendalough, Leederville, Claisebrook and East Perth Train Stations and to support a combination of retail and commerce and long term employment opportunities within these areas;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) and Part 4.0 (Planning Areas) of the Draft Amended Local Planning Strategy.
Provide the opportunity for medium to high density residential development and commercial uses along identified rapid transit infrastructure routes, namely Fitzgerald Street and Scarborough Beach Road, as outlined in the Public Transport Plan for Perth in 2031;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) and Part 4.0 (Planning Areas) of the Draft Amended Local Planning Strategy.
Provide the opportunity for medium to high density residential development and commercial uses along identified Main Streets and Arterial Road Through Centres, namely William Street, Oxford Street, and Beaufort Street, as outlined in the Capital City Planning Framework;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) and Part 4.0 (Planning Areas) of the Draft Amended Local Planning Strategy.
Encourage a mix of uses within Activity/Town Centres, mixed use and Commercial zones within 400 - 800 metres of train stations that provide both retail and commerce, together with long term employment opportunities;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) and Part 4.0 (Planning Areas) of the Draft Amended Local Planning Strategy.
Encourage the use of public transport particularly within the Free Transit Zone;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Traffic and Transport	Comment
Promote walking and cycling in the City by improving pedestrian facilities such as footpaths, cycle routes, bicycle facilities and improving the visual amenity of these areas;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Review the City's Car Parking Strategy with the view of considering maximum parking requirements and reduced provisions to support affordable housing opportunities in key Transit Orientated Development locations;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Form partnerships with surrounding Local Government Authorities and lobby State Government to expand the Free Transit Zone and extend the CAT bus services to connect the City's Activity/Town Centres with neighbouring Centres and key attractors.	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.

<i>Provide for a more efficient use of existing transportation infrastructure within the City to ensure the vitality of the businesses and activity centres in the City and protection of residential amenity.</i>	
Implement the recommendations of the Car Parking Strategy and its associated Precinct Parking Management Plans, including but not limited to:	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Improve the way finding signage to make better use of existing car parking in the City;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Encourage practical shared parking initiatives for property developments in the Activity Centres;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Introduce new areas of on-street pay parking in key high activity locations;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Amend existing parking regimes both within public car parks and along streets;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Introduce the notion of 'parking benefit districts' ;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Educate on the need for, and benefits of managing parking demand through the City's publications;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.

Review and amend the City's Parking and Access Policy, particularly with regard to the shortfall parking Table to facilitate shared parking, amalgamate parking ratios for development applications and review cash-in-lieu requirements;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Introduce more free parking for scooters and motorcycles	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Upgrade existing public car parks by applying CPTED principles;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Encourage development close to train stations/bus routes by assuming an 80% car use for sites in the range of 400 - 800 metres of the station or bus interchange;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Investigate maximum parking ratios for residential and non-residential developments in close proximity to Activity/Town Centres, Urban Corridors and transit nodes.	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.

<i>Provide for a safe and efficient network of local and arterial roads facilitating access and the distribution of traffic through the City.</i>	
Protect the function of the Primary Freight Roads from incompatible urban encroachment;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Restrict the distribution of commercial activities beyond the City's allocated commercial areas and Activity Centres	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
<i>Increase opportunities for residents, businesses and visitors to use cycling and walking as their preferred mode of transport.</i>	
Continue to progressively implement the recommendations of the City's Local Bicycle Network Plan (2004);	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Emphasize TravelSmart and other alternative transport initiatives in Parking Policies;	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.
Continue to include requirements for bicycle and end of trip facilities for certain land uses in Town Planning Scheme No. 2 and its associated policies	The key theme/s of this action has been included under Part 3.5 (Transport) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Recreation and Public Open Space	Comment
<i>Retain and encourage the preservation of public open space in the City</i>	
Ensure that all residents of the City are closely located to public open space facilities;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Maintain and enhance the visual appearance and functionality of the City's Parks and outdoor recreational areas, through appropriate signage, lighting, equipment and applying CPTED principles to encourage passive surveillance and adaptable and flexible places;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Appropriately zone all local and regional reserves with associated provisions to ensure that they are appropriately managed;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Develop policy provisions and/or structure plans to encourage additional areas of hard and/or soft areas of public open space to be incorporated into large scale developments, particularly in close proximity to the Glendalough Station, the Claisebrook North and West Perth area, which are notable lacking adequate good quality areas of public open space;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Consider demographic groups such as aged, youth and young families in assessing the demand for specific passive and active areas of public open space within the City;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Develop policy provisions to provide the opportunity for hard and/or soft landscaping in the form piazzas and civic spaces in the City's Activity/Town Centres;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Recreation and Public Open Space	Comment
Develop a Green Network and Public Realm Strategy to ensure all new growth areas are appropriately accommodated with public open space and that address matters such as water sensitive urban design and drainage management.	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Physical features	Comment
<i>Encourage sustainable practices that conserve the City's key physical features</i>	
Promote greater awareness in the community of techniques to incorporate sustainable design principles into both residential and commercial development;	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Apply policy provisions that encourage sustainable design features that respond to the City's physical features and climate, as standard practice;	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Appropriately zone the City's key physical features, such as wetlands, parks and river foreshores to ensure their retention, enhance biodiversity and effective management;	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Adopt a Policy that encourages the retention of significant vegetation both on private lots and on street verges as part of any new residential or commercial development;	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Develop policy provisions that encourage the retention of significant vegetation and /or incorporate public pocket parks and green links formed with tree canopies in large scale redevelopment projects; and	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Physical features	Comment
Continue to implement the key recommendations of the City's Sustainable Environment Strategy.	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Community Facilities	Comment
<i>Ensure that there are sufficient community services and facilities available for residents within the City</i>	
Continue to provide a range of facilities and services for the community within the City, and encourage the shared use of facilities at schools, businesses, and clubs where practicable;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Provide and develop a range of community programs and community safety initiatives;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Determine the requirements of the Community and focus on needs, values, engagement and involvement;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Continued implementation of the principles of universal access;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Appropriately zone areas that accommodate community facilities to ensure their long term sustainability and service to the City;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Any Developer Contribution Plan that is prepared by the City is to be informed by an audit of the City's community facilities and infrastructure in terms of condition, the need for addition, replacement or upgrade to meet needs and associated costs as well as forecasts or need and nexus with community growth.	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Tourism	Comment
<i>To provide for, and encourage, a range of tourism facilities in appropriate locations and to enhance the City's existing tourist attractions</i>	
Outline design requirements for the Activity Centres to create an environment that is attractive for both the City's residents and external visitors;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Promote a range of uses within the Regional, District and Local Centres that make them an appealing destination for local, interstate and international tourists;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Promote the City as a place to be, and the City's community events;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Promote sporting events within the City through community publications;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Use planning controls to encourage and enable the development of a variety of accommodation services (including hotels and serviced apartments) in areas such as Leederville, which have established entertaining facilities and direct transport links to the City;	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.
Provide policy provisions that enable the potential for 4 and 5 start boutique hotel or multi-storey serviced apartment accommodation in Activity Centres and other key commercial use areas, and offer incentives through height bonuses to encourage this type of development.	The key theme/s of this action has been included under Part 3.3 (Economy and Employment) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Water Management	Comment
<i>Ensure the effective and efficient management of water supplies within the City</i>	
Apply policy provisions that ensure both commercial and residential developments use best practice water sensitive urban design principles;	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Apply policy provisions that ensure both commercial and residential developments address matters relating to on-site drainage management;	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Develop policy provisions, particularly for large scale development to encourage permeable materials to all hard surfaces, the use of swales and reticulated drainage networks and soak wells;	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Promote awareness of techniques to reduce water consumption in both households and commercial premises;	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Promote water recycling strategies for all types of water users to ensure continuity of supply;	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Apply planning policy provisions to retain and restore native vegetation in all development scenarios wherever possible, to reduce run off;	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Implement appropriate controls to ensure all residential and commercial developments provide for appropriate discharge of storm water from premises; and	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Consider the outcomes of the Climate Change Risk Assessment to inform management of storm water discharge, drainage management and location of development.	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Urban Design, Character and Heritage	Comment
<i>Promote best practice urban design outcomes within the City</i>	
Develop policy and/or scheme provisions and incentives that encourage all development to illustrate sustainable design features either through adapting and re-using existing building stock or new development that adopts best practice sustainable design features;	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Incorporate the place based analysis detailed in the Appendices of this Strategy to inform Precinct Policies that provide a performance based approach to achieving innovative urban design;	The key theme/s of this action has been included under Part 4.0 (Planning Areas) of the Draft Amended Local Planning Strategy.
Develop policy and/or scheme provision that encourages site-responsive design by being cognisant to the relationship to adjoining development and the broader public realm and streetscape;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Develop policy and/or scheme provisions that encourage design that is resource efficient, climatically appropriate, responsive to climate change and contributes to environmental sustainability, including TOD principles;	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Develop policy and/or scheme provisions that encourage design to demonstrate CPTED performance, protection of important view corridors and lively civic spaces;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.

Develop policy and/or scheme provisions that provide incentives for design excellence;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Streamline and review the City's local planning policies so they align with each other and the Residential Design Codes of WA;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Apply policy and/or scheme provisions that allow the variation of standards in transition locations between zones, corner sites, differential densities, strategic development sites and other scenarios, particularly where developments illustrate exemplary design; and	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Provide scheme provisions to allow Council to create a Design Advisory Committee.	This is not required to be continued in the Draft Amended Local Planning Strategy, as a Design Advisory Committee (Or Design Review Panel) exists at the City.

<i>Retain the character of the City whilst allowing for new innovative urban design.</i>	
To promote awareness and knowledge of the City's urban character through public education and the development of policies that identify, and articulate the valued urban character.	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Ensure the implementation of policies and scheme requirements, which make provisions to preserve, protect and enhance the City's urban character;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Apply Policies that encourage new development and additions and alterations to existing dwellings to be in character with the existing and surrounding character;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Ensure policies enable flexibility to encourage innovative and contemporary design where the development is located in areas which do not have an established character ;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Review the City's Policy relating to Residential Design Elements Policy with particular regard to character protection and enhancement;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.

Develop Precinct Policies that reinforce the residential and activity centre character for each of the City's five community precincts, so as to inform appropriate site responsive design;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) and Part 4.0 (Planning Areas) of the Draft Amended Local Planning Strategy.
Review the City's Residential Design Elements Policy to integrate guidance on acceptable innovations and design excellence and performance requirements that responds to the City's urban character and the objectives of the five (5) Community Precinct Policies;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) and Part 4.0 (Planning Areas) of the Draft Amended Local Planning Strategy.
Provide incentives for variation to building height where developments can demonstrate exemplary design that responds to the exiting urban character.	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
<i>Protect and promote places of heritage significance through the City, including civic, commercial and residential buildings, parks and gardens.</i>	
Ensure the implementation of polices to retain and conserve heritage listed buildings, and ensure that their setting and significance is not compromised by adjacent development;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.

Establish a variety of development and financial initiatives to encourage the retention and continual care of heritage listed properties;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
To promote awareness and knowledge of the City's cultural heritage through public education and involvement;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Incorporate relevant provisions in Town Planning Scheme No. 2 for the identification and protection of places of cultural heritage value;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Take into account Aboriginal heritage in the preparation of development plans for the City's owned land and subdivision and development proposals;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Continue to operate a City of Vincent dedicated heritage website providing detailed information on the City's approach to heritage management, promotion and education;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Regularly update the City's Heritage Strategic Plan to ensure that it meets with best practice planning and heritage principles;	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Promote the retention and care of heritage listed properties for a viable purpose such as, office, transit accommodation or day care through policy provisions and leading by example.	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.

Existing (2016) Local Planning Strategy Theme - Utility Services	Comment
<i>To ensure the utilities in the City are maintained and to encourage sustainable development to alleviate demand on such services.</i>	
Pursue options and funding for undergrounding of power throughout the City;	This is not required to be continued in the Draft Amended Local Planning Strategy, as this is a separate project at the City of Vincent.
Recognise the demand that an additional 5,000 dwellings and businesses to support an additional 6,500 jobs will place on utility services within the City, and work and liaise with utility providers and the State government to ensure manage this appropriately;	This is not required to be continued in the Draft Amended Planning Strategy, as upgrades to infrastructure throughout the precinct will occur on an 'as needed' basis.
Discourage and prevent dereliction and underutilisation of land and maximise opportunities for alternative and temporary uses for public purposes and for public reserves wherever practical.	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.
Consider funding of utilities in large development sites through Developer Contributions by preparing a Developer Contribution Plan and Schedule within the Scheme;	This is not required to be continued in the Draft Amended Planning Strategy, as the set up and maintenance of a Developer Contribution Plan is not a feasible option for the Vincent.
As part of the review of the City's Telecommunications Facilities Strategy consider the demand profile of higher levels of home/work accommodation and intensification of Activity Centres and the transition of industrial land in West Perth and Claisebrook to mixed use development;	This is not required to be continued in the Draft Amended Planning Strategy, as upgrades to infrastructure throughout the precinct will occur on an 'as needed' basis.
Minimising the amount of energy used in new developments through the use of renewable energy, energy conservation measures and other sustainable design initiatives;	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.
Encouraging the sustainable use and management of water resources through incorporation of water efficiency measures and	The key theme/s of this action has been included under Part 3.4 (Environment) of the Draft Amended Local Planning Strategy.

encouraging landscaping of native plant species in landscaping plans which do not rely on reticulation;	
Consider funding of utilities through Developer Contributions within identified Special Control Areas and/or Development Contribution Areas;	This is not required to be continued in the Draft Amended Planning Strategy, as the set up and maintenance of a Developer Contribution Plan is not a feasible option for the Vincent.
Discourage and prevent the dereliction and underutilisation of City owned land and utilities and maximise opportunities for alternative uses for public purposes and reserves where practical.	The key theme/s of this action has been included under Part 3.2 (Community, Urban Growth and Settlement) of the Draft Amended Local Planning Strategy.

City of Vincent Draft Local Planning Strategy – Part one

DRAFT

Executive Summary

The Local Planning Strategy for the City of Vincent (Vincent) is a comprehensive framework designed to guide the future development and growth across throughout the district. This Strategy will achieve this by setting strategic directions and priorities for land use planning, infrastructure development, and community enhancement over the coming years. It aims to amend the existing local planning framework to align with contemporary aspirations of the residents, workers, and visitors to Vincent. While it is fundamentally carrying on the existing approach to growth, it presents a more contemporary overall guiding document.

Key components of the draft Local Planning Strategy focus on:

Sensitive development and design – Ensuring appropriate development occurs across Vincent to meet the needs of current and future residents.

Enhanced environmental outcomes – Ensuring our development is sustainable, with a focus on enhancing our existing tree canopy cover.

Thriving Centres, Corridors and Future growth areas – Our local economy thrives by supporting small businesses and strategically placing commercial areas within established centres, ensuring diverse opportunities meet the needs of increased density.

Accessibility – Integrating all modes of transport within Vincent, recognising the importance of active modes of transport in sustainable development.

Connected and Healthy communities – Protecting our community's health and wellbeing, and recognising ways that the local planning framework can support this endeavour.

These focus areas are underpinned by Vincent's Strategic Community Plan, which has consistently involved significant and meaningful community engagement.

The Draft Local Planning Strategy comprises two parts;

Part one – Strategic directions and actions for land use planning.

Part two – Background information and analysis.

Part one is divided into five key focus areas; Community, Urban Growth and Settlement, Economy and Employment, Environment, Transport and Planning Areas. Each of these focus areas are underpinned by separate planning principles and objectives which guide each of the section's actions. These actions are linked their relevant background sections which provides the background data analysis and justification for the action.

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Part One

1.0 Introduction

The City of Vincent Local Planning Strategy comprises:

Part 1 – Strategy; and

Part 2 – Background Information and Analysis.

The Local Planning Strategy applies to the area shown in Figure 2 – Local Planning Strategy Map.

This Local Planning Strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission (WAPC) and revokes Vincent's preceding Local Planning Strategy, endorsed by the WAPC on 8 November 2016.

As required by Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the purpose of the Local Planning Strategy is to:

- a) set out the long-term planning directions for the local government;
- b) apply any State or regional planning policy that is relevant to the Local Planning Strategy; and
- c) provide the rationale for any zoning or classification of land under the local planning scheme.

The Local Planning Strategy forms the strategic basis for the preparation, implementation and review of the City of Vincent Local Planning Scheme No. 2 (LPS 2). The following technical appendices have been prepared in support of the Local Planning Strategy:

City of Vincent – Imagine Vincent: The Sequel, Strategic Community Plan (2023)

Accessible City Strategy

Public Open Space Strategy

Claisebrook and Pickle District Planning Frameworks

Precinct Parking Management Strategy

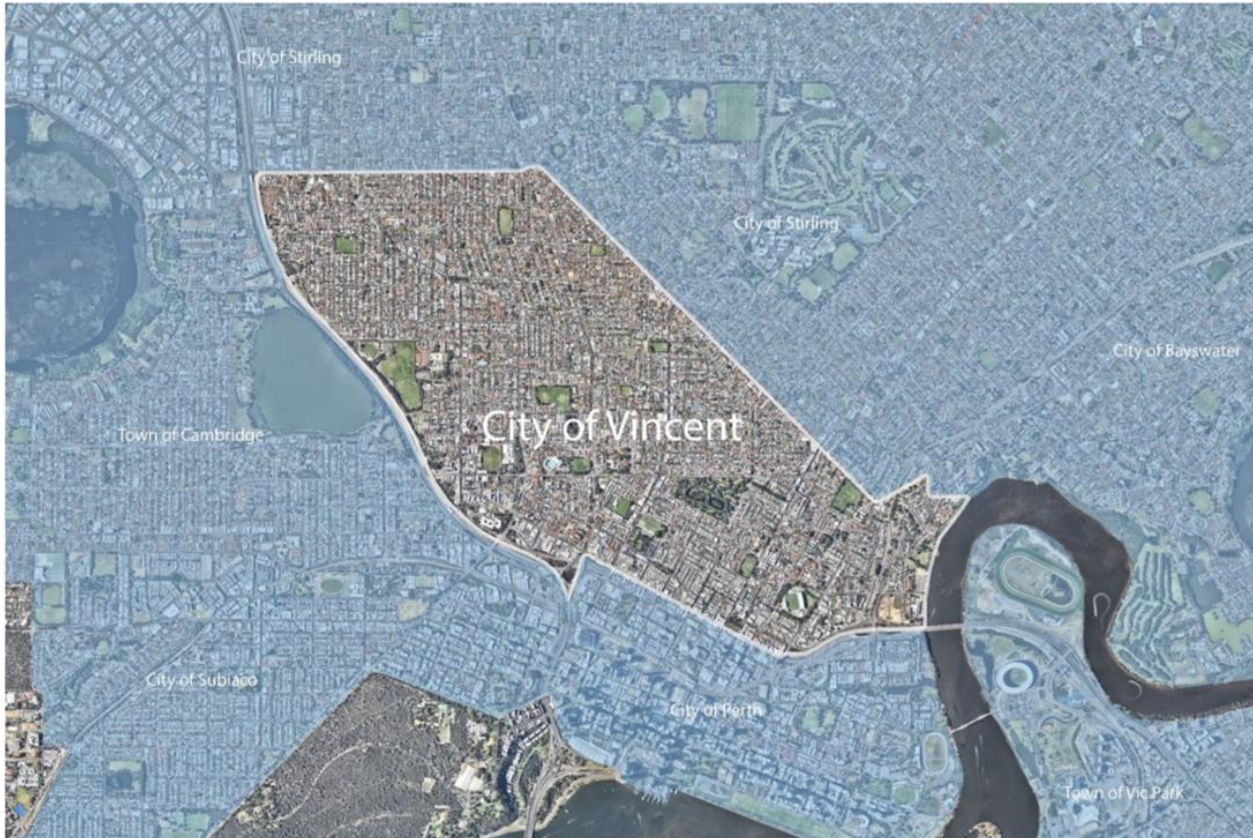


Figure 1 - Local Context Map for Vincent



2.0 Vision

The Local Planning Strategy outlines the 15-year vision for how land use change and development will occur within Vincent. The vision has regard to the Vincent's [Strategic Community Plan](#) but recognises that any community aspirations for future land use change and development is balanced with the requirements of planning legislation and policy. The Local Planning Strategy will provide for the expression of how broader State planning requirements can be applied and ultimately implemented at a local level.

The vision of the Local Planning Strategy is:

The City of Vincent is a leafy and vibrant 24-hour city, which is synonymous with quality design and sustainability. Its diverse population is supported in their innovative endeavours by a council that says YES!

Vincent's pillars to support its vision, and align with each of action within this strategy, are:



Enhanced Environment – we want to protect and enhance our natural environment, making best use of our natural resources for the benefit of current and future generations.



Accessible City – we want to be a leader in making it safe, easy, environmentally friendly, and enjoyable to get around Vincent.



Connected and Healthy Community - we are a diverse, welcoming, and engaged community. We want to celebrate what makes us unique and connect with those around us to enhance our quality of life.



Thriving Places - we want to create, enhance, and promote great places and spaces for everyone to enjoy.



Sensitive Design - we want to see unique, high-quality developments that respect our character and identify and respond to specific local circumstances.



Innovative and Accountable - we will be an innovative, honest, engaged, and responsible organisation that manages resources well, communicates effectively and takes our stewardship role seriously.

3.0 Opportunities

Consistent with the State Planning Framework, planning issues of relevance to Vincent are presented under the following themes and planning principles.

For each planning opportunity identified, planning directions and actions have been outlined.

Planning directions are short statements that specify what is to be achieved or desired for the opportunity. Each planning direction is supported by an action/s, that clearly and concisely outlines what is proposed and how it is to be undertaken, rationale, timeframe and responsible party.

3.1 Planning Themes

The Local Planning Strategy is guided by the following planning themes:

Community, Urban Growth and Settlement

Economy and Employment

Environment

Transport

3.2 Community, Urban Growth and Settlement

3.2.1 Planning Principles

The planning principles for community, urban growth and settlement are:

Population Growth

Vincent will provide adequate, diverse and affordable housing for the growing population.

Character and Heritage

The character of Vincent will be retained whilst embracing innovative urban design.

Building Design

Best practice urban design outcomes will be promoted within Vincent.

Community Infrastructure

Vincent will ensure the provision of high-quality community infrastructure and services which are responsive to the community's changing needs.

Public Open Space

Vincent will retain and encourage the preservation of public open space (POS) and enhance underutilised POS in identified planning areas.

3.2.2 Objectives

The strategic objectives for community, urban growth and settlement are:

Housing Growth

To meet the needs of a growing population and direct residential growth to areas supported by strong land use and transport connectivity.

Housing Diversity and Affordability

To increase the diversity of housing types throughout Vincent to respond to changing demographic and lifestyle needs.

Built Form Response

To ensure that future growth protects and enhances the desired character and amenity of Vincent's established residential streets and neighbourhoods.

Urban Design Outcomes

To ensure that new development is reflective and responsive to its surrounds and contributes positively to the streetscape and surrounding private and public realm.

Provision of Facilities and Services

To deliver a diversity of community facilities and services in areas of high accessibility.

Public Open Space and Urban Liveability

To prioritise access to built and natural environments that enhance community liveability by expanding high-quality, sustainable public open spaces in large-scale developments. To ensure safe and accessible environments that provide for compatible land uses, appropriate separation distances, and enhanced urban amenity, safeguarding community wellbeing while meeting the needs of a growing population.

3.2.3 Strategic Considerations

Several strategies inform the strategic direction for community, housing and population growth including:

Accessible City Strategy (2022)

Thriving Places Strategy (2023)

Planning Frameworks

Strategic Community Plan (2022-2032)

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3.2.3.1 Housing Growth

Forecasting predicts that Vincent's population will grow by 1.19% per year from 2021 to 2046, adding about 12,998 people (Profile.id). To handle this growth, Vincent will focus on building up and increasing density in established Activity Centres, along major transport links, transit corridors, future investigation areas, and in lower density suburbs where suitable. Vincent will follow relevant planning policies and maintain a strong local planning framework to ensure specific development outcomes for each key activity centre.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Housing Growth</u> To meet the needs of a growing population and direct residential growth to areas supported by strong land use and transport connectivity.	Ensure urban growth happens in identified planning areas that offer high connectivity, a variety of housing options, and diverse land uses to support long-term viability and liveability.	<ol style="list-style-type: none"> 1. Review current development standards and densities, including building height limits and development incentives, in the identified planning areas to ensure they align with the State Planning Framework, including SPP4.2, while providing sufficient capacity for residential growth and access to necessary infrastructure and services. 2. Identify strategic development sites throughout Vincent to create a list of locations for urban redevelopment, aligned with future population forecasts. 3. Investigate the future of strategic development sites so that they can remove undesirable land uses, capitalise on underused land or other valuable outcomes in line with the desires of the community. 	Section 4.2.1 of part 2 recognises that there is need to increase the extent of residential land to accommodate forecast future population.	Short (1-5 years)

3.2.3.2 Housing Diversity and Affordability

Forecasting data shows a growing and aging population in Vincent, creating a need for more diverse housing options citywide. Rising housing costs and increased demand for homes near the Perth CBD, supported by sustainable transport, drive the push for diverse and affordable housing in suitable areas.

Vincent is at the forefront of creating its individual Planning Frameworks to encourage diverse housing and deliver key community infrastructure and facilities through development bonuses. This approach will offer more opportunities for various housing types and tenures, ultimately providing more affordable housing options.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Housing Diversity and Affordability</u> To increase the range of housing types and tenures in Vincent to meet the changing needs of its community and lifestyle trends.	Investigate ways to boost affordable housing and provide a mix of adaptable dwelling types and tenures. This will be achieved through the local planning framework, incentives, and partnerships with housing service providers.	<ol style="list-style-type: none"> 1. Explore development incentives to encourage a variety of housing options, such as universal design, accessible and adaptable housing, student and co-living spaces, affordable housing, and family-friendly apartments. Set minimum percentages of these housing types for new developments. 2. Review zoning and density rules to allow suitable medium-density developments in well-served areas across Vincent. 	Section 4.2.2 of part 2 recognises that there is a need to cater for various dwelling types.	Short-term (1-5 years)

3.2.3.3 Built Form Response

Vincent has divided building design into three tiers: minimum standards for the whole area, unique character provisions for specific precincts, and heritage design considerations. Vincent acknowledges that certain areas have distinct characters that should be preserved and celebrated.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<p><u>Built Form Response</u></p> <p>To ensure that future growth protects and enhances the desired character and amenity of Vincent's established residential streets and neighbourhoods.</p>	<p>Maintain low to medium-density residential coding throughout Vincent's established residential areas to ensure the continued protection of existing and desired character.</p>	<ol style="list-style-type: none"> 1. Review the streets and neighbourhoods in Vincent to identify the unique traits and features that define each area's special character. Develop detailed character statements for each precinct. 2. Update the Scheme and Local Planning Policies to ensure new developments support, protect, and enhance significant elements of Aboriginal and historic heritage, as well as character areas. 3. Review and enhance the guidance for Vincent's character areas to help the community better understand the desired building outcomes and how these align with local planning policy. 	<p>Section 4.2.3 of part 2 recognises a number of character recognised streetscapes within Vincent.</p>	<p>Short-term (1-5 years)</p>

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Building Design</u> To ensure that new development is reflective and responsive to its surrounds and contributes positively to the streetscape and surrounding private and public realm.	Continue to review the local planning framework to ensure it consistent with the State Planning Framework and provide a performance-based approach to achieving innovative urban design through the incorporation of place-based analysis in the review of the Planning Frameworks based on the Vincent's Planning Areas.	1. Monitor and adjust the local planning framework to ensure it stays consistent with local and state development trends.	Section 4.2.3 of part 2 recognises the level of character and heritage streetscapes within Vincent.	Short-term (1-5 years)
	Investigate opportunities to provide incentives for high quality designs and deliver innovative site-responsive design outcomes in new developments.	1. Monitor and adjust the local planning framework to ensure it stays consistent with local and state development trends.		Ongoing

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Sensitive Design</u> Transition zones between different dwelling heights and typologies are crucial for maintaining aesthetic continuity, integrating land uses, improving walkability, fostering social cohesion, addressing environmental concerns in urban environments.	To ensure that works and development celebrates and enhances existing and surrounding character.	<ol style="list-style-type: none"> 1. Review Vincent's local planning framework to ensure developments next to heritage-listed buildings respect the era they represent. 2. Ensure new developments and changes to existing homes align with the area's character while encouraging innovative designs where appropriate. 3. Continue to monitor and adjust the local planning framework to ensure a smooth transition between low- and high-density developments, both near character and heritage areas and outside. 	Section 4.2.3 of part 2 recognises the level of character and heritage streetscapes within Vincent.	Ongoing

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Heritage Value</u> To celebrate and strengthen the value of Vincent's heritage.	Promote the conservation and protection of Vincent's Aboriginal, natural, and built heritage through education, community engagement, and policies that enhance heritage values.	<ol style="list-style-type: none"> 1. Maintain up-to-date records of heritage-listed properties, areas, and obligations under the Heritage Act, and regularly review the Local Heritage Survey and Heritage List to ensure best practices. 2. Protect and preserve heritage buildings and streetscapes through updated planning policies, financial and development incentives, and support for adaptive reuse, such as offices, transit accommodation, or day-care facilities. 3. Expand initiatives like the Heritage Assistance Fund and promote the integration of Aboriginal heritage into the built environment and public spaces. 	Section 4.2.3 of part 2 recognises the level of character and heritage streetscapes within Vincent.	Short-term (1-5 years)

3.2.3.4 Urban Design Outcomes

Vincent has around 18,159 private dwellings (Census, 2021). As Vincent's population grows and expands, we need to regularly review the minimum development standards to ensure they reflect best practices as well as ensure that our centres and corridors reflect the community's aspirations and expectations.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Urban Design Outcomes</u> Ensure that new developments are thoughtfully designed to complement and enhance their surroundings, contributing positively to both the street and broader public and private realm.	To ensure that new development is reflective and responsive to its surrounds and contributes positively to the streetscape and surrounding private and public realm.	<ol style="list-style-type: none"> 1. Review the local planning framework to ensure it aligns with the State Planning Framework and supports innovative urban design by incorporating place-based analysis into the Town Centre Planning Frameworks. 2. Explore opportunities to offer incentives for design excellence and encourage innovative, site-specific design solutions in new developments. 3. Continue to develop policies that promote climate-responsive and environmentally sustainable design. 4. Continue to develop policies that respond to the site by considering the adjoining streetscape and the broader public realm. 	Section 4.2.4 of part 2 recognises that with increasing demands for infill housing, development must continue to reflect the character of its surrounds.	Short-term (1-5 years)

3.2.3.5 Provision of Facilities and Services

Vincent takes pride in its extensive facilities and services, designed to be universally accessible to residents and visitors. From parks and recreational spaces to public transportation and community centres, Vincent's infrastructure prioritises inclusivity. Ensuring universal accessibility promotes equality and social cohesion, while also boosting economic vitality by allowing everyone to fully engage in community life. By maintaining a focus on accessibility in its planning and development, Vincent upholds its commitment to diversity and inclusivity, creating a thriving city for all.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Provision of Facilities and Services</u>	To acknowledge the importance of a diversity of high-quality community facilities and services in supporting well-being, promoting healthy lifestyles, and building social capital.	<ol style="list-style-type: none"> 1. Develop and maintain a Community Infrastructure Plan, which will provide the outline of the currently available Vincent assets and their provision within Vincent. 2. Continue providing and developing a range of universally accessible facilities, community programs, and safety initiatives within Vincent. We will also encourage the shared use of facilities at schools, businesses, and clubs wherever feasible. 	Section 4.2.5 of part 2 recognises changes in demographics and needs across Vincent projected for the coming years.	Ongoing
<u>Addressing Community Need</u>	To ensure community infrastructure responds to shifts in demographic needs and values.	<ol style="list-style-type: none"> 1. Continue to understand the community's needs, values, and engagement with facilities and services. We will ensure that areas designated for community facilities including schools, are appropriately zoned to support their long-term sustainability and service to Vincent. 	Section 4.2.5 of part 2 recognises changes in demographics and needs across Vincent projected for the coming years.	Ongoing

3.2.3.6 Public Open Space and Urban Liveability

Vincent understands the important role public open spaces (POS) play in urban liveability and community wellbeing. Current POS provision falls below ideal benchmarks and is expected to decline further with population growth, particularly in underserved areas like West Perth, North Claisebrook, and William Street. To address this, Vincent will review its 2018 Public Open Space Strategy to improve POS allocation and prioritise areas in need.

Urban liveability is influenced by the environments where we live, work, and play, appropriate separation of incompatible land uses, sensitive interface management, and mitigation of adverse environmental impacts. Vincent is committed to fostering a connected, resilient, and active community by creating safe, accessible, and inclusive spaces. This includes high-quality community facilities, walkable and cyclable neighbourhoods, diverse mixed-use areas, and access to essential services and amenities. This also relies on strategic location of sensitive land uses, implementation of transition zones where appropriate and enhancing residential amenity while balancing commercial activity. By prioritising place-making principles and community collaboration, Vincent aims to deliver environments that support an active, vibrant lifestyle for all residents.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Proximity and Usability</u>	To acknowledge the importance of high-quality, highly accessible public open spaces in supporting health and well-being, promoting liveability, and enhancing amenity.	<ol style="list-style-type: none"> 1. Review Vincent's Public Open Space Strategy and its Community Facilities, aligning them with state government guidelines, community needs, and best practices, while addressing the existing deficiencies across Vincent. 2. Advocate for state government consistency on public open space contributions for all types of development. 3. Maintain and enhance the amenity, functionality, and accessibility of the Vincent's parks and outdoor recreational areas by improving pedestrian infrastructure, signage, lighting, equipment, and applying CPTED principles to create diverse, adaptable spaces that encourage passive surveillance and maximise community safety. 	Section 4.2.6 of part 2 recognises the need to update Vincent's operative public open space strategy to ensure adequate needs are met for residents of Vincent.	Short-term (1-5 years)

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Public Open Space Enhancement</u>	To increase public open space throughout Vincent by encouraging the delivery of high-quality, fit for purpose public open spaces in large-scale developments, that are responsive to the needs of the community and environmentally sustainable.	1. Explore opportunities within the local planning framework to encourage the inclusion of additional public open space which currently lack sufficient high-quality public open space.		Medium term (5-10 years)
<u>Healthy Built and Natural Environments</u>	To create built and natural environments that are well-designed, safe and accessible for the community to support active living.	<ol style="list-style-type: none"> 1. Explore opportunities to ensure Vincent's development incorporates principles of good design, safety and accessibility, promoting active lifestyles. 2. Engage community members in the planning process to ensure developments and encourage community interaction. 3. Use evidence and best practices to guide decisions, ensuring that developments are well designed to enhance accessibility and safety. 4. Advocate to state government the importance of expanding the scope of liveability considerations in planning frameworks for our built and natural environment. 	Section 4.2.6 recognises the importance of access to healthy built and natural environments to the overall health and well-being of the community. Vincent has a role to ensure these environments are healthy, safe and accessible.	Medium term (5-10 years)

3.3 Economy and Employment

3.3.1 Planning Principles

The planning principles for economy and employment are:

Business Diversity and Growth

Economic development will be promoted and diversified throughout Vincent, with a particular focus on enhancing activity centres, Town Centres, corridors, neighbourhoods, local centres.

Thriving Places

Vincent will create, enhance and promote great places and spaces for everyone to enjoy and to support its diverse local economy.

Maintaining vibrant places is integral to the Vincent's identity, economy, and appeal. Creating, enhancing, and promoting great places and spaces for everyone to enjoy will support a local, diverse economy, contribute to the growth of our Gross Regional Product (GRP), increase the number of jobs, enhance self-sufficiency and self-containment, and boost employment capacity within our Local Government Area (LGA).

3.3.2 Objectives

The strategic objectives for economy and employment are:

Hierarchy of Activity Centres

To ensure that residential and economic growth continues in a sustainable manner and is supported by high levels of accessibility to a diversity of land uses.

Commercial Activity and Business Growth

To support the vitality and viability of activity centres and Town Centres.

Tourism

To encourage the growth of the tourism industry and ensure the needs of the visitors are supported.

Knowledge Economy

To encourage a diversity of businesses, services and employment opportunities to strengthen economic resilience.

3.3.3 Strategic Considerations

Several Strategies guide and influence the economy and employment trends of Vincent. These include:

Accessible City Strategy (2022)

Thriving Places Strategy (2023)

State Planning Policy 4.2 (Activity centres)

Planning for Tourism and Short Term Rental Accommodation (Position Statement)

City of Vincent Strategic Community Plan (2022-2032)

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3.3.3.1 *Hierarchy of Activity Centres*

Vincent has one secondary, four district, and ten neighbourhood and local centres, as recognised under State Planning Policy 4.2. These activity centres are essential to Vincent 's core population and should continue to offer an appealing living environment for residents.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
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<p><u>Hierarchy of Activity Centres</u></p> <p>Compact and well supported activity centres provides the unique identity of Vincent.</p>	<p>To ensure that residential and economic growth continues in a sustainable manner and is supported by high levels of accessibility to a diversity of land uses.</p>	<ol style="list-style-type: none"> 1. Establish, support, and review Vincent's place-based approach to its Town Centres to ensure that commercial activity is concentrated primarily in these areas. 2. Modify the local planning framework to reflect Vincent's hierarchy of activity centres to ensure that Town Centres are compact and concise, and appropriate controls are in place to recognise the different commercial activities of each area. 3. Identify areas for future employment growth, such as the Leederville Precinct Structure Plan and planned urban growth areas, to support local government investment and leverage opportunities for private sector development. 4. Review the zoning of Local Centres to support urban regeneration by creating small-scale, accessible commercial spaces within walking distance of nearby residential areas. 5. Undertake a Needs Assessment to strategically guide the future of Town Centres based on their commercial floor space. Use this 	<p>Section 4.3.1 and 4.3.2 of Part 2 recognises the City has a number of secondary, district, neighbourhood and local centres. Planning for these present the best opportunity to encourage the 10 principles of urban consolidation.</p>	<p>Short Term (1-5 years)</p>
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		information to inform any local planning framework changes to support this.		
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3.3.3.2 Commercial Activity and Business Growth

Vincent features a lively economic landscape with a variety of industries, busy commercial centres, and a dynamic entrepreneurial spirit. From its diverse cafes, boutiques, and art galleries to innovative tech startups and local businesses, economic activity flourishes throughout Vincent. These vibrant spots not only fuel economic growth but also play a key role in shaping Vincent's unique identity. Preserving and supporting these hubs is crucial for maintaining Vincent's cultural richness, encouraging community engagement, and ensuring a resilient and prosperous future for all residents and stakeholders.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Commercial Activity and Business Growth</u>	To support the vitality and viability of activity centres, Town Centres and precincts.	<ol style="list-style-type: none"> 1. Promote Vincent as a vibrant destination, supporting key industries like creative arts, health, education, and recreation, while reviewing local employment data to adjust the planning framework and address any gaps. 2. Ensure zoning and development support a mix of uses in commercial and residential areas, and accommodate job growth projections for 2050. 3. Investigate commercial opportunities, including floor space requirements for strategic sites, to support business expansion. 	Section 4.3.3 of Part 2 recognises the importance of the local economy and its contribution to the growth of Vincent.	Medium-term (5-10 years)

3.3.3.3 Tourism

Tourism in Vincent thrives on its rich cultural tapestry, vibrant neighbourhoods, and diverse attractions. From trendy cafes and boutique shops to art galleries and local festivals, visitors are captivated by Vincent's unique charm and dynamic energy. Supporting tourism-based activities is crucial for drawing visitors and boosting the local economy. Tourists who frequent local businesses contribute directly to the livelihoods of residents and the community's overall prosperity. By maintaining and enhancing these tourism hotspots, we not only enrich the visitor experience but also promote economic sustainability and preserve Vincent's distinctive identity for future generations.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Tourism</u>	To encourage the growth of the tourism industry and ensure the needs of the visitors are supported.	1. Implement policies and development incentives to encourage diverse accommodation options, such as boutique hotels, short term rental accommodation and multi-storey serviced apartments, focused within activity centres, Town Centres, and key commercial areas with high accessibility to attract local, interstate, and international tourists.	Section 4.3.4 of Part 2 recognises the economic benefits of tourism to the growth of Vincent.	Medium Term (5-10 years)

3.3.3.4 Knowledge Economy

Vincent thrives as a bustling centre for the knowledge economy, driven by a strong focus on creative industries. This vibrant community of artists, designers, and tech entrepreneurs energises Vincent with creativity and innovation. Coworking spaces and modern media studios foster an environment where ideas flourish and businesses succeed. Supporting these creative industries is essential for a diverse economy that can handle economic shifts and adapt to new trends. By nurturing local talent and encouraging collaboration, Vincent maintains a dynamic and resilient economy, always leading in innovation.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Knowledge Economy</u>	To encourage a diversity of businesses, services and employment opportunities to strengthen economic resilience.	<ol style="list-style-type: none"> 1. Support the retention and attraction of knowledge-based industries and professional services in areas such as creative arts, health, education, recreation, and utilities. 2. Balance the inclusion of light industrial uses to maintain economic diversity, sustainability, and long-term employment, ensuring compatibility with new developments through the local planning framework. 	Section 4.3.5 of Part 2 recognises the economic factors that support the growth of Vincent.	Medium Term (5-10 years)

3.4 Environment

3.4.1 Planning Principles

The planning principles for environment are:

Natural Assets and Climate Change

Vincent will encourage and actively adopt sustainable practices that conserve key natural assets and address climate change.

Resource Management

Resource and energy supplies will be effectively and efficiently managed within Vincent, utilities will be maintained and sustainable development will be encouraged to safeguard increasing demand on resources and services.

Vincent recognises the value the natural environment contributes to our inner-city community and will continue to protect and enhance it, making best use of our natural resources for the benefit of current and future generations.

3.4.2 Objectives

The strategic objectives for environment are:

Natural Assets and Climate Change

To encourage best practice ecologically sustainable development which responds to the opportunities and constraints of the climate, site and scale of development and limits the impacts on the broader environment.

Sustainable Growth

Strengthen the local planning framework to improve environmental outcomes and ensure sustainable growth.

Urban Greening

To mitigate losses to urban canopy cover, retain and enhance existing urban canopy.

3.4.3 Strategic Considerations

Several strategies inform the strategic direction for the environment including:

City of Vincent Sustainable Environment Strategy 2019-2024 (SES) – currently under review

Public Open Space Strategy (POSS) – currently under review

Planning in Bushfire Prone Areas: Bushfire Policy Framework (2018) – currently under review

Draft [State Planning Policy 2.9 Planning for Water \(SPP 2.9\)](#) and [Planning for Water Guidelines](#)

Draft Map of Bushfire Prone Areas (2023)

City of Vincent Greening Plan 2018 – 2023 – currently under review

City of Vincent Waste Strategy 2018 – 2023 – currently under review

3.4.3.1 Natural Assets and Climate Change

Vincent values its natural assets and understands the urgent need to tackle climate change to protect these resources. Over the coming decades, Vincent will face challenges such as rising temperatures, more frequent heatwaves, decreased winter and spring rainfall, longer and more frequent droughts, reduced biodiversity, and lower soil moisture.

To address these issues, preserving and restoring natural assets like wetlands, native vegetation, and waterways is essential. These actions help mitigate and adapt to climate change, boost resilience, and safeguard biodiversity. Adopting ecologically sustainable design practices will reduce vulnerabilities in Vincent's infrastructure, enhancing its ability to cope with a changing climate. Investing in renewable energy, sustainable transport, and waste reduction will cut greenhouse gas emissions and further mitigate climate impacts.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Natural Assets and Climate Change</u>	To encourage best practice ecologically sustainable development which responds to the opportunities and constraints of the climate, site and scale of development and limits the impacts on the broader environment.	<ol style="list-style-type: none"> 1. Promote awareness in the community of techniques to incorporate sustainable design principles into both residential and commercial development, including waste management and a circular approach to waste disposal. 2. Continue to be a leader in policy provisions that encourage sustainable design features tailored to Vincent 's unique physical characteristics and climate. 3. Collaborate with the state and other local governments for appropriate provision of EV infrastructure. 	Section 4.4.1 of Part 2 recognises the need for protection of Vincent natural assets to protect against climate change.	Ongoing

3.4.3.2 Sustainable Growth

Vincent is dedicated to sustainable growth and prioritises environmental outcomes in its development strategies. By incorporating environmental considerations into urban planning, infrastructure projects, and community initiatives, Vincent seeks to balance growth with the preservation of natural resources and ecological integrity.

Vincent is committed to reducing its ecological footprint through its own operations, including sustainable transport initiatives, renewable energy generation, and energy efficiency measures. This approach not only minimises environmental impact but also helps build a resilient and thriving community.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Sustainable Growth</u>	Strengthen the local planning framework to improve environmental outcomes and ensure sustainable growth.	1. Develop an Enhanced Environment Strategy that directs Vincent resources and actions to environmental sustainability and continue to implement Vincent 's informing environmental strategies.	There is a notable gap in Vincent's strategic direction concerning the "Enhanced Environment" pillar of the Strategic Community Plan (SCP). Addressing this deficiency is essential and will be incorporated into the development of this Strategy.	Short term (1-5 years)

3.4.3.3 Urban Greening

Vincent proudly upholds its commitment to urban greening and preserving its tree canopy. Focusing on sustainability and environmental stewardship, Vincent's green spaces significantly enhance liveability and quality of life. Parks, gardens, tree-lined streets, and green corridors provide vital benefits such as better air quality, temperature regulation, and biodiversity conservation.

Expanding and maintaining the urban tree canopy is crucial for mitigating climate change impacts, promoting public health, and creating welcoming public spaces for residents and visitors to enjoy.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Urban Greening</u>	Mitigate losses to urban canopy cover and retain and enhance existing urban canopy where possible..	<ol style="list-style-type: none"> 1. Create policy provisions and development incentives that promote the retention of significant vegetation as well as other tree canopy producing initiatives. This will ensure that development contributes to enhancing and diversifying Vincent's canopy cover and significant vegetation, beyond existing State Planning Framework requirements. 2. Explore ways to protect and incentivise retention of trees on private land. 3. Advocate the state government develop standardised controls to protect trees on private land. 	Section 4.4.2 of Part 2 recognises the continued loss of canopy cover across Vincent and Perth Metropolitan Region.	Short-term (1-5 years)

3.5 Transport

3.5.1 Planning Principles

The planning principle for transport is:

Movement

Vincent will provide for a safer, more efficient movement network to facilitate ensure the vitality of businesses and Town Centres, ensure the protection of streetscape amenity and alleviate traffic congestion.

Mode Shift

Vincent will increase opportunities for the diversification of travel methods and encourage modal shifts that will reduce environmental impacts and improve the health and well-being of residents.

Street Reallocation

Vincent will reallocate space from vehicles to walking and cycling, as per the Link and Place Guidelines.

3.5.2 Objectives

The strategic objectives for infrastructure are:

Public Transport

To improve public transport services and sustainable transport options and focus residential and commercial growth within Town Centres and areas in close proximity to high frequency public transport services.

Cycling and Walking

To increase walkability and cyclability to support a reduction in private vehicle use and improve the health and well-being of residents.

Congestion and Parking Management

To reduce the negative impacts of private vehicle use to provide safer and more efficient movement throughout Vincent and ensure the vitality of Activity Centres.

Connectivity

To improve the movement network to, within and through Vincent.

Preservation of Laneways and Rights-of-Way (ROWS)

To identify and increase the development along our rights of ways and laneways.

3.5.3 Strategic Considerations

Several strategies inform the strategic direction for infrastructure including:

City of Vincent Accessible City Strategy 2020 – 2030 (ACS)

City of Vincent Strategic Community Plan (SCP)

Precinct Parking Management Strategy

City of Vincent Wayfinding Signage Plan

Department of Transport Long Term Cycle Network

City of Vincent Bike Network Plan 2023 - 2028

City of Vincent Laneways and Rights-of-Way Policy

Public Transport Authority Strategic Plan

Transport @ 3.5 Million

Integrated Transport Plan for Perth and Peel

Road Safety Strategy 2020-2030

Infrastructure WA State Infrastructure Strategy

3.5.3.1 Public Transport

Vincent strongly supports expanding public transport links, understanding their crucial role in promoting sustainable urban mobility and easing traffic congestion. Vincent actively advocates for improved bus services, better connectivity, and new transit routes to enhance the public transport network.

By pushing for these improvements, Vincent aims to offer residents and visitors convenient, reliable alternatives to private vehicles. This advocacy not only supports environmental sustainability by cutting greenhouse gas emissions but also boosts public health and social equity by improving transportation access for all community members.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Public Transport</u>	To improve public transport services and sustainable transport options and focus residential and commercial growth within Activity Centres and areas in close proximity to high frequency public transport services.	<ol style="list-style-type: none"> 1. Promote a mix of uses within activity centres, Town Centres, mixed-use, and commercial areas located within a 400-800 metre walkable distance of train stations and bus interchanges. This supports both retail and commerce while providing long-term employment opportunities in line with transit-oriented development principles. 2. Continue advocating for enhanced public transport connections to, from, and within Vincent's Activity Centres, Town Centres, transit corridors, and future investigation areas, with a focus on improving links between these centres. 3. Encourage urban consolidation development near train stations, high-frequency bus routes and proposed mid-tier transit routes to ensure such services are financially viable. 	Section 4.5.4 of Part 2 recognises the need to provide adequate location for density through Vincent.	Ongoing

3.5.3.2 Cycling and Walking

Vincent strongly supports cycling and walking, recognising their many benefits for individuals and the community. With dedicated infrastructure such as bike lanes, pedestrian pathways, and shared trails, Vincent promotes and encourages active transportation.

By advocating for cycling and walking, Vincent aims to cut traffic congestion, improve air quality, and boost public health and well-being. These modes of transport also foster a sense of community and connection, allowing residents to engage more intimately with their surroundings and each other.

Prioritising cycling and walking infrastructure underscores Vincent's commitment to a more sustainable, liveable, and vibrant environment for all residents and visitors.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Cycling and Walking</u>	To increase walkability and cyclability to support a reduction in private vehicle use and improve the health and well-being of residents.	<ol style="list-style-type: none"> 1. Promote walking and cycling in Vincent by improving pedestrian facilities such as footpaths, cycle routes, bicycle facilities and improve the visual amenity and safety of these areas. 2. Continue to implement the recommendations of Vincent's Bike Network Plan (2023-2028). 3. Encourage wayfinding as per the Vincent Wayfinding Signage Plan 4. Continue planning Town Centres and activity centres to better serve daily needs of residents 	Section 4.5.5 and 4.5.6 of Part 2 recognises the need to locate density nearest existing cycling and walking routes.	Ongoing

3.5.3.3 Parking Management and Congestion

Vincent understands that effective parking management is crucial for tackling congestion and promoting sustainable urban mobility. By adopting strategic parking policies, pricing mechanisms, and innovative solutions, Vincent aims to optimise parking resources, reduce traffic congestion, and cut vehicle emissions.

Vincent implements measures such as time-limited parking zones, parking permit programs, and incentives for alternative transport modes to encourage a shift from private vehicles to public transit, cycling, and walking. These efforts not only ease road congestion but also ensure a fair distribution of parking spaces and lessen the environmental impact of excessive car use.

Through effective parking management, Vincent aims to foster a more efficient, accessible, and sustainable urban environment, enhancing mobility, reducing congestion, and improving quality of life for residents and visitors.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Congestion and Parking Management</u>	To reduce the negative impacts of private vehicle use to provide safer and more efficient movement throughout Vincent and ensure the vitality of Town/Activity Centres.	<ol style="list-style-type: none"> 1. Implement new paid parking areas and review existing parking restrictions in Vincent's Town Centres to enhance the turnover of parking spaces. This ensures availability for all users and supports retail and commerce. 2. Review parking standards to move towards open or maximum parking provision for new development where it can be shown to meet the needs of existing and future residents. 3. Support Vincent's Accessible City Strategy, focusing on car parking and parking management. 4. Promote Travel Smart and other initiatives, including the e-scooter trial and additional free parking for scooters and motorbikes, to diversify travel options within Vincent's activity centres and Town Centres, reducing car dependency. 5. Apply Crime Prevention Through Environmental Design (CPTED) principles to Vincent's owned car parking spaces and other parking assets. 	Section 4.5.7 of Part 2 recognises the need to balance the mode shift with providing adequate parking for our thriving places.	Medium term (5-10 years)

3.5.3.4 Connectivity

Vincent prioritises building strong connections both within its borders and with neighbouring areas. Through smart planning and infrastructure improvements, Vincent aims to create a well-linked urban environment that boosts accessibility and encourages economic and social interactions.

By investing in transportation networks—like roads, public transit, and bike paths—Vincent enhances connectivity, making it easier for people to reach key places such as commercial hubs, schools, and recreational spots. Vincent also collaborates with nearby suburbs and regional attractions to improve connections between communities and promote tourism and economic growth.

Focusing on connectivity helps Vincent develop a seamless and integrated urban space that meets the needs of residents, businesses, and visitors. This commitment to connectivity fosters a sense of unity, accessibility, and vibrancy, making Vincent a great place to live, work, and explore.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Connectivity</u>	To improve the movement network to, within and through Vincent.	<ol style="list-style-type: none"> 1. Work with State Government and adjacent Local Governments to investigate ways to improve connectivity. 2. Introduce planning policy provisions that identify and require the retention of important existing pedestrian links on private land. 3. Continue to identify general locations for desired strategic active movement links on private land that may warrant the awarding of development bonuses. 	Section 4.5.2 of Part 2 recognises the need to ensure movement throughout Vincent is efficient.	Ongoing

3.5.3.5 Preservation of Laneways and Rights-of-Way (ROW)

Vincent highly values and prioritises the preservation and enhancement of Rights of Way (ROW) as essential corridors for connectivity and community engagement. ROWs are key for providing pedestrian and cyclist access across Vincent, linking neighbourhoods, parks, and amenities.

By maintaining and improving ROWs, Vincent ensures residents have safe and accessible paths for recreation, commuting, and socialising.

Vincent works with stakeholders and the community to protect and upgrade ROWs, adding features like lighting, and signage to boost safety and usability. By investing in ROWs, Vincent creates a more connected, vibrant, and inclusive environment for everyone.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
<u>Preservation of Laneways and Rights-of-Way (ROWs)</u>	To preserve existing laneways and ROW throughout Vincent, especially in activity centres, Town Centres and other planning areas, and reduce vehicle crossovers on streets to mitigate losses to street tree canopy, increased hard stand and loss of on-street carparking.	<ol style="list-style-type: none"> 1. Review Vincent's existing Laneways and Rights-of-Way Policy. 2. Review and update Vincent's ROW Inventory, existing laneways and ROW. 3. Develop a ROW Strategy which should include desired widths and designs to optimise the functionality and utilisation of ROWs to respond to the existing local planning framework. 	Section 4.5.3 of part 2 recognises the lack of an updated rights of way policy and the impact this may have on future development of Vincent.	Medium Term (5-10 years)

4.0 Planning Areas

The Strategy outlines seven planning areas that reflect the natural development around each of Vincent's Town Centres, as well as other key precincts, each offering opportunities for growth and transformation. The following section details each Planning Area, including key planning directions and actions to guide their development over the next 10-15 years.

The Planning Areas are grouped into four categories:

- 1. Town Centres and Precincts:** This group includes Vincent's existing activity nodes and development areas. These are categorised as Secondary (Leederville), District (North Perth – Fitzgerald Street, Mount Hawthorn, and Beaufort Street – Mount Lawley/Highgate), and key strategic precincts (Pickle District – West Perth, William Street – Northbridge, and East Perth – North Claisebrook).
- 2. Urban Corridors:** These major transport and activity routes are designated as urban corridors in the WAPC's Perth and Peel @ 3.5 million plan.
- 3. Neighbourhood and Local Centres:** These are local commercial hubs that cater to the immediate residential community, providing small to medium areas of commercial activity.
- 4. Future Investigation Areas:** These areas are identified for potential growth and redevelopment but lack a defined planning direction at this stage. They are subject to future planning investigations.

Table X: Maximum Dwelling Capacity and Dwelling Shortfalls – Planning Areas

Planning area	Current number of dwellings	Minimum number of dwellings required by State housing targets	Additional dwellings needed to meet State targets	Maximum number of dwellings current zoning allows	Dwelling shortfall under zoning potential
Town Centres and Precincts	1,595	3,967	2,372	16,643	15,048
Urban Corridors	10,142	14,123	3,981	15,611	5,469
Neighbourhood and Local Centres	103	98	-5	603	500
Future Investigation Areas	654	2,059	1,405	8,047	7,393
Remaining Areas	5,841	6,663	822	7,437	1,596
Total	18,335	26,910	8,575	48,340	30,005



Figure 3 - Established Vincent Activity Centres

4.1 North Perth Town Centre

The North Perth Planning Framework area is a culturally vibrant hub celebrated for its diverse community and historic charm. Its mix of local businesses, historic architecture, and strong community pride make it a cherished destination. With its strategic location and existing community spirit, North Perth has significant potential for future urban revitalisation, promising improved public spaces and a sustainable, inclusive urban environment.

Currently, the area is under investigation as part of the local planning framework for a new planning framework, with a key component being the understanding of the transport needs of the suburb and how it interacts with the Town Centre.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
North Perth Town Centre	<p>To ensure the North Perth Town Centre continues to provide for its local community in line with the State Planning Framework.</p> <p>Provide an average residential density (dwelling per gross urban zone hectare within the walkable catchment) of between 25 to 35.</p>	<ol style="list-style-type: none"> 1. Establish a local planning framework to guide development within and around the North Perth Town Centre. 2. Regularly review the local planning framework to ensure that the mechanism for development controls in and around the Town Centre are consistent with State Planning Frameworks and the community. 	Section 4.3.1 of part 2 recognises the importance of the North Perth Town Centre as a district centre under SPP 4.2.	Short – Medium

4.2 North Claisebrook Precinct

The North Claisebrook Planning Framework area is an emerging hub of creative enterprises with a diverse resident population. Located north of the Graham Farmer Freeway (see map X), it benefits from robust active and public transport services. Vincent's North Claisebrook Planning Framework reflects extensive consultation with residents, visitors, and businesses to establish a clear vision and objectives for both the public and private realms within the precinct.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
North Claisebrook Precinct	To ensure the North Claisebrook Precinct provides for its local community in line with the State Planning Framework.	<ol style="list-style-type: none"> 1. Implement, monitor, and review the North Claisebrook Planning Framework. 2. Ensure that development controls, such as building height and incentives for community benefits, align with State Planning Frameworks and community expectations. 3. Champion the relocation of concrete batching plants within the precinct to unlock opportunities for urban regeneration, paving the way for vibrant redevelopment and a more sustainable, liveable community. 	Section 4.3.1 of part 2 recognises the importance of the North Claisebrook Precinct in delivering infill targets for Vincent.	Short – Medium

4.3 Pickle District Precinct

The Pickle District Planning Framework area is located within West Perth and nestled between Leederville and Northbridge. It boasts a vibrant blend of creative enterprises and serves as a vibrant arts hub for the broader Vincent community. With its unique character, iconic establishments, and industrial-style architecture, it possesses a truly unique identity.

The Pickle District Planning Framework represents extensive consultation with the resident, visitor and business community to provide a vision and objective for the public and private realm within the precinct.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Pickle District Precinct	To ensure the Pickle District Precinct provides for its local community in line with the State Planning Framework.	<ol style="list-style-type: none"> 1. Implement, monitor, and review the Pickle District Planning Framework. 2. Ensure that development controls, such as building height and incentives for community benefits, align with State Planning Frameworks and community expectations. 3. Amend the Metropolitan Region Scheme to reclassify the Pickle District as 'Urban'. 	Section 4.3.1 of part 2 recognises the importance of the Pickle District Precinct in delivering infill targets for Vincent.	Short – Medium

4.4 Mt Hawthorn Town Centre

The Mount Hawthorn Town Centre is distinguished by its one-of-a-kind landscape features and its deep-rooted historical significance. Stretching from Braithwaite Park in the western direction to Britannia Road in the south, it also encompasses Axford Park within its boundaries. Along Scarborough Beach Road, you'll find a traditional array of finely detailed shops, while to the north of Oxford Street, an evolving blend of businesses is gradually emerging.

In association with Vincent's current place-based approach to future planning for this Town Centre, Vincent is currently undertaking the creation of its own Mt Hawthorn Planning Framework document.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Mt Hawthorn Town Centre	<p>To ensure the Mt Hawthorn Town Centre continues to provide for its local community in line with the State Planning Framework.</p> <p>Provide an average residential density (dwelling per gross urban zone hectare within the walkable catchment) of between 25 to 35 dwellings.</p>	<ol style="list-style-type: none"> 1. Establish a local planning framework to guide development to guide development within and around the Mt Hawthorn Town Centre. 2. Regularly review the local planning framework to ensure that development controls in and around the Town Centre align with State Planning Frameworks and community expectations. 	Section 4.3.1 of part 2 recognises the importance of the Mt Hawthorn Town Centre as a district centre under SPP 4.2.	Short – Medium

4.5 Leederville Town Centre

The Leederville Precincts Town Centre development is governed by the draft Leederville Precinct Structure Plan and Leederville Place plan.

4.6 William Street Precinct

The William Street Precinct is a unique blend of speciality retail and food market businesses by day and eclectic hospitality offering by night that attracts visitors from all over Perth. The centre stretches from Newcastle Street to the south to Bulwer Street in the North, with the areas character and identity shaped both by its diverse communities and the many heritage places which are listed on Vincent's and State Government's heritage register. Its placement adjacent to the City of Perth, poses a significant opportunity for the Town Centre with a number of new developments such as the new Edith Cowan University campus just outside of the precinct.

In association with Vincent's current place-based approach to future planning for this Town Centre, Vincent is currently undertaking the creation of its own William Street Planning Framework document.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
William Street Precinct	To ensure the William Street Precinct continues to provide for its local community in line with the State Planning Framework.	<ol style="list-style-type: none"> 1. Establish a local planning framework to guide development within and around the William Street Precinct. 2. Regularly review the local planning framework to ensure that development controls in and around the Town Centre align with State Planning Frameworks and community expectations. 	Section 4.3.1 of part 2 recognises the importance of the William Street Town Centre as an urban corridor under SPP 4.2.	Short – Medium

4.7 Beaufort Street Town Centre

The Beaufort Street Town Centre, located between Walcott Street and St Albans Avenue within Mount Lawley/Highgate is has its own distinctive identity due to its location along a significant transit corridor within Vincent and beyond. It has a unique reputation as an area that boasts exciting new and established hospitality venues which services the low-density character areas to the West, as well as the higher density dwellings to the east.

In association with Vincent's current place based approach to future planning for this Town Centre, Vincent is currently undertaking the creation of its own Beaufort Street Planning Framework document.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Beaufort Street Town Centre	<p>To ensure the Beaufort Street Town Centre continues to provide for its local community in line with the State Planning Framework.</p> <p>Provide an average residential density (dwelling per gross urban zone hectare within the walkable catchment) of between 25 to 35.</p>	<ol style="list-style-type: none"> 1. Establish a local planning framework to guide development within and around the Beaufort Street Town Centre. 2. Regularly review the local planning framework to ensure that development controls in and around the Town Centre align with State Planning Frameworks and community expectations. 	Section 4.3.1 of part 2 recognises the importance of the Beaufort Street Town Centre as a district centre under SPP4.2.	Short – Medium

4.8 Urban Corridors

Vincent recognises the importance to the Primary Regional Roads, Other Regional Roads and the Functional Road Hierarchy to ensure there is an effective network that enables inter-regional movement into, through and out of Vincent. While these key nodes provide for some specific redevelopment opportunities, Vincent recognises that inappropriate infill or increase in density along these roads has the capacity to exacerbate capacity and reduce the functionality of these roads. Similarly, it is recognised that the distribution of commercial activities beyond Vincent's allocated commercial areas potentially creates access and traffic conflicts along regional roads, which should be avoided.

Vincent has six urban corridors, identified under *Perth and Peel @ 3.5 million* (Refer map image) as well as an additional corridors recognised within the local planning framework. These include:

- Loftus Street
- Charles Street
- Scarborough Beach Road
- Oxford Street
- Fitzgerald Street
- Lord Street
- William Street
- Beaufort Street
- Newcastle Street
- Walcott Street
- Bulwer Street

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Corridor Development	To unlock the development potential along urban corridors, while still safeguarding the residential amenity of surrounding areas, development should be encouraged where it can transition between long established heights to new development height.	<ol style="list-style-type: none"> 1. Investigate opportunities to provide incentives for community benefit to encourage lot amalgamation and appropriate transition between high-density mixed-use to lower density residential along each corridor. 2. Ensure appropriate controls are within local planning framework to ensure development can continue to occur along each of Vincent's corridors, ensuring this does not detrimentally impact the function of the existing Town Centres. 3. Develop a local planning framework mechanism to consider context specific land use and development controls for each major urban corridor within Vincent, not otherwise dealt with. 	Section 4.3.1 of part 2 recognises the role that urban corridors play in the development of Vincent.	Medium – Long

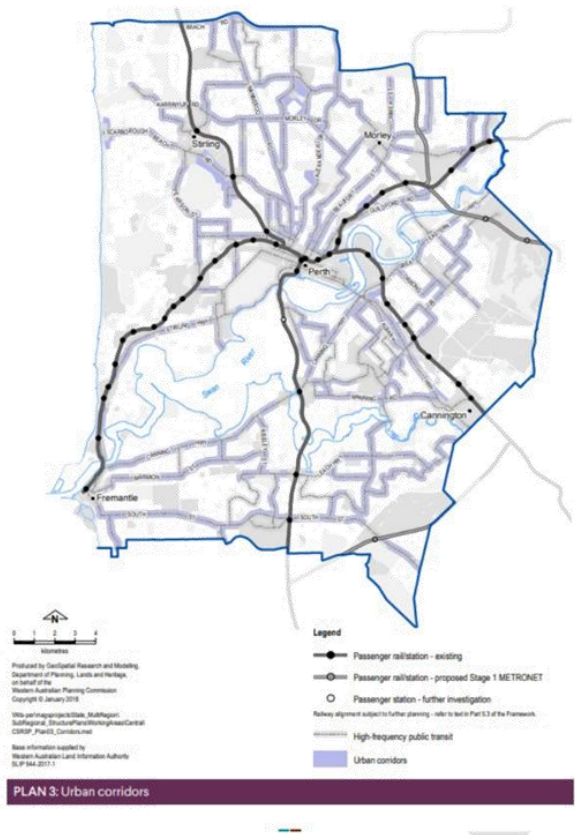


Figure 4 - Extract of Urban Corridors (Perth and Peel @ 3.5mil)

4.9 Neighbourhood and Local Centres

State Planning Policy 4.2: Activity Centres provides a framework for developing and managing activity centres, including neighbourhood and local centres, within the Perth metropolitan area and Peel region. Neighbourhood centres typically address the everyday needs of nearby residents, offering various retail, service, and community facilities. Local centres, serving a larger catchment, provide a broader mix of uses, such as commercial, recreational, and employment opportunities.

SPP 4.2 aims to create and enhance these centres to foster vibrant, connected, and sustainable communities, support economic growth, and ensure efficient land use. In Vincent, neighbourhood and local centres are crucial in shaping the urban environment and improving residents' quality of life. These centres act as community hubs, facilitating social interaction, local commerce, and access to essential services. By aligning with SPP 4.2, Vincent can use its neighbourhood and local centres to promote walkability, reduce car dependency, and improve overall liveability. Encouraging mixed-use development and higher-density infill around these centres will enhance land use efficiency and contribute to Vincent urban sustainability. Vincent has identified 10 neighbourhood and local centres in this strategy (see map).

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Neighbourhood and Local Centres	To ensure relatively small-scale development to cater the needs of the immediate locality in line with the requirement of State Planning Policy 4.2.	<ol style="list-style-type: none"> 1. Review the existing number and classification of centres within the centre. Explore opportunities for new centres to be included. 2. Investigate opportunities to and provide planning frameworks for neighbourhood and local centres, to provide suitable dwelling density and land uses in line with state government requirements. 	Section 4.3.1 of part 2 recognises the role that neighbourhood centres and local centres provide to the various precincts of Vincent.	Short – Medium term

5.0 Future Investigation Areas

5.1 East Perth Power Station

The East Perth Power Station (EPPS) site, a historic landmark on the Swan River at the eastern edge of Vincent, spans over 8 hectares. It is bordered by East Parade, Summers Street, the Derbarl Yerrigan (Swan River), and the Graham Farmer Freeway, featuring expansive waterfront views and significant industrial heritage. It is currently under the control of DevelopmentWA. The area to the North of the site, between East Parade and the Derbarl Yerrigan (Swan River) includes additional sub station infrastructure and residential housing up to Warndoolier (formerly Banks Reserve).

Surrounding Land Use

The site's southern boundary is marked by the Primary Regional Road Reservation for the Graham Farmer Freeway, with East Parade to the west and the Swan River to the east. To the north, the land is occupied by low to medium-density residential areas that stretch along the Swan River up to Vincent's boundary.

With its prime location and considerable size, the East Perth Power Station site has significant potential for future development. Its close proximity to the Perth CBD and its historical importance offer a unique chance for urban renewal that blends heritage preservation with modern urban living. As Vincent's population grows, this site is poised to become a dynamic centre of culture, commerce, and community, enhancing Perth's urban fabric. A significant threat to this precinct is the concrete batching plants to the west of this site, which presents as an undesirable use of land uncomplimentary to the eventual redevelopment of the power station. This strategy recognises the importance that inner urban areas have on infill development and recommend that future use encourages appropriately designed and sustainable infill housing.



Figure 5 - East Perth Power Station Future Investigation Area Extract

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
East Perth Power Station	Facilitate the redevelopment of the East Perth Power Station site.	<ol style="list-style-type: none">1. Champion infill development within the East Perth Power Station site to unlock opportunities for urban regeneration, paving the way for vibrant redevelopment and a more sustainable, liveable community.2. Review surrounding density to the North of the EPPS to provide an adequate transition from the subject site and to encourage infill development opportunities.	Section 4.3.1 of part 2 recognises the potential this site has to dwelling yields within Vincent.	Short – Medium Term

5.2 Glendalough Station Precinct

Located 6 km from Perth's CBD, Glendalough Train Station is ideally positioned for Transit-Oriented Development. Currently, the station lacks a distinct focal point, with predominantly industrial and commercial activities to the north of Scarborough Beach Road and residential areas to the south. The region north of Scarborough Beach Road and west of the Mitchell Freeway falls within the City of Stirling.

Surrounding Land Use

The land use within Vincent around Glendalough Train Station shows a relatively uniform and inefficient pattern within a 400-metre radius of the station. This area (outlined in dashed grey below) consists mainly of single or two-storey grouped or single dwellings, with current residential density constraining development.

In contrast, the City of Stirling has designated land to the north for increased density and redevelopment, allowing heights of up to 14 storeys. It is crucial to acknowledge this and ensure that future development within Vincent aligns with the neighbouring area's density and land use to support effective transit-oriented development and orderly planning. Currently, Vincent has 847 dwellings, or 25.1 dwellings per hectare, within the 400-metre catchment of the train station.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Glendalough Station Precinct	Facilitate the orderly and proper development of the Glendalough Station Precinct in line with neighbouring local government areas.	1. Investigate opportunities for additional dwelling growth in consultation with the community and other relevant stakeholders.	Section 4.3.1 of part 2 recognises the potential this area has to providing increased density to the area.	Short – Medium Term



Figure 6 - Glendalough Precinct Future Investigation Area Extract

5.3 Lord Street West Precinct

The area known as the 'Lord Street West Precinct' is the area bounded by Bulwer, Beaufort, Newcastle and Lord Street. The precinct includes both Loton Park and Weld Square, the Lacey Street Character area and directly abuts the North Claisebrook Precinct to the East. The area includes a mix of residential and commercial buildings. It is a largely undeveloped and underutilised portion of Vincent, noting its proximity and enviable location to public transport as well as the broader road network via connections to the Graham Farmer Freeway.

Surrounding Land Uses

The south west of the area, bordered by Beaufort Street, is comprised of commercial land holdings, shops and 'quiet commercial' (i.e. offices, accounting suites). The south of the precinct is a mix of single storey character buildings, some older light industrial buildings and newer mixed use residential complexes. The northern part of the precinct includes Loton Park (Stadium) and the Lacey Street Character area.

The Lord Street West Precinct in Vincent features a mix of historic and modern buildings, attracting businesses and residents alike, and benefits from excellent connectivity and vibrant commercial activity. However, underutilised areas, particularly around the Brisbane Street car parks, and some ageing buildings, hinder its potential. Strategic development of these spaces into mixed-use areas could revitalise the precinct, boosting its appeal and economic activity.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Lord Street West Precinct	Facilitate the measured and long-term redevelopment of the Lord Street West Precinct	1. Investigate opportunities for additional dwelling growth in Future Investigation Areas and Urban Corridors in consultation with landowners, the community and other relevant stakeholders.	Section 4.3.1 of part 2 recognises the potential this area has to providing increased density to the area.	Short – Medium Term

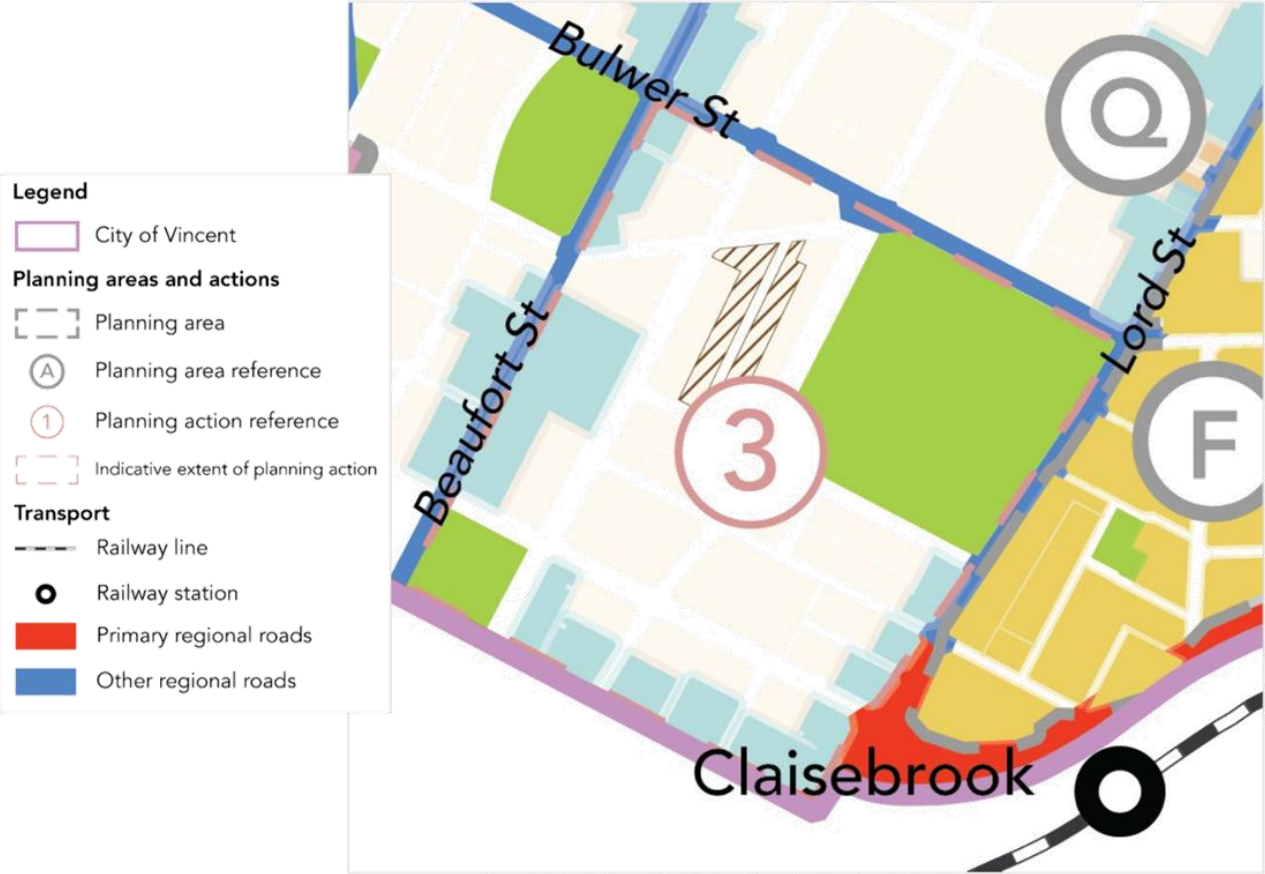


Figure 7 - Lord Street West Future Investigation Area Extract

5.4 Charles Street and Scarborough Beach Road Commercial Precinct

The Charles Street and Scarborough Beach Road (SBR) Commercial Precinct is located at the intersections of Charles Street, Scarborough Beach Road and Angove Street, North Perth. It is a centre that has organically grown over the years, with business primacy originally focused around the service station to the North West of the intersection and has sprawled to various levels of commercial and limited residential around the centre.

Surrounding land use

The SBR Commercial area includes a service station and fast-food restaurant to the north of the intersection, two storey in part commercial to the west of the intersection and a mix of retail and hospitality offerings to the east. Recent approvals along the corridor to the south of the precinct support the growth of the precinct, however this should not be at the detriment of the nearby North Perth Town Centre, located to the east along Angove Street. Further planning is required for the precinct to support both its expanding business community while still creating development which is respectful to the surrounding area.

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Charles Street and Scarborough Beach Road Commercial Precinct	Facilitate the measured and long term redevelopment of the Lord Street West Precinct	1. Investigate opportunities for additional dwelling growth in Future Investigation Areas and Urban Corridors in consultation with landowners, the community and other relevant stakeholders.	Section 4.3.1 of part 2 recognises the potential this area has to providing increased density to the area.	Short – Medium Term

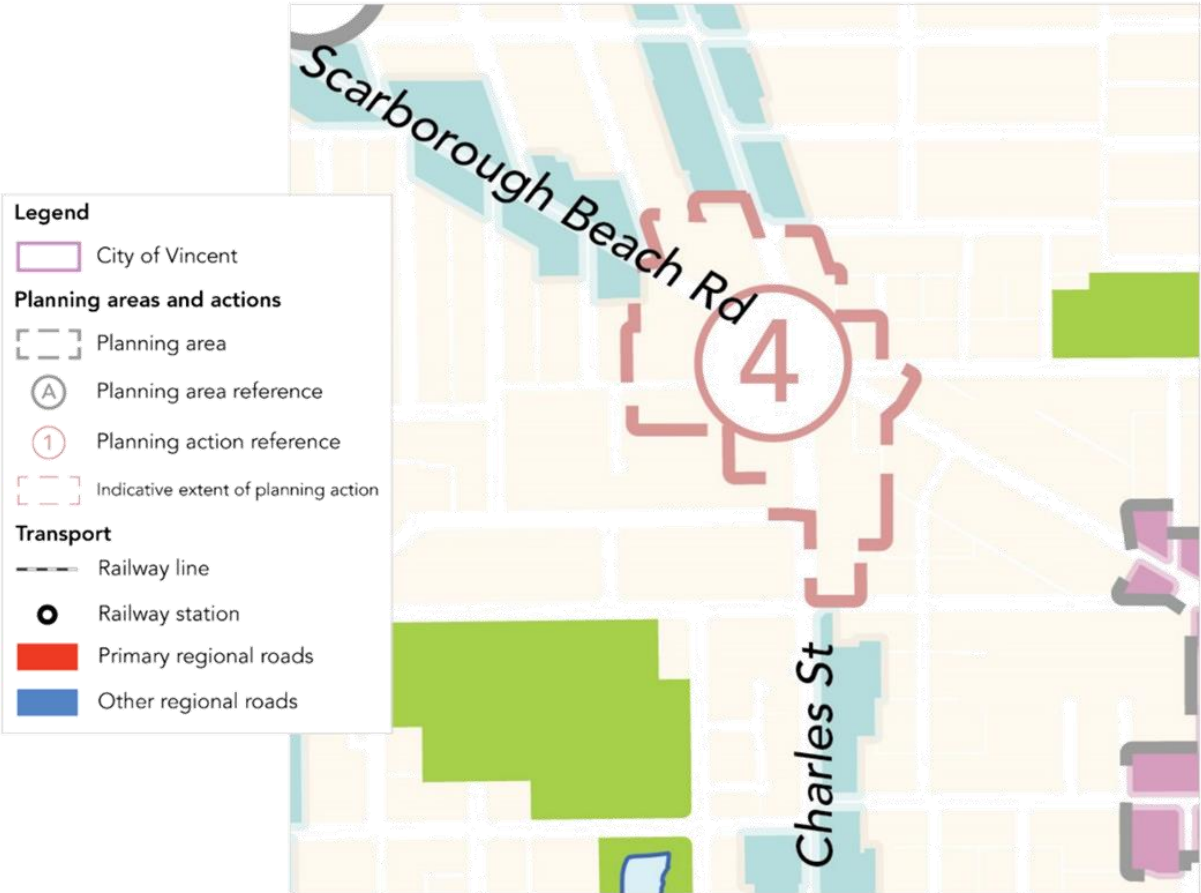


Figure 8 - SBR and Charles Street Future Investigation Area Extract

Part Two

1.0 Introduction

The purpose of Part Two is to provide the rationale and evidence base for Part 1.

It provides the relevant background information and analysis which supports the planning directions and actions outlined within Part 1 of the local planning strategy. This part provides a summary of the relevant State, regional and local planning contexts and their implications for the local planning strategy. A local government profile is also included that provides a presentation and analysis of information relating to the demographic profile of Vincent and the key planning issues and opportunities influencing future development and land use of Vincent.

1.1 Stakeholder and Community Engagement

1.1.1 Engagement Process

As part of the preparation of this Local Planning Strategy, a full review was undertaken of the existing City of Vincent Local Planning Strategy (2016), as well as building on its recently endorsed Strategic Community Plan (2022-2032). Imagine Vincent: The Sequel is the name of Vincent's community engagement project to inform the review of the Strategic Community Plan. The project was held between March 2022 to June 2022 and included 13 pop up events, three workshops, surveys (both online and in person) as well as other standard notification methods. Over 800 submissions were received as part of the engagement.

The feedback from engagement on Imagine Vincent: The Sequel has informed the broad direction of this local planning strategy, which provides an endorsed approach by the community which is reflected in the six pillars of:

- Enhanced Environment
- Accessible City
- Connected and Healthy Community
- Thriving Places
- Sensitive Design
- Innovative and Accountable

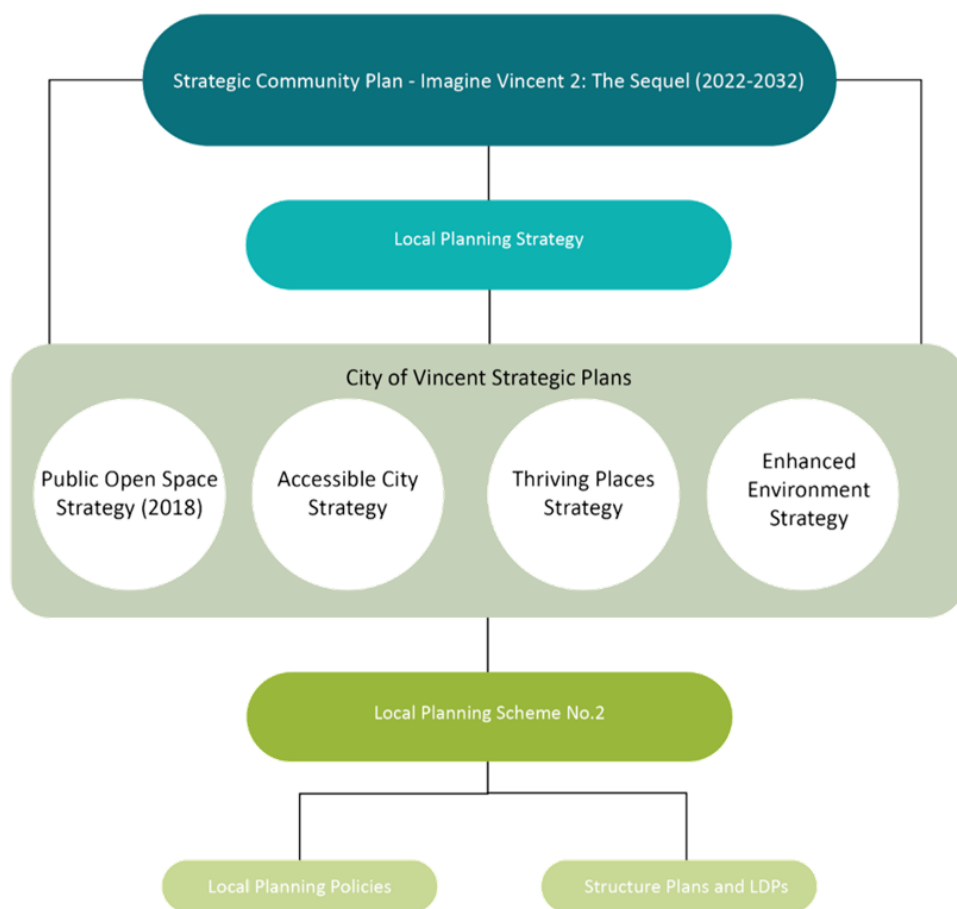


Figure 9 - Hierarchy of Vincent Local Framework

In addition to the extensive feedback received as part of this project, Vincent has been undertaking targeted consultation within its Town Centres as part of its review into its local planning framework.

2.0 State and Regional Planning Context

2.1 State Planning Strategy 2050

The State Planning Strategy provides the strategic context and basis for the coordination and integration of land use planning and development across Western Australia, regional and local levels. It contemplates a future in which high standards of living, improved public health and an excellent quality of life are enjoyed by present and future generations of Western Australians.

The State Planning Strategy proposes that diversity, liveability, connectedness and collaboration must be central to achieving the vision of sustained growth and prosperity, and establishes principles, strategic goals and directions to ensure the development of the State progresses towards this vision.

Vincent's community vision and this Local Planning Strategy, aligns with the overall objectives and principles of the State Planning Strategy within the key strategic directions of economic development, physical infrastructure, social infrastructure and the environment as evident by the breadth of the various informing strategies that Vincent has established since the previous iteration of the local planning strategy in 2016.

DRAFT

2.2 State Planning Policies

State Planning Policies (SPPs) 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. SPPs considered to be specifically relevant to Vincent are outlined and described in Table 6.

Table 6: State Planning Policy overview and local planning strategy implications and responses

State Planning Policy	SPP Number	Policy Overview	Local Planning Strategy Implications and Responses
State Planning Policy 1 – State Planning Framework (SPP 1.0) (November 2017)	1.0	<p>SPP 1.0 restates and expands on the key principles of the State Planning Strategy in planning for sustainable lands use and development. It brings together existing State and regional policies, strategies and guidelines within a central State Planning Framework, which provides a context for decision making on land use and development in Western Australia.</p> <p>The Framework informs the Western Australian Planning Commission (WAPC), local government and others involved in the planning process on State level planning policy which is to be taken into consideration, and given effect to, in order to ensure integrated decision-making across all spheres of planning.</p> <p>The Framework identifies relevant policies and strategies used by the WAPC in making decisions and may be amended from time to time. The framework is the overarching SPP. Additional SPPs set out the WAPC's policy position in relation to aspects of the State Planning Strategy principles.</p>	Noted. No specific planning response is required through the Strategy
State Planning Policy 2.0 – Environment and Natural Resources Policy (SPP 2.0) (June 2003)	2.0	SPP 2.0 is a broad sector policy and provides guidance for the protection, management, conservation, and enhancement of the natural environment. The policy promotes responsible planning by integrating environment and natural resource management with broader land use planning and decision-making.	SPP2.0 will influence land use planning within proximity to key conservation areas such as bushland reserves as well as the Swan River.

State Planning Policy	SPP Number	Policy Overview	Local Planning Strategy Implications and Responses
		SPP 2.0 outlines general measures for matters such as water, air quality, soil and land quality, biodiversity, agricultural land and rangelands, basic raw materials, marine resources, landscapes and energy efficiency. These general measures should be considered in conjunction with environmentally-based, issue-specific State planning policies which supplement SPP 2.0.	
State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region (SPP 2.8) (June 2010)	2.8	<p>SPP 2.8 seeks to provide a policy and implementation framework that will ensure bushland protection and management issues in the Perth Metropolitan Region are appropriately addressed and integrated with broader land use planning and decision-making. The primary purpose of the policy is to secure the long-term protection of biodiversity and associated environmental value sites, being Bush Forever areas.</p> <p>The policy recognises the protection and management of significant bushland areas as a fundamental consideration in the planning process, while also seeking to integrate and balance wider environmental, social and economic considerations.</p> <p>The policy supports the preparation of local bushland protection strategies to enable the identification of locally significant bushland sites for protection and management outside Bush Forever areas.</p>	<p>As there is only a comparatively minor portion of land (approximately 2000m²) within Vincent that is occupied by Bush forever site 314, abutting the Swan River the impact this policy will have on Vincent is slight.</p> <p>Any part of the planning framework that abuts this area will need to demonstrate that the protection and management of the identified bushland assets will not be negatively impacted.</p>
Draft State Planning Policy 2.9 – Planning for Water (SPP2.9) (August 2021)	2.9	SPP 2.9 seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes. The policy establishes objectives relating to improving environmental, social, cultural and economic values of water resources; protecting public health through appropriate water supply and wastewater infrastructure; sustainable use of water resources and managing the risk of flooding and water related impacts of climate change on people, property and infrastructure.	SPP 2.9 will influence land use planning and development that may impact upon water resources, which particularly applies to the Swan River, in addition to encouraging water sensitive urban design techniques in future development of private and public land, inclusive of drainage and irrigation.

State Planning Policy	SPP Number	Policy Overview	Local Planning Strategy Implications and Responses
State Planning Policy 2.10 – Swan-Canning River System (SPP 2.10) (December 2006)	2.10	SPP 2.10 provides a framework for consistent and integrated decision-making in relation to planning proposals over the Swan and Canning river and its foreshore to ensure activities land use and development maintains and enhances the health, amenity and landscape values of the river, including its recreational and scenic values. SPP 2.10 sets out overarching guiding principles for the entire river together with precinct-based performance criteria and objectives to be achieved for certain parts of the river as defined in the policy. The guiding principles include social benefits, environmental values, cultural and natural heritage and design and development, such as securing public access to the river, maintaining a sense of place, protecting the natural environment, conservation of cultural and natural heritage elements of the river and its setting and promoting sensitive design and built form.	The Swan River adjoins Vincent's municipal boundary to the southeast. Future planning proposals along the Swan River foreshore must consider State-level requirements as set out in SPP 2.10, the Swan Canning River Protection Strategy and the Healthy Rivers Action Plan. It is noted that no specific planning response is required through the Strategy.
<u>Historic Heritage Conservation</u>	3.5	To set out the principles of sound and responsible planning for the conservation and protection of Heritage. This includes development control principles that should be considered for development applications for places on the heritage list or within a heritage area within the scheme.	Given the majority of SPP3.5 is largely overridden by the Heritage Act and Regulations, the Strategy recognises the currently under review Heritage Policy framework in Vincent, which Vincent will proceed with.
<u>Infrastructure Contributions</u>	3.6	SPP 3.6 sets set out the principles and requirements that apply to the establishment and collection of infrastructure contributions in new and established areas. The policy establishes objectives to coordinate the efficient and effective delivery of infrastructure to support population growth and development; provide clarity on the acceptable methods of collecting and coordinating contributions for infrastructure and provide the framework for a transparent, equitable, and accountable system for apportioning, collecting and spending contributions.	The Strategy addresses the infrastructure needs of the community based on growth forecasts and targets. SPP 3.6 will become important in guiding any proposals for shared infrastructure cost funding for infrastructure required as a result of infill development into the future.

State Planning Policy	SPP Number	Policy Overview	Local Planning Strategy Implications and Responses
<u>Bushfire</u>	3.7	Direction how land use should address bushfire risk management. This applies to all land which has been designated as 'Bushfire Prone' by the Department of Fire and Emergency services.	Any development affected by the most current bushfire prone designation risks are required to comply with the provisions of the Planning and Development (Local Planning Schemes) Deemed Provisions. Vincent is affected by a comparatively small area of remnant bushfire prone vegetation abutting the Swan River.
<u>Industrial Interface</u>	4.1	Aims to prevent conflicts and encroachment between industrial and sensitive land uses. It ensures that planning decisions account for the locational constraints of land uses, significant investments, and community benefits and costs. The policy promotes appropriate siting and operational certainty for industrial areas while protecting health and amenity for people and the environment	Vincent has one significant area of industrial zoning, located in West Perth. SPP4.1 will necessitate careful planning to avoid land use conflicts between industrial activities and sensitive uses such as residential or commercial areas. The policy will require Vincent to establish appropriate transition zones and consider potential health and amenity impacts in planning decisions. Additionally, existing and future industrial impacts must be managed to ensure long-term operational certainty for industries while safeguarding community health and environmental quality.
<u>Activity Centres</u>	4.2	Identifies key centres for economic development and future growth as well as set out the framework of assessment of these community hubs providing guidance for the activity centre hierarchy, land uses, employment, urban form, movement and access. SPP 4.2 provides the framework for activity centre function and land use guidance, such as retail needs and sustainability assessment, relevant for individual development proposals or larger scale structure	Vincent has several recognised activity centres within its boundaries including: <ul style="list-style-type: none"> – Leederville (Secondary Centre); and – Highgate/Mount Lawley, Mount Hawthorn, Fitzgerald Street (North Perth) and Glendalough (District Centre).

State Planning Policy	SPP Number	Policy Overview	Local Planning Strategy Implications and Responses
		planning of areas and precincts, to ensure appropriate land uses are located near established activity centres.	Owing to Vincent's unique place based, Town Centre planning approach, a number of other local and neighbourhood centres are recognised for their strategic importance within the Strategy. The Strategy provides the overall guidance of the development of these centres in line with SPP 4.2.
<u>Road and Rail Noise</u>	5.4	SPP 5.4 provides for the assessment and guidance on development alongside state strategic freight and major traffic routes as well as other significant freight and traffic routes. Specific development guidelines exist under SPP 5.4 to ensure indoor and outdoor noise levels remain within appropriate levels according to sensitivity of use.	Vincent has multiple transport corridors that trigger consideration of noise. Where required, assessment of noise levels and land use and built form design responses will be addressed through more detailed precinct planning and consideration of development applications as per SPP 5.4.
<u>Design of the Built Environment</u>	7.0	SPP 7.0 addresses the design quality of the built environment in order to deliver economic environmental, social and cultural benefit.	The SPP will apply generally though the preparation of more detailed precinct plans, and consideration of development applications as per the requirements of the SPP.
<u>Precinct Design</u>	7.2	The Precinct guidelines provides the guidance for detailed planning for existing urban areas that may be particularly complex (i.e., activity centres). The guidelines provide for the replacement of structure plans and activity centre plans by a new statutory instrument, the precinct plan.	The Strategy identifies the existing Town Centres, which are at the core identity of Vincent. Owing to these unique areas, the Strategy provides commentary on their existing built form and desired future character which is to be guided by separate precinct planning work for these areas. These planning areas will have regard for the principles of SPP7.2.

State Planning Policy	SPP Number	Policy Overview	Local Planning Strategy Implications and Responses
<u>Residential Design Codes Volumes 1 and 2</u>	7.3	<p>Volume 1: The Residential Design codes provides the basis for controls of residential development across Vincent and State. Currently, the R-Codes provides a 'deemed to comply' pathway for development, which represents one way a development can obtain planning approval, as well as 'design principles' for development which provides for a merits-based assessment of a proposal. Provisions of the R-Codes may be varied, which can be achieved through a local planning policy, local development plan or via specific provisions within the Local Planning Scheme.</p> <p>Volume 2: Residential Design Codes for Apartments, establishes a framework for high-quality, sustainable, and liveable apartment development in Western Australia. It aims to enhance the built environment by promoting functional, aesthetically pleasing, and ecologically sustainable designs that respect the local context. The policy outlines ten design principles, including context and character, landscape quality, built form and scale, functionality, sustainability, amenity, legibility, community, aesthetics, and safety. It provides performance criteria and acceptable outcomes for developers, offering flexibility and innovation in meeting the standards. Implemented through local planning schemes, SPP 7.3 Volume 2 ensures that apartment developments contribute positively to vibrant, sustainable communities.</p>	<p>The R-Codes currently apply across Vincent. However, due to Vincent's extensive consultation with its community, replaces large parts of the R-Codes with its own zone-specific set of provisions for development within its Built Form Policy and various other local planning policies which provide context specific guidelines for new development. The Strategy makes recommendations regarding the residential zoning of land and densities and contains general objectives relating to the form and function of precincts and buildings which may inform future Scheme provisions which vary, modify or augment the R-Codes.</p>

2.3 Regional Planning Context

The WAPC prepares various regional planning instruments to guide land use and development at the regional and sub-regional level, including:

- Regional and sub-regional planning strategies and structure plans
- Regional Planning Schemes

Regional planning instruments considered to be specifically relevant to Vincent are outlined and described in **Table 7**.

Table 7: Regional planning instrument overview and local planning strategy implications and responses

Regional Planning Instrument	Regional Planning Instrument Overview	Local Planning Strategy Implications and Responses
<u>Metropolitan Region Scheme</u>	The Metropolitan Region Scheme (MRS) outlines objectives for regional development and provides a statutory mechanism to assist strategic planning, by setting out broad land-use zones, setting aside areas for regional open space, protection of environmental values and other regional infrastructure purposes, and assisting in coordinating the provision of major infrastructure. Local government planning (including local planning schemes) is required to be consistent with the broad land uses under the MRS.	<p>The land use direction in the Strategy aligns with the applicable MRS zones and reserves.</p> <p>Further investigation is required for Vincent's West Perth Precinct or 'Pickle District' to ensure the MRS zoning is consistent with the intent of the area now and into the future.</p>
<u>Perth and Peel @ 3.5m</u>	<p>In March 2018, the WAPC released the finalised <i>Perth and Peel @ 3.5 million</i> and sub-regional frameworks, of which the Central Sub-regional Planning Framework is applicable to Vincent. The final documents strive for a compact and connected City, reducing urban sprawl and the associated impacts this has on building for healthy communities.</p> <p><i>Perth and Peel @ 3.5 million</i> replaced and reassessed the Direction 2031 dwelling targets and estimates 800,000 new homes are required to accommodate the projected population growth of 3.5 million by 2050. Approximately 213,130 of new infill dwellings are expected to be delivered in Perth's Central Sub-region, with Vincent allocated 11,490.</p>	<p>Over the past three years, dwelling growth trends suggest the market could deliver 6,032 new homes in Vincent by 2050. However, Vincent's planning framework allows for more growth than the targets set in <i>Perth and Peel @ 3.5 million</i>. Major developments are expected in East Perth, Claisebrook, and Leederville, with additional growth in other Town Centres.</p> <p>Several projects in these areas are in the early planning stages. Vincent is on track to meet its infill density targets by focusing development along major transport corridors</p>

Regional Planning Instrument	Regional Planning Instrument Overview	Local Planning Strategy Implications and Responses
		<p>and near sustainable transport links. There is an opportunity to review the strategy's outcomes against both community expectations and state government goals.</p> <p>A key focus will be reviewing Town Centres and transit corridors to explore whether these areas could expand to support future growth. The review will also consider density provisions in character areas to ensure they align with local needs.</p>
<u>Central Sub-regional Framework (March 2018)</u>	<p>The Central Sub-regional Planning Framework (the Framework) provides high level guidance for the growth of the Central sub-region of the Perth Metropolitan Area, and forms part of the <i>Perth and Peel @ 3.5 million</i> suite of strategic land use and infrastructure plans.</p> <p>The Central Framework provides high-level guidance regarding where new homes and jobs will be located, how to make best use of existing and proposed infrastructure and how best to protect the natural environment to allow sustainable growth within the Central sub-region.</p>	<p>In line with the Central Sub-regional Planning Framework, the Strategy seeks to facilitate increased residential development with diverse housing options and create new opportunities for additional dwelling capacity within centres and surrounding transport corridors/stations.</p>

2.4 Operational Policies

Operational policies guide decision-making in relation to subdivision and development applications. Those operational policies considered relevant to the local planning strategy are listed and described in Table X.

Policy	Policy Overview	Local Planning Strategy Implications and Responses
<u>Development Control Policy 1.5 (DC 1.5) Bicycle Planning</u>	The aim of this policy is to plan for the safe and convenient movement of cyclists. It addresses the development of cycling networks, facilities in new subdivisions, and bicycle and end-of-trip facilities.	Vincent's framework and informing strategies responds to DC 1.5. Vincent maintains provisions for bicycle storage and end of trip facilities for developments that are periodically updated as part of Vincent's ongoing policy review.
<u>Development Control Policy 1.6 (DC 1.6) Planning to support transit use and Transit oriented Development (January 2006)</u>	This policy seeks to maximise the benefits to the community of an effective and widely-used public transit system by promoting planning and development outcomes that will support public transport use and achieve more effective integration of land use and public transport infrastructure.	The Strategy aligns with the principles of DC 1.6 and will further promote transit-oriented development in Leederville, Claisebrook and West Perth with optimal use of land and development intensity around the Leederville, City West and Claisebrook train stations. An identified shortfall of the current strategy is the interface to the Glendalough Train Station. This will be addressed in the new strategy.
<u>Development Control Policy 1.7 (DC 1.7) General Road Planning</u>	This policy establishes the requirements for land contributions and the construction of various categories of roads. It also outlines principles that apply to aspects of the planning and provision of all types of roads and clarifies the role of roads as service corridors for public utilities.	The Strategy is consistent with the functional road classification set out in this policy.
<u>Operational Policy 2.2 (OP2.2) Residential Subdivision</u>	This policy outlines a consistent approach to creating residential lots throughout Western Australia. Its objectives include ensuring that each lot has suitable amenities, services, and access, and facilitating the supply of lots in regular shapes and sizes in line with local planning schemes. The policy measures encompass general requirements for subdivision	The Strategy is consistent with the overall application of this policy as it relates so residential subdivision within the urban areas of Vincent.

Policy	Policy Overview	Local Planning Strategy Implications and Responses
	applications, considerations for utility service provision, and the need for compliance with water-sensitive urban design principles. The WAPC emphasises the provision of reticulated sewerage and underground power in new subdivisions, the retention of significant trees, and the importance of uniform, visually permeable fencing along public reserves	
<u>Development Control Policy (2.3) Public Open Space</u>	The "Development Control Policy 2.3 Public Open Space" mandates that developers allocate 10% of subdivisible land for public open spaces in residential areas. This policy ensures adequate recreational areas, balancing passive and active needs, and includes guidelines for flexibility and contemporary urban planning challenges. It aims to maintain the relevance and effectiveness of public open space provisions in urban developments.	Vincent's Public Open Space provides a key component of the overall health and wellbeing of the community. In line with DCP2.3, the continued subdivision of land and increase in population presents an opportunity to leverage greater public open space contributions.
Development Control Policy (5.1) Regional Roads	The policy outlines principles for managing vehicle access to developments abutting regional roads to ensure traffic flow and safety. It emphasises minimising junctions and driveways to reduce congestion and accidents. Key objectives include improving traffic efficiency and safety by controlling access to regional roads.	This Development Control Policy has implications on the citing and management of vehicular access along major transport links as well as the various corridors within Vincent.

2.5 Position Statement and Guidelines

Position statements are prepared by the WAPC to set out its policy position or advice on a particular planning practice or matter. Guidelines provide detailed guidance on the application of WAPC policies. Those WAPC position statements or guidelines considered relevant are included in Table X.

Position statement/guidelines	Overview	Local Planning Strategy Implications and Responses
<u>Residential Accommodation for Ageing Persons (Dec 2020)</u>	This Position Statement has been prepared by the WAPC to outline the requirements to support the provision of residential accommodation for ageing persons within Western Australia's local government planning framework. The position statement seeks to achieve consistent strategic planning consideration of residential accommodation needs for ageing persons in local planning strategies and consistent statutory planning guidance to standardise land-use definitions and zoning permissibility for residential accommodation for ageing persons in local planning schemes.	The Strategy recognises the need to develop a strategy for services, facilities and accommodation for Vincent's ageing population. Appropriate statutory planning guidance will need to be considered in Vincent's review of its Scheme.
<u>Expenditure of Cash-in-Lieu of Public Open Space (Oct 2020)</u>	This position statement has been prepared by the WAPC to ensure that the cash-in-lieu for open space is expended in accordance with the requirements of the Planning and Development Act 2005. The position statement provides guidance on the requirements for the use of cash-in-lieu funds for public open space (POS) and encourages the use of cash-in-lieu funds for the provision and betterment of open spaces for the community.	Any future Scheme or Local Planning Policy provisions relating to the expenditure of cash-in-lieu of POS must be consistent with the guidance provided in the WAPC's position statement.
<u>Housing on lots less than 100m² (June 2019)</u>	This position statement has been prepared by the WAPC to outlines the interim guidance for subdivision and house design on lots less than 100m ² , proposed on land where a structure plan is required to ensure consistent application and implementation throughout Western Australia. The position statement provides criteria and guidance for the consideration and determination of integrated subdivision of housing on lots less than 100m ² including location, siting and configuration.	The Strategy recognises the need to provide a diverse range of housing types within Vincent to accommodate a mix of household structures and demographics. Housing growth has been appropriately located within close proximity to activity centres and key public transport nodes / corridors consistent with WAPC policy.

Position statement/guidelines	Overview	Local Planning Strategy Implications and Responses
<u>SPP7.3 R-Codes Vol.2 relationship to pre-existing local planning framework (May 2019)</u>	This position statement has been prepared by the WAPC to assist stakeholders understand the relationship between State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments (R-Codes Vol. 2) and the local planning framework. The position statement seeks to clarify the relationship of the R-Codes Vol.2 to the local planning framework communicate the position of the WAPC regarding pre-existing local planning frameworks.	Consistency with SPP 7.3 and the relevant position statement must be reflected in Vincent's review and preparation of its local planning policies, local development plans and structure plans.
<u>Planning for Tourism and Short Term Rental Accommodation</u>	The "Planning for Tourism and Short-term Rental Accommodation Guidelines" provide a framework for local governments to incorporate tourism into their planning strategies, encouraging a consistent and strategic approach to tourism development and land use. The Position Statement emphasises sustainable facilities and businesses to support economic development and ensure appropriate location of tourism investments. Both documents aim to avoid negative impacts on local communities by addressing the under or over-supply of tourism facilities.	Consistency with the Short Term Rental Accommodation requirements must be reflected in the creation and review of Vincent's local planning policies as well as within the Scheme.

3.0 Local Planning Context

3.1 Strategic Community Plan

Vincent's Strategic Community Plan was adopted on 16 May 2023. Key themes and outcomes which are relevant to land use planning are outlined in Table 11.

Table 11 – Strategic Community Plan Summary

Themes	Outcomes	Local Planning Strategy Implications and Responses
<u>Enhanced Environment</u>	<ul style="list-style-type: none"> Vincent's parks and reserves are maintained, enhanced and are accessible for all members of the community. Our urban forest/canopy is maintained and increased. We have improved resource efficiency and waste management. We have minimised our impact on the environment. Power lines are undergrounded. 	Investigating the protection of shade producing tree canopy on private land Recognition that the unique character of our shaded, tree lined streets, have
<u>Accessible City</u>	<ul style="list-style-type: none"> Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use. We have better integrated all modes of transport and increased services through Vincent. We have embraced emerging transport technologies 	Our densities are highest in our most well-connected centres, to allow the greatest uptake of sustainable transport methods. Our Town Centres are supported to provide excellent pedestrian amenity.
<u>Connected and Healthy Community</u>	<ul style="list-style-type: none"> We have enhanced opportunities for our community to build relationships and connections with each other and Vincent. Our many cultures are celebrated. We recognise, engage and partner with the Whadjuk Noongar people and culture. Our community facilities and spaces are well-known and well-used. We are an inclusive, accessible and equitable City for all. We protect, improve and promote public health and well-being within Vincent. 	Our Local Planning Strategy recognises the strong cultural heritage links that Vincent has with both Aboriginal cultural heritage as well as Historic cultural heritage. Our Local Planning Strategy recognises the need to respond to matters relating to community health and public health outcomes, within the confines of the State Planning Framework.
<u>Thriving Places</u>	<ul style="list-style-type: none"> We are recognised as a local government that supports local and small business. 	Local businesses are encouraged within our existing Town Centres, where there is an

	<ul style="list-style-type: none"> • Our Town Centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority. • We encourage innovation in business, social enterprise and imaginative uses of space, both public and private. • Efficiently managed and maintained City assets in the public realm. • Art, history and our community's living cultures are evident in the public realm. 	<p>established resident population to support their operations.</p> <p>Clear pathways for approval for recognised land uses within appropriate areas of Vincent.</p>
<u>Sensitive Design</u>	<ul style="list-style-type: none"> • Our built form is attractive and diverse, in line with our growing and changing community. • Our built form character and heritage is protected and enhanced. • Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context. • More people living and working in or enjoying our Town Centres. 	<p>Town Centre Planning Frameworks</p> <p>Heritage and Character areas within Vincent.</p>
<u>Innovative and Accountable</u>	<ul style="list-style-type: none"> • We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible. • We engage with our community so they are involved in what we are doing and how we are meeting our goals. • Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction. • We embrace good ideas or innovative approaches to work to get better outcomes for Vincent and our community. 	<p>Our local planning strategy and scheme is consistently reviewed against the expectations of the community.</p> <p>Our planning framework is reflective of our engaged community, providing strong</p>

3.2 Previous Local Planning Strategy

Prior to the WAPC's endorsement of this document, the local planning strategy endorsed by the WAPC on 8 November 2016 was the most current strategic framework for Vincent.

Key changes from the former local planning strategy include:

- Updates which are in line with current and contemporary planning frameworks and outcomes;
- Strategies and outcomes which align with contemporary, high-level strategic documents;
- A detailed analysis of the current planning issues and opportunities relating to the four key themes of community, urban growth and settlement, economy and employment, environment and infrastructure.
- A focus on seven distinct planning areas with two additional project areas within Vincent, identifying the long-term planning directions for these areas and the rationale for zonings and classifications of land under the local planning scheme.

3.3 Local Planning Scheme

Local Planning Scheme No. 2 (LPS2) adopted on 16 May 2018 is the primary document for controlling land use and development within Vincent. The LPS2 Scheme Area is identified on the scheme map and specifically reflects Vincent's place-based approach to planning and development, with the density and mixed-use development focused on Vincent's Town Centres. These Town Centres are reflected in their own separate zoning under LPS2 with specific and targeted visions brought to these Town Centres through their own Town Centre Place Plans and local planning framework.

Outlined in Vincent's WAPC endorsed Report of Review, prepared under clause 66 of the Local Planning Schemes Regulations, the following matters are of note:

- The Scheme is largely consistent with the Regulations and the current Local Planning Strategy;
- The Scheme maintains some inconsistencies in the Scheme relating to density, zoning and land use definitions;
- Further guidance is required for land use proposals that are unlisted or undefined in the Scheme; and
- The Scheme should provide more specific guidance to developments along transit corridors and on significant development sites.

As a consequence of this review, Vincent recommended and was supported by the WAPC to undertake a review of the Local Planning Scheme, to address the above points. Any items amended by the Strategy will be reflected in the amended Scheme.

3.4 Local Planning Policies

Local planning policies can be prepared by Vincent 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 may apply to the whole Scheme area or part of the Scheme area. An overview of Vincent’s local planning policies and implications for the local planning strategy are provided in the table below.

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Name of Local Planning Policy	Last Amendment	Purpose	Local Planning Strategy Implications and Responses
<u>7.1.1 Built Form Policy</u>		To provide criteria for all development within Vincent.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>Planning Exemptions</u>	25 July 2023	To provide exemption criteria for certain types of works within Vincent.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>Signs and Advertising</u>	21 June 2022	To provide development criteria for signs and advertising.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>Child Care and Family Day Care</u>	21 June 2022	To provide development criteria for education and childcare land uses.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>Substantial Commencement of Development</u>	27 August 2013	To define the concept of 'substantial commencement of development'.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>Domestic Satellite Dishes, Microwave Antennae and Tower Masts</u>	23 March 2010	To provide development criteria for various incidental structures.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>7.5.6 Telecommunication Facilities</u>	28 February 2012	To provide the development criteria for various telecommunication infrastructure.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>7.5.7 Licenced Premises</u>	11 March 2014	To provide the framework and direction on the requirements for licenced premises.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>7.5.10 Sustainable Design</u>	22 March 2011	To provide development requirements and a position statement on environmentally sustainable design.	To be revoked, with any relevant provisions incorporated into a consolidated policy.

<u>Percent for Art</u>	14 February 2023	To provide the framework and criteria for the application of public art proposals within Vincent.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>Character Area Guidelines</u>	27 July 2022	To provide the recognition of areas within Vincent that have design elements reflective of character designs.	To be regularly reviewed to ensure it reflects desired outcomes within character and heritage areas.
<u>7.5.19 - Amalgamation Condition on Planning Approvals</u>	6 December 2011	To provide rationale for conditions of approval to require amalgamation of two or more sites.	To be revoked.
<u>7.5.21 - Sound Attenuation</u>	24 July 2012	To provide a framework to minimise the adverse impacts of noise for the sustainable development of Vincent.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>Consulting Rooms and Medical Centres</u>	30 June 2023	To guide the exercise of discretion for land uses of consulting rooms and medical centres.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>7.5.23 - Construction Management Plans</u>	24 June 2014	To provide clear guidance for the provision of construction management plans relating to development approvals.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>7.6.1 - 7.6.9 (Inclusive) - Heritage Management Policies</u>	Various dates – 2013	To provide guidance for development on heritage listed properties, modification to the heritage inventory, heritage assistance fund and interpretation of heritage listings.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>Non-residential Parking</u>	20 June 2023	To provide minimum standards for the provision of private vehicle parking.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.

<u>7.7.2 - Car Sharing</u>	30 June 2015	To provide a framework to car sharing, to encourage mode shift.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>Brookman and Moir Street Heritage Area</u>	15 August 2023	To provide development and assessment requirements for development within the Brookman and Moir Street heritage areas.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>Appendix 11 - Non-conforming Use Register</u>	11 June 2013	To provide a list of non-conforming land uses within Vincent.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
Town Centre Specific Local Planning Policies			
<u>Pickle District Planning Framework</u>	15 August 2023	To provide bespoke planning provisions within the Pickle District (West Perth).	To be reviewed as part of Vincent's ongoing local planning policy review schedule.
<u>North Claisebrook Planning Framework</u>	15 August 2023	To provide bespoke planning provisions within the North Claisebrook precinct.	To be reviewed as part of Vincent's ongoing local planning policy review schedule.

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 for land within the Scheme area to 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. An overview of the structure plans within Vincent and implications for the local planning strategy are provided in Table 13.

Table 13 – Structure plans

Name of Structure Plan	Date of WAPC Approval / Last Amendment	Purpose of Structure Plan	Local Planning Strategy Implications and Responses
<u>Leederville Precinct Structure Plan</u>	Currently under assessment (June 2023)	To coordinate the development of land within the Leederville Precinct, a Secondary Centre under State Planning Policy 4.2	Local Framework for development within the Leederville Town Centre. Supporting sustainable development around the Leederville Train Station.

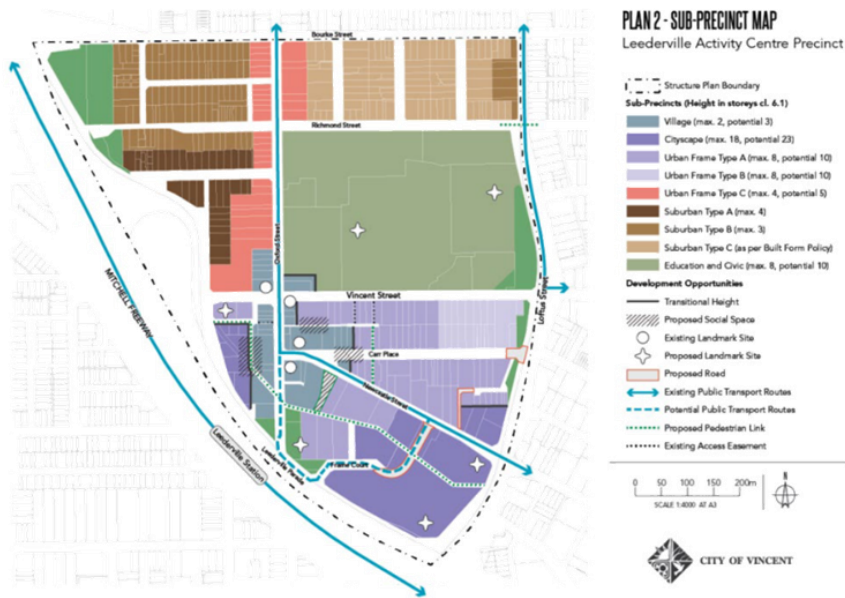


Figure 10 - Leederville Precinct Structure Plan Extract

3.6 Local Development Plans

Local development plans can be prepared in accordance with Division 2 of Schedule 2 of the Regulations for land within the Scheme area to provide guidance for future development in relation to site and development standards and any exemptions from the requirement to obtain development approval. An overview of the local development plans within Vincent, and implications for the local planning strategy are provided in Table 14.

Table 14: Local Development Plans

Name of Local Development Plan	Date of Approval / Last Amendment	Purpose of Local Development Plan	Local Planning Strategy Implications and Responses
<u>Frame Court Local Development Plan</u>	1 February 2022	To guide the development of land at No. 40 Frame Court, Leederville.	The Frame Court Local Development Plan aligns with Vincent's and State governments plan for activity centres and town centres, by boosting housing and economic activity within Leederville.
<u>Italian Club Local Development Plan</u>	1 April 2019	To guide development of lots abutting Fitzgerald Street and Cowle Street, West Perth.	The Italian Club Local Development Plan provides a comprehensive approach to the redevelopment of the area around the Italian Club within West Perth. This LDP will drive significant investment into the area as well provide greater access to housing.
<u>Charles Street Hotel Local Development Plan</u>	20 August 2024	To guide development of land abutting the Charles Street Hotel Site	The Charles Street Local Development Plan is set to provide a coordinated built form outcome across multiple lots along Charles Street, a recognised corridor within this Strategy and the state planning framework.

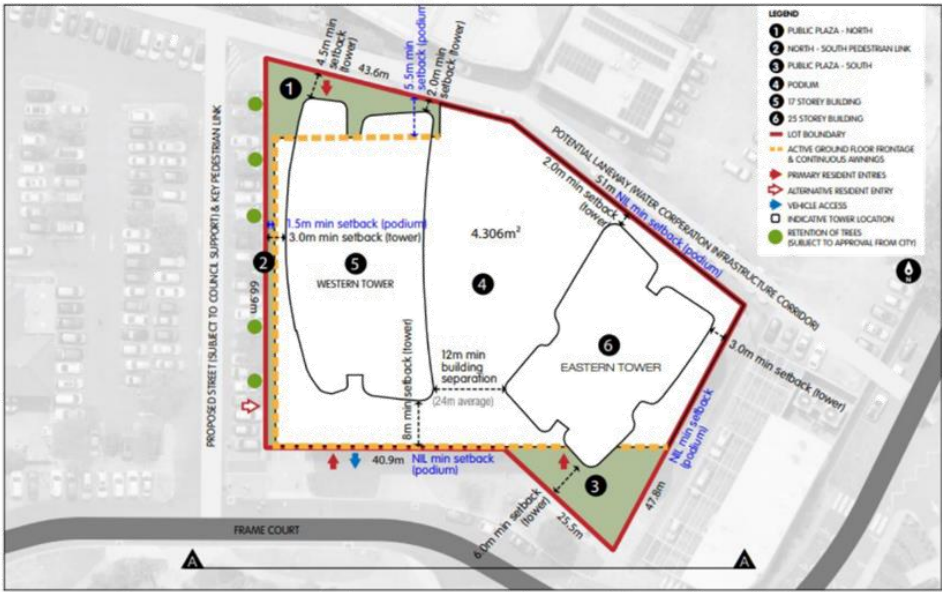


Figure 11 - Frame Court, Leederville Local Development Plan Extract



Figure 12 - Italian Club Local Development Plan Extract



Figure 13 - Charles Street Hotel Local Development Plan Extract

4.0 Local Government Profile

4.1 Demographic Profile And Population

The demographic profile and analysis of Vincent are crucial for understanding the issues and opportunities associated with each theme of the Strategy. This understanding is key to addressing potential challenges and guiding future planning through the Strategy and the Local Planning Scheme. The demographic data, compiled by .id (informed decisions) consultants in 2023, provides a detailed and relevant profile for Vincent, incorporating various local factors. This profile helps in planning for future needs related to housing, community infrastructure, open space, service infrastructure, transport, and the local economy. The following sections draw on data from .id and the Australian Bureau of Statistics Census.

4.1.1 Demographic Profile

In 2023, Vincent had an estimated resident population of 38,923, marking a 7.3% increase from the 2016 population of 35,674. To better understand Vincent 's demographics and population distribution, .id Consulting has provided data segmented by the seven neighbourhoods within Vincent: Mt Lawley / Highgate, Leederville, Mt Hawthorn, North Perth, North Claisebrook / East Perth, Perth and West Perth.

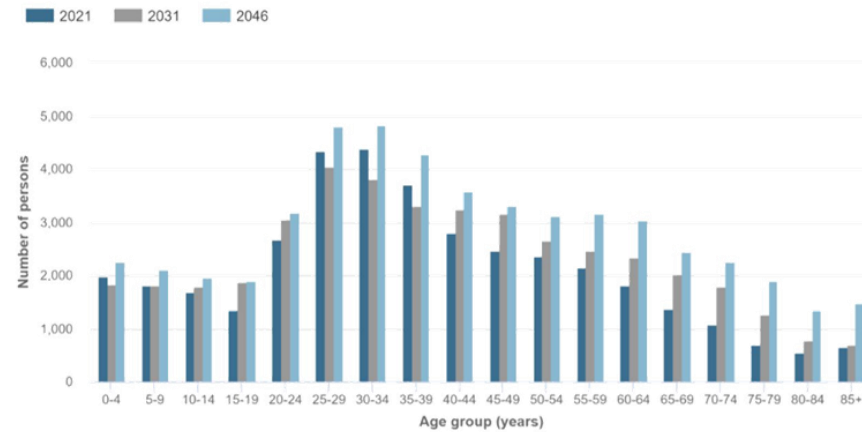
Population summary (Profile.id)								
City of Vincent	Forecast year						Change between 2021 and 2046	
Area	2021	2026	2031	2036	2041	2046	Total change	Avg. annual % change
City of Vincent	37,865	39,444	41,850	44,735	47,551	50,863	+12,998	+1.19
Leederville	3,814	4,162	4,840	5,365	5,600	5,795	+1,981	+1.69
Mount Hawthorn	8,460	8,747	9,000	9,418	9,994	10,628	+2,168	+0.92
Mount Lawley - Highgate	4,809	5,033	5,108	5,301	5,376	5,713	+904	+0.69
North Claisebrook - East Perth	1,944	2,001	2,023	2,396	3,612	4,861	+2,917	+3.73

North Perth	11,389	11,685	12,163	12,707	13,270	13,838	+2,449	+0.78
Perth	5,956	6,276	7,037	7,719	7,853	8,168	+2,212	+1.27
West Perth	1,493	1,540	1,680	1,829	1,846	1,860	+367	+0.88

East Perth – Claisebrook is projected to experience the largest average annual population increase through to 2046. This expected growth is driven by several factors: the underutilised land currently housing concrete batching sites, the abandoned East Perth Power Station, the area's prime location near multi-mode public and active transport nodes, and the recent introduction of the North Claisebrook Planning Framework.

Forecast age structure - 5 year age groups

City of Vincent - Total persons



Source: Population and household forecasts, 2021 to 2046, prepared by [.id](#) (opens a new window) (informed decisions), April 2024.

.id informed decisions

Figure 14 - Forecast age structure (Profile.id)

Based on demographic data, Vincent's population is predominantly aged 30 to 34, making up 11.5% of the total. This is slightly younger than the median age of 36 for Greater Perth. Vincent has fewer residents in both younger and older age groups (65+), reflecting its vibrant night-time economy and active Town Centres with evening hospitality options.

Residents of Vincent are highly educated, with 74% having completed year 12 or equivalent, compared to 59.6% in Greater Perth. Additionally, 46.2% hold a Bachelor's degree or higher, significantly above the 25.5% for Greater Perth. Vincent's proximity to the Perth CBD, which offers specialised and high-output employment opportunities, attracts a highly educated population.

Employment trends show that more City of Vincent residents work in professional, scientific, and technical services than in any other industry. The most common occupations are Professionals (39.9%) and Managers (15.7%). Compared to Greater Perth, Vincent has a higher proportion of high-income households and fewer low-income households, reflecting its demographics and employment patterns.

Household composition reveals a higher proportion of lone-person households and fewer larger households in Vincent compared to Greater Perth. This trend aligns with development patterns, where larger residential blocks are concentrated in suburbs like Mount Hawthorn and North Perth.

Overall, Vincent's demographic profile shows that its residents are:

- Young (ages 25-34)
- Highly educated
- Wealthy

4.1.2 Population Forecast

According to forecasts prepared by .id, Vincent's population is expected to rise to 50,863 residents by 2046, an increase of 12,998 people. Effectively managing this population growth is a central focus of the Strategy.

.id's forecasting approach analyses the current population and household structure to understand the area's role and potential demographic changes. The forecasts incorporate factors such as birth rates, death rates, migration patterns, and urban development drivers like residential development opportunities and vacancy rates. This method combines various assumptions to predict future population and household types.

The forecasting model uses a 'bottom-up' approach, focusing on local data and assumptions. It relies on housing and demographic inputs, with key drivers including new residential developments and migration rates. The model integrates three statistical components:

1. Cohort Component Model: Tracks demographic changes over time.
2. Housing Unit Model: Considers new housing developments and their impacts.
3. Household Propensity Model: Examines the likelihood of different household types.

These models are interconnected, providing a comprehensive forecast of population and household trends used in this Strategy.

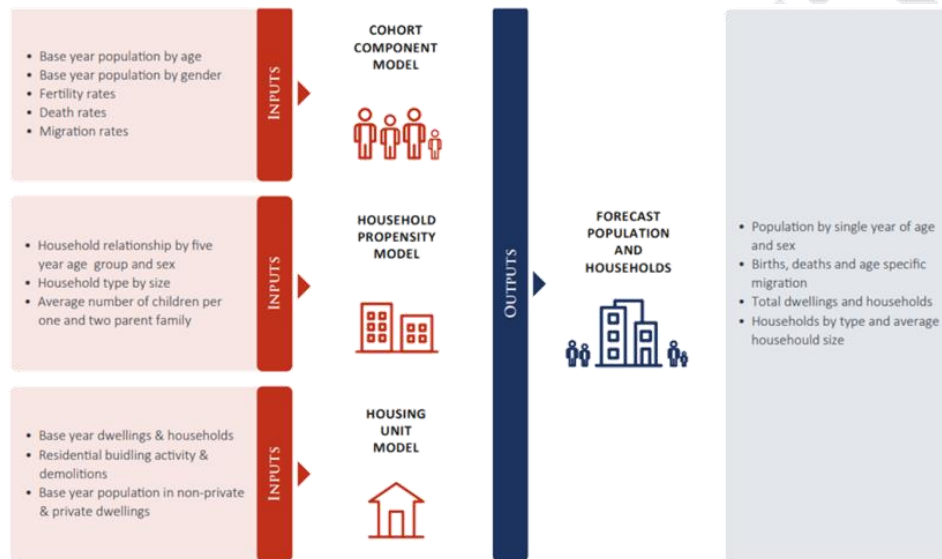


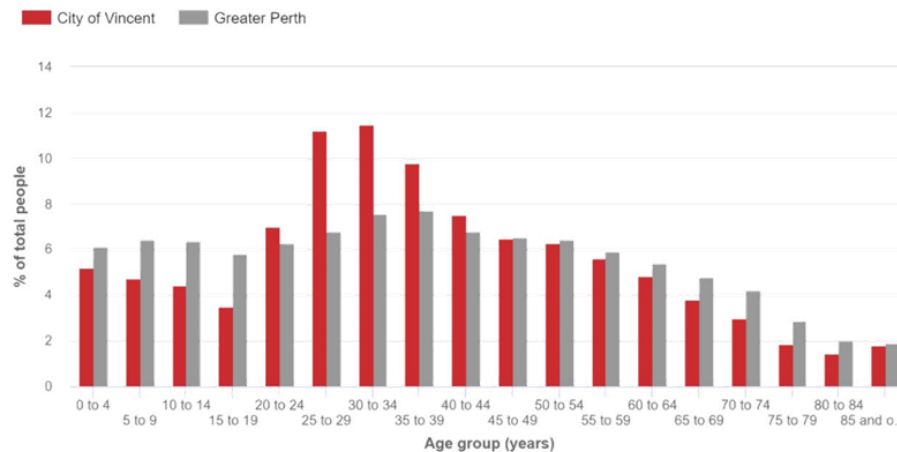
Figure 15 - Data model (Profile.id)

Knowledge of how the age structure of the population is changing is essential for planning age-based facilities and services, such as child care, recreation and aged care. The forecast age groups for Vincent have been determined based on the current age of the population (people ageing each year, being born and dying) as well as the age of people migrating into and out of the area. This in turn is driven by Vincent's specific locational context and existing housing

stock, the amount and type of new residential development anticipated, and where the area is in a cycle of change. Vincent's forecast age structure for 5-year age groups over the timeframe of the Strategy is detailed in Figure 15.

Age structure - five year age groups, 2021

Total persons



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

.id
informed
decisions

Figure 16 - Vincent five year age groups (2021 - Profile.id)

In 2021, Vincent's demographic landscape was defined by a significant concentration of individuals aged 30-34 years, who represented 11.6% of the population, and those aged 25-29 years, making up 11.5%. These groups, encompassing young professionals and families, are projected to remain the most substantial demographic through 2041. This trend highlights the need for sustained focus on educational and childcare facilities to support the growing cohort of young families.

Compared to Greater Perth, Vincent has a lower percentage of younger and older residents. Specifically, the proportion of individuals under 15 and over 65 is smaller, indicating a population primarily centred around the 20-44 age range—a trend likely to persist. However, forecasts for the next two decades

show an increase in older demographics. By 2041, individuals aged 65 and above are expected to comprise 30.5% of the population. This shift will increase demand for education and community facilities that cater not only to younger families but also to a growing number of older residents who will seek lifelong learning and community engagement opportunities.

The anticipated rise in student numbers, coupled with the influx of young professionals, underscores the necessity for expanding educational infrastructure. Schools and childcare facilities will need to accommodate these groups, ensuring that educational services keep pace with demographic growth. Additionally, the growing senior population will require educational opportunities and community services tailored to their needs.

In 2021, lone-person households made up 34.0% of all households, a trend expected to continue. This demographic shift indicates a significant need for flexible educational and community facilities that can cater to both individual residents and larger family units.

Vincent's housing strategy should integrate these insights, ensuring that development in Town Centres and transit corridors supports both current and future educational needs. Adequate planning for public open spaces and community facilities is essential to accommodate the diverse requirements of Vincent's evolving population, ensuring that the area remains vibrant and inclusive for all residents.

Forecast household types

City of Vincent	2021		2031		2041		Change between 2021 and 2041
Type	Number	%	Number	%	Number	%	Number
Couple families with dependents	3,871	22.2	4,137	20.6	4,486	19.6	+615
Couples without dependents	5,092	29.2	5,880	29.3	6,754	29.5	+1,662
Group households	1,432	8.2	1,654	8.2	1,910	8.3	+478
Lone person households	5,927	34.0	7,074	35.3	8,292	36.2	+2,365
One parent family	920	5.3	1,075	5.4	1,179	5.1	+259
Other families	216	1.2	246	1.2	278	1.2	+62

4.1.3 Dwelling Yield Analysis

Vincent is known for its highly sought-after inner-city locations, offering excellent public transport links to Perth and its surrounding areas. The housing stock in Vincent is diverse, ranging from spacious single-family homes to modest apartments closer to the Perth CBD.

Historically, Vincent has featured a mix of dwelling types, with a tendency towards medium and higher-density living near the CBD. Suburbs like Mount Hawthorn and North Perth account for the majority of the 45.6% of separate house dwellings. However, this trend is expected to shift as Vincent implements frameworks to enhance its Town Centres, strategic urban areas, and increase density in alignment with Perth and Peel @ 3.5 million and State Planning Policy 4.2 Activity Centres.

To meet future needs, it is crucial that Vincent provides a diverse range of housing options to accommodate different household types and support affordability. High-amenity locations, especially those near train stations like Leederville and West Perth, close to the Perth CBD, and with easy access to the Mitchell Freeway, are ideal for higher-density development.

Given Vincent's attractiveness and its younger population, development should focus on these key areas. However, due to the higher cost of living in Vincent, it is essential to balance new developments to address housing affordability.

While the strategy emphasises new development, it also aims to manage residential growth in a way that preserves and enhances Vincent's unique character and identity. Growth must celebrate Vincent's heritage and character areas, supported by clear and robust built form controls and guidelines. This approach ensures high levels of amenity for both future residents and existing communities, while promoting environmental and social sustainability. The Strategy identifies appropriate areas for both low-scale and medium to high-scale residential growth, leveraging Vincent's well-connected transport network and sustainable travel modes.

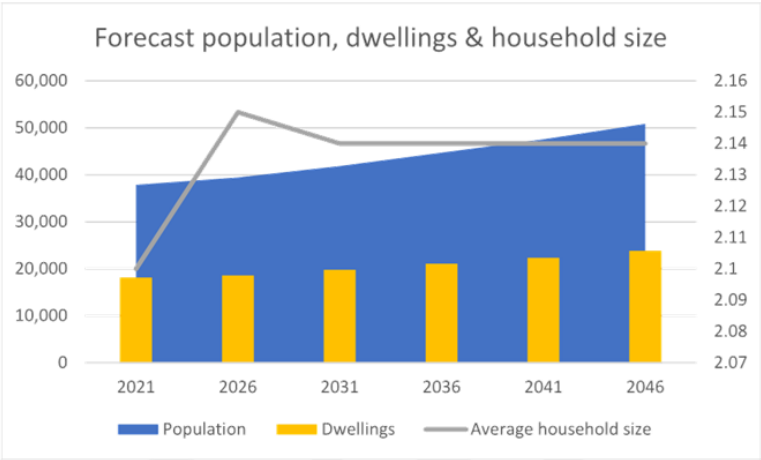


Figure 17 - Forecast Population, Dwellings and Household size (Profile.id)

To determine the capacity of Vincent’s Town Centres, future growth areas, transit areas and residential areas to meet the infill dwelling targets, a detailed analysis has been undertaken to assess the potential dwelling estimates for each of these areas based on the characteristics and constraints of the areas and the existing or likely planning frameworks to be applied to each.

Planning area		Current number of dwellings	Minimum number of dwellings required by State housing targets	Additional dwellings needed to meet State targets	Maximum number of dwellings current zoning allows ¹	Dwelling shortfall under zoning potential ¹
Urban Corridors		10,142	14,123	3,981	15,611	5,649
	Urban Corridor total	10,142	14,123	3,981	15,611	5,649
Town Centres & Precincts	Beaufort Street	218	220	2	640	422
	Leederville	575	1,508	933	5,707	5,132
	Mount Hawthorn	98	375	277	1,263	1,165
	North Claisebrook	518	951	433	3,056	2,538
	North Perth	160	387	227	1,244	1,084
	Pickle District	13	389	374	6,711	6,696
	William Street	11	137	126	1,003	992
	Town Centre total	1,595	3,967	2,372	19,622	18,027
Neighbourhood & Local Centres	Scarborough Beach Road/Loftus	0	2	2	17	17
	Lord Street	0	3	3	3	3
	Walcott/Hunter	0	4	4	0	0
	Walcott/York	2	6	4	34	32
	Green Street	1	10	9	0	-1
	Scarborough Beach Road/Buxton	0	12	12	65	65
	Local Centre total	3	36	33	120	117
	Walcott/William	30	16	-14	129	99
	Brisbane/Lake	4	4	0	18	14
	Bulwer/Lake	15	10	-5	86	68
	Walcott/Blake	51	33	-18	250	199
	Neighbourhood Centre total	100	62	-38	483	383
	Neighbourhood & Local Centre total	103	98	-5	603	500

¹ Maximum capacity is determined using maximum heights at a rate of 100% build out.

Planning area		Current number of dwellings	Minimum number of dwellings required by State housing targets	Additional dwellings needed to meet State targets	Maximum number of dwellings current zoning allows ¹	Dwelling shortfall under zoning potential ¹
Future Investigation Areas	East Perth Power Station	0	462	462	4,028	4,028
	Glendalough Train Station	395	606	211	2,623	2,228
	Charles Street/Scarborough Beach Road	40	169	129	184	144
	Lord Street West	219	823	604	1,212	993
	Future Investigation Area total	654	2,059	1,405	8,047	7,393
Remaining Areas		5,851	6,663	822	7,437	1,596
	Remaining Area total	5,851	6,663	822	7,437	1,596
TOTAL		18,335	26,910	8,575	51,319	32,984

Planning area		Current number of dwellings	Probable number of future dwellings low-range take up ²	Probable number of future dwellings mid-range take up ³	Probable number of future dwellings high-range take up ⁴	Maximum number of dwellings current zoning allows ⁵
Urban Corridors		10,142	2,892	5,631	8,399	15,611
	Urban Corridor total	10,142	2,892	5,631	8,399	15,611
Town Centres & Precincts	Beaufort Street	218	64	234	320	640
	Leederville	575	577	1,717	2,857	5,707
	Mount Hawthorn	98	131	382	634	1,263
	North Claisebrook	518	343	946	1,549	3,056
	North Perth	160	136	382	628	1,244
	Pickle District	13	671	2,013	3,355	6,711

² Low-range potential capacity is determined using maximum heights at an assumed build out rate of 10%.

³ Mid-range potential capacity is determined using maximum heights at an assumed build out rate of 30%.

⁴ High-range potential capacity is determined using maximum heights at an assumed build out rate of 50%.

⁵ Maximum capacity is determined using maximum heights at a rate of 100% build out.

Planning area		Current number of dwellings	Probable number of future dwellings - low-range take up ²	Probable number of future dwellings - mid-range take up ³	Probable number of future dwellings - high-range take up ⁴	Maximum number of dwellings current zoning allows ⁵
	William Street	11	100	301	501	1,003
	Town Centre total	1,595	2,022	5,976	9,844	19,622
Neighbourhood & Local Centres	Scarborough Beach Road/Loftus	0	2	5	9	17
	Lord Street	0	0	1	2	3
	Walcott/Hunter	0	0	0	0	0
	Walcott/York	2	3	10	17	34
	Green Street	1	0	0	0	0
	Scarborough Beach Road/Buxton	0	7	20	33	65
	Local Centre total	3	12	36	60	120
	Walcott/William	30	13	39	64	129
	Brisbane/Lake	4	2	5	9	18
	Bulwer/Lake	15	9	26	43	86
	Walcott/Blake	51	25	75	125	250
	Neighbourhood Centre total	100	48	145	242	483
	Neighbourhood & Local Centre total	103	60	181	301	603
Future Investigation Areas	East Perth Power Station	0	403	1,208	2,014	4,028
	Glendalough Train Station	395	347	853	1,358	2,623
	Charles Street/Scarborough Beach Road	40	18	55	92	184
	Lord Street West	219	121	364	606	1,212
	Future Investigation Area total	654	889	2,480	4,070	8,047
Remaining Areas		5,851	1,738	3,005	4,271	7,437
	Remaining Area total	5,851	1,738	3,005	4,271	7,437
	TOTAL	18,335	7,602	17,272	26,886	51,319

Planning Area	State dwelling target	Additional dwellings required
Urban Corridor	14,123	3,981
Town Centres & Precincts	3,967	2,372
Neighbourhood & Local Centres	98	-5
Future Investigation Areas	2,059	1,405
Remaining Areas	6,663	822
TOTAL	26,910	8,575

Static Development	Number of lots	Total area (ha)
R20-R50	7,523	358
R60-R80 less than 500sqm	1,084	32
TOTAL	8,607	390

Build-out rates

Build-out rates estimate how much land in an area is, or could be, developed. They indicate the proportion of land available for development and help forecast residential density.

Development rates are influenced by economic conditions, construction costs, demand, and lot sizes. Since full development of all land is unlikely, build-out rates are typically calculated at 10%, 30%, 50%, 75%, and 100%. A 30% rate is considered realistic for Vincent. These figures reflect new dwellings and exclude existing homes.

Percentage breakdown

- Low (10%): Minimal growth without a formal planning framework.
- Medium (10-50%): Guided development under a planning framework; considered the most likely scenario.
- High (above 50%): Large-scale developments; unlikely to occur.

Dwelling yield calculations

We calculate:

1. Current dwelling numbers and density (dwellings per hectare).
2. Potential new dwellings at 10%, 30%, 50%, and 100% build-out rates.

Town Centres

We include only developable land and calculate potential dwellings based on zoning and height limits. For mixed-use and district centres, one floor is excluded for commercial use, and residential floors are calculated at 60% capacity with 90 sqm per dwelling.

Residential Zones

In residential areas (R20-R80), we calculate maximum dwellings per lot based on R-code and lot size. A 30% build-out rate is assumed, though this may be optimistic.

Process

Non-developable land (schools, parks, roads, sites <500 sqm) is excluded. Remaining lots are grouped by R-code and size, with development potential calculated at various build-out rates. These figures reflect only new dwellings, excluding existing homes

Vincent's dwelling yield analysis aligns with two key state planning documents: *Perth and Peel @ 3.5* and *State Planning Policy 4.2 (Activity Centres)*. These set measurable goals: an increase of 11,500 dwellings by 2050 and minimum dwelling densities for recognised activity centres to ensure economic and social sustainability. The analysis factors in these objectives, offering projections at 10%, 30%, and 50% build-out rates to account for varying economic conditions. While Vincent is on track to meet overall targets, success is more closely tied to achieving density targets in its activity centres.

4.2 Community, Urban Growth and Settlement – Issues and Opportunities

4.2.1 Housing Growth

To accommodate the growing population and meet future needs, Vincent must actively pursue growth and intensification. With its vibrant Town Centres and strategic sites like the East Perth Power Station, Vincent is well-positioned to absorb a significant portion of this growth through thoughtful urban planning and development.

In line with the Perth and Peel @ 3.5 Million framework by the Western Australian Planning Commission, Vincent aims to add 11,490 new dwellings by 2050. This target supports the broader goal of accommodating a metropolitan population of 3.5 million.

Vincent plans to focus major development activity around Town Centres and strategic precincts, aligning with the principles of density and urban consolidation outlined in the WAPC's 2018 Central Sub-regional Planning Framework. By centring development around these well-connected nodes, Vincent can efficiently achieve its growth targets while enhancing accessibility and supporting vibrant urban environments. It's important to note that the location of this density is adequately serviced, including access to waste removal and other infrastructure needs.

The redevelopment of these precincts will require careful planning to ensure that population growth is matched with upgraded infrastructure and that the unique character of Vincent is preserved. Redevelopment should improve overall amenity for residents and the public realm, while respecting the amenity of neighbouring areas.

Recognising that development rates can vary, Vincent identifies significant sites that are:

- Vacant or occupied by deteriorating buildings
- Prominently located
- Containing non-conforming uses
- Large landholdings in need of revitalisation

Further investigation into these sites will be essential to determine their potential in shaping Vincent's development. The local planning framework will explore these opportunities to guide effective and balanced urban growth.

4.2.2 Housing Diversity and Affordability

In 2021, the total number of dwellings within Vincent was 18,208. With the exception of those areas zoned for public open space, wholly commercial and other infrastructure, the vast majority of Vincent is either residential or mixed use residential. The breakdown of the dwelling structure in 2021 in comparison to 2016 is shown below.

Dwelling type

City of Vincent - Dwellings (Enumerated)	2021			2016			Change
Dwelling type	Number	%	Greater Perth %	Number	%	Greater Perth %	2016 to 2021
Separate house	8,190	45.1	75.6	8,023	47.8	74.6	+167
Medium density <i>(Includes all semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses.)</i>	5,148	28.3	17.6	4,958	29.5	19.6	+190
High density <i>(Includes flats and apartments in 3 storey and larger blocks.)</i>	4,674	25.7	6.1	3,613	21.5	5.1	+1,061
Caravans, cabin, houseboat	0		0.3	6	0.0	0.3	-6
Other	120	0.7	0.2	127	0.8	0.2	-7
Not stated	28	0.2	0.1	65	0.4	0.2	-37
Total Private Dwellings	18,160	100.0	100.0	16,792	100.0	100.0	+1,368

Household composition

City of Vincent - Total households (Enumerated)	2021			2016			Change
Households by type	Number	%	Greater Perth %	Number	%	Greater Perth %	2016 to 2021
Couples with children	3,480	21.5	32.0	3,077	21.0	32.3	+403
Couples without children	4,240	26.1	25.4	3,770	25.8	25.4	+470
One parent families	1,044	6.4	10.3	834	5.7	9.8	+210
Other families	188	1.2	1.1	196	1.3	1.3	-8
Group household	1,254	7.7	3.4	1,322	9.0	3.8	-68
Lone person	5,243	32.3	24.0	4,181	28.6	21.7	+1,062

Other not classifiable household	591	3.6	2.9	1,033	7.1	4.8	-442
Visitor only households	183	1.1	1.0	217	1.5	1.0	-34
Total households	16,223	100.0	100.0	14,630	100.0	100.0	+1,593

The analysis of dwelling types within Vincent reveals several significant trends. Predominantly, Vincent comprises separate housing, with medium and high-density dwellings also forming a substantial part of the housing stock. Although separate housing is less common compared to the greater Perth average, this trend aligns with the expectations for an inner-city metropolitan area, where limited land availability and higher land prices naturally constrain the number of single-family homes.

The shift towards medium and high-density living reflects broader community expectations and the need for increased housing density in urban environments. To ensure a balanced housing mix and continued diversity in dwelling types, Vincent will need to introduce incentives for development. This approach will help maintain a variety of housing options and meet the evolving needs of residents within the local planning framework.

4.2.3 Built Form Response

The established the following table provides a breakdown of the density and area available for that density across Vincent.

LPS2 Zone	Number of lots	Total area (ha)	Average lot size (sqm)	Number of developable lots	Developable land area (ha)
R20	580	33.6	580	2357	165
R25	59	1.8	305.7		
R30	3,132	157.2	501.8		
R30/40	913	46.4	508.4		
R40	2,273	116.7	513.5		
R50	1,266	50.3	397.6	421	41
R60	1,333	82.8	621.4		
R60-R100 <1000sqm	297	15.1	509.0		
R60-R100 >1000sqm	57	13.5	2,375.7		
R80	831	61.8	743.2	266	34

LPS2 Zone	Number of lots	Total area (ha)	Average lot size (sqm)	Number of developable lots	Developable land area (ha)
R100	85	10.1	1,185.7	45	8
R160	2	0.2	1,112.6	2	0
District Centre	258	20.9	809.7	107	13
Local Centre	93	7.8	843.6	32	3
R-AC2	19	1.4	745.9	20	2
Mixed-use R100	290	19.8	682.8	135	16
Mixed-use R160	43	5.0	1,165.9	35	5
Mixed-use R40	1	0.0	326.0	30	2
Mixed-use R60	70	4.1	581.1		
Mixed-use R80	734	64.8	882.5	195	25
Total	12,964	773.9	787.1	3792	328

Vincent is predominately made up of R30 to R40 zoned land, with these two making up the bulk of the residential density of Vincent. This aligns with the leading built form in Vincent being separate housing (noted previously in the Strategy). As shown in the map below, the majority of this lower density and separate housing is located in the northern portions of Vincent, in suburbs of North Perth and Mount Hawthorn.



Figure 18 - Vincent Residential and Mixed Use Zoned Land

It is important to note that, as with many other inner city local governments, lower scale density is confined to within established areas of character buildings, typically outside of higher order (i.e. local centres) Town Centres and transit corridors. Vincent's established development has reflected this type of morphology with lower scale development within Mount Hawthorn and North Perth, slowly shifting to higher density established inner city areas of West Perth and Perth. This strategy recognises the importance the community places on its areas of character and character precincts and recommends they remain at a comparatively low density. Increases in density should be accommodated within the hierarchy of activity centres, with built form to match.

Heritage and Character Value

Aboriginal Cultural Heritage

Vincent has a rich and diverse variety of heritage places. Within Vincent, there are 11 registered Aboriginal sites, protected by the *Aboriginal Cultural Heritage Act 2021*. Derbarl Yerrigan (Swan River 2536), East Perth Power Station (3767), Yoordgoorading (Stones Lake 3573), Weld Square (17848), William Street (3695), Highgate Hill (3766), Boodjamooling (Hyde Park 3792), Robertson Park (17849), Carr Street (23108), Goonderup (3434) and Dog Swamp (3738). Vincent is also in close proximity to Galup (Lake Monger) (3788) and the Galup (Lake Monger) Velodrome (3323).

The Swan River is recognised as having special spiritual significance for Noongar people, with Aboriginal occupation of sites along the river dating back 40,000 years. The river is linked to food, resources, and dreamtime mythology. The Act protects all Aboriginal sites in Western Australia whether they are registered and sets out requirements for the development or use of land in a way that may impact an Aboriginal site.

Historic Heritage – Character

While the Heritage Act 2018 provides protection for recognised heritage areas, Vincent acknowledges a gap in the state framework that doesn't recognise key architectural styles and features visible from the street that contribute to an area's sense of place and identity.

In order to protect the unique character of some of Vincent's established areas, Vincent takes proactive steps within the community to ensure that new development is controlled in a manner which ensures cohesiveness with the prevailing character of an area. In this way, the Strategy recognises a further need to explore local planning framework initiatives to identify and celebrate street character areas.

Historic Heritage – Local Heritage Survey

The Heritage Act 2018 (External link) requires local government authorities in Western Australia to survey all heritage places and to periodically update that survey. In response to this requirement, Vincent is reviewing the MHI to create a Local Heritage Survey (LHS).

The MHI provides statutory protection for heritage places. It is a document that records places in Vincent that have cultural heritage value and explains why these places are special.

The current MHI was prepared and adopted in 1995, reviewed in 2007 and has been intermittently updated since.

It contains approximately 280 places with over 20 included on the State Register of Heritage Places. A review was last undertaken in 2013/2014, and since then, properties have been included on an ad hoc basis. Vincent also has three heritage areas: Harley Street, Janet Street and Brookman and Moir Streets.

Since the last review, the State's Planning and Heritage legislation has changed, and Vincent has seen widescale redevelopment, so Vincent is now undertaking a new LHS. The Local Planning Strategy reinforces the continual review and updating of the LHS.

4.2.4 Urban Design Outcomes

Vincent encompasses a range of residential, commercial, recreational and mixed use areas, each with its own identified distinct character and built form.

As urban development continues to shape Vincent's streets and precincts, it is essential to ensure that new development is complementary to the existing building fabric and urban morphology. Vincent has long been an advocate for development that holistically considers the broader context of the surrounding environment as well as the site itself. Factors such as character, building heritage and the streetscape aesthetic must be taken into account to achieve successful outcomes. A specific issue this Strategy identifies is the lack of transition between sites of high to low density. Without adequate scaling, building bulk can inadvertently and significantly impact on the enjoyment of land for a landowner. This is an issue that can be managed by reviewing Vincent's existing local framework and development provisions, as well as the zoning provided adjacent to corridors and town centres.

By prioritising the reflection and responsiveness of new development to its surroundings, Vincent can maintain its distinct identity and sense of place. Ensuring new construction contribute positive to the street and surrounding private and public realm enhances the overall quality of life for residents and visitors alike.

4.2.5 Provision of Facilities and Services

Community facilities and services play a crucial role in enhancing the quality of life for residents and fostering a sense of belonging. These facilities encompass a wide range of amenities including libraries, community centres, events and functions spaces and sports facilities. They serve as important gathering spaces where people can connect, participate in activities and access essential resources. Vincent has over 60 indoor and outdoor venues which include community facilities, sports grounds and parks and reserves shown below:

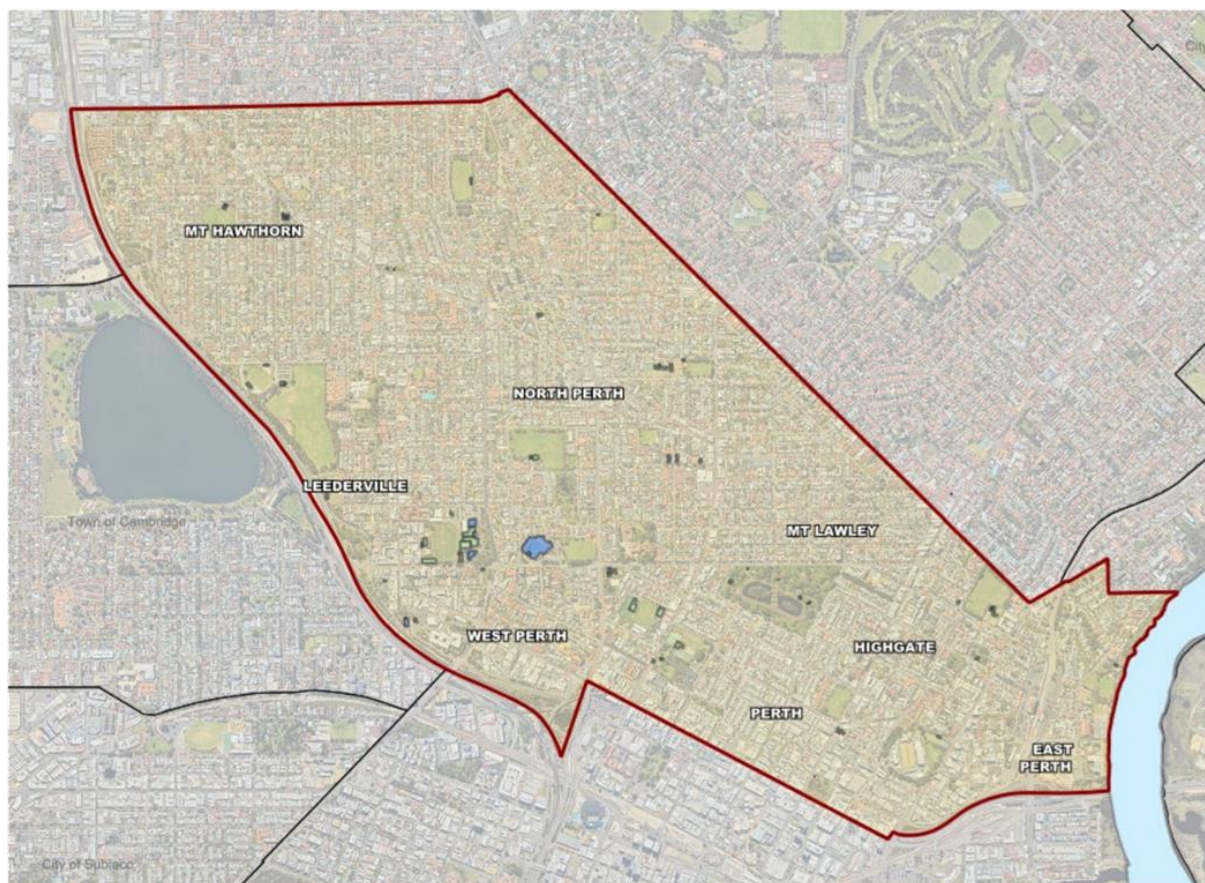


Figure 19 - Vincent Facilities

As demographics shifts and societal values evolve, the demand for different types of community infrastructure may change. This is evident with the changing demographics for Vincent referenced elsewhere in Part 2. Additionally, Vincent must also consider its current aging infrastructure, with an increasing trend towards consolidation of community assets and creating multi-functional buildings as priority. This Strategy recognises that community infrastructure is continually assessed against the demographics in an area for best practice.

Vincent is currently working on a Community Infrastructure Plan, outside of this strategy. The Community Infrastructure Plan (CIP) is set to chart a strategic course for Vincent's future. It aims to ensure that the infrastructure supporting community life not only meets current needs but is also prepared for the challenges of a growing population. This plan is crucial for addressing gaps in infrastructure, adapting to changing demands, and ensuring that resources are allocated wisely rather than reacting to short-term pressures.

Ageing facilities, evolving community needs, and shifts in how people use public spaces are driving this initiative. The CIP seeks to elevate standards, improve sustainability, and ensure that the provision of community infrastructure is both equitable and forward-looking. By focusing on long-term goals, the plan will guide investment decisions, ensuring that funding goes to projects that serve the broader community rather than just a few interest groups.

At its core, the CIP aspires to make Vincent a place where community facilities are sustainable, accessible, and adaptable—key ingredients for fostering social connections and improving wellbeing. The plan sets out clear objectives: to enhance social cohesion through better infrastructure, to ensure facilities meet the community's evolving needs, and to deliver these facilities in an efficient, inclusive manner.

By prioritising multi-functional and adaptable spaces, the CIP will also push for smarter investment and funding strategies, aligning with broader financial plans. In essence, the Community Infrastructure Plan aims to build a stronger, more connected Vincent, where infrastructure plays a central role in supporting the community's health, wellbeing, and future growth.

4.2.6 Public Open Space and Healthy Cities

Public Open Space Demand and Supply Analysis

The Central Sub-regional Planning Framework promotes urban consolidation through the 'Green Network', aiming to preserve and enhance green infrastructure, sports, and recreational spaces. This supports community health and wellness by increasing physical activity, fostering social integration, and maintaining important landscapes.

Current Provision:

Vincent has over 60 areas of open space totalling 106.3 hectares. These spaces are classified into local, neighbourhood, district, and regional levels. In 2016, there were 3.37 hectares of open space per 1,000 residents, projected to drop to 2.05 hectares per 1,000 residents by 2036 if no new spaces are added. Leederville has the most open space at 29.58 hectares.

Functionality:

Public open spaces in Vincent serve multiple roles, offering recreation, sports, and nature areas. Vincent currently has 7.45 hectares of local spaces, 28.67 hectares of neighbourhood spaces, and 31.16 hectares of regional spaces, catering to various community needs.

Projected Population and Demand:

Vincent's population is expected to grow from about 40,487 in 2024 to 51,726 by 2036. This increase will reduce per capita open space, necessitating new or optimised spaces. Denser urban areas, like much of Vincent, have a higher need for quality public open space to support the health and wellbeing of residents. The capacity of public open space to support increased population density per hectare is crucial. A 10% land allocation for open space in a lower-density suburb does not offer the same functionality as in a high-density area. High-density areas require more carefully designed and accessible open spaces to accommodate higher usage and ensure they meet the genuine needs of the community.

Meeting Future Demand:

Public open space in Vincent is largely at or nearing full capacity. As usage increases, so will the maintenance needs of these spaces. Increased watering requirements due to higher use will conflict with the need to reduce groundwater usage amid climate change. It is important to identify this issue to implement sustainable water management practices.

To address this, Vincent plans to improve the accessibility and amenities of existing spaces and acquire new land via the operation of state planning policies and the collection of funds to ensure each of Vincent's suburbs meet 10% public open space criteria. Sustainable practices, such as water-sensitive designs

and increased canopy cover, will enhance environmental quality. Examples include to be considered in the maintenance of public open space more broadly include efficient irrigation systems and water reuse where appropriate.

Historical Context and Policy: In 1955, the Stephenson-Hepburn Plan recommended developers set aside 10% of subdivisions for public recreation, managed by local governments. This was formalised in the Western Australian Planning Commission's Development Control Policy DC 2.3. Vincent's Public Open Space Strategy (2018) reviews each suburb's access to meeting this 10% requirement, noting the need for updated classifications and additional open spaces to meet contemporary needs. The basis of this 10% is reflected in the below table for each suburb:

Suburb	Area of POS (ha)	Suburb Area (ha)	% POS Attributable
Highgate	1.27	41	3.1%
Leederville	29.58	150	19.7%
Mount Hawthorn	4.61	246	1.9%
Mount Lawley	8.89	109	8.15%
North Perth	20.56	309	6.6%
Perth	32.81	210 (Combined Suburbs)	17.3%
East Perth	3.62		
West Perth	4.96		
City of Vincent (Total)	106.3	1,140	9.32%

Vincent established its Public Health Plan in 2020, after significant consultation with the community, non-government organisations as well as the Department of Health and other Public Health Stakeholders. This feedback shaped the creation of the Public Health Plan. The Plan recognises that community livability and wellbeing is influenced by the built, natural, social and economic environments in which we live, work and play and by appropriate separation of potentially incompatible activities. Vincent has a role to ensure these environments are safe, accessible and maintain high standards of amenity.

There are two objectives in the Plan that relate to well-designed environments. These include:

- Built Environment. Build, enhance and maintain well designed places and infrastructure to support the health, wellbeing and growth of our community; and
- Natural Environment. Provide a sustainable natural environment for the health and wellbeing of our community.

Some of the priorities in the plan include increasing active transportation options, enhancing urban greenery, reducing environmental pollutants, supporting social interaction through public space design, creating safer communities, managing potential land use conflicts, and enhancing urban design to mitigate adverse impacts.

Vincent aims to incorporate quality design principles and active community involvement to deliver local environments with high-quality amenity that support active lifestyles, encourage social connectivity, and meet the needs of our growing population, while ensuring sensitive land uses are protected from environmental stressors through appropriate location, design, and management of activities.

4.3 Economy and Employment – Issues and Opportunities

4.3.1 Activity Centre Hierarchy

Under the State Planning Framework, SPP 4.2 (Activity Centres) identifies the following centres within Vincent:

Centre	Classification
Leederville	Secondary Centre
Fitzgerald Street (North Perth)	District Centre
Mount Hawthorn	District Centre
Mount Lawley/Highgate	District Centre
Glendalough	District Centre
Refer map	Local and Neighbourhood Centres



Leederville Secondary Centre

The Leederville Secondary Centre (LSC) is Vincent's highest level activity centre and performs an important role within Vincent as a well serviced transit oriented development being serviced directly by a rail station as well as direct links onto the Mitchell Farmer Freeway network. In line with SPP4.2 the LSC is the focus of medium and high-density housing, employment growth and diversity of land uses. The development framework of the LSC is controlled by the Leederville Precinct Structure Plan.

Fitzgerald Street (North Perth) District Centre

The Fitzgerald Street District Centre (North Perth) represents a cultural centre of the northern part of Vincent and is known for its retail and hospitality offerings and is well serviced by private vehicle and bus transport into and out of the centre. In terms of building morphology, the centre has relatively low scale commercial areas along Fitzgerald Street which is surrounded by a low scale residential locality. Reflective within SPP4.2, North Perth has a relatively smaller scale which has a greater community focus to provide services and facilities to its surrounding immediate locality. The development framework of North Perth is currently being developed under the local planning framework, in the form of a local planning policy which may be updated to a precinct structure plan in time.

Mount Hawthorn District Centre

The primary role of the Mount Hawthorn district centre (MHDC) is to serve the daily and weekly needs of the local community. Identifying gaps in existing offerings within the centre or nearby will inform the viability of future developments and opportunities to optimise unique locational advantages. The MHDC stretches from a block along Oxford Street through the intersection of Scarborough beach road to the north and along the West. Its building morphology contains relatively low scale commercial buildings along the street, which expands to low density residential areas beyond. The development framework of the MHDC is currently being developed under the local planning framework, in the form of a local planning policy which may be updated to a precinct structure plan in time.

Mount Lawley/Highgate District Centre

The Mount Lawley/Highgate district centre (Beaufort Street) represents one of Vincent's premier hospitality and night life centres, with its established and newer hospitality venues which provides for a unique identity within the eastern portion of Vincent. It is well accessed by bus and car transportation along Beaufort Street, with the centre developed along the 'high street' of Beaufort Street. The buildings within the centre range from newer mixed use 6 storey buildings to lower single or two storey commercial buildings from nearly every era of development across Vincent. The centre is supported by medium density housing to the east and low-density character buildings to the west. The development framework of Beaufort Street is currently being developed under the local planning framework, in the form of a local planning policy which may be updated to a precinct structure plan in time.

Local and Neighbourhood Centres

Vincent recognises 4 existing neighbourhood centres and 6 supporting local centres which provide important local community focal points providing daily to weekly household shopping needs, community facilities and a small range of other convenience services. This Strategy encourages these centres to continue to provide adequate servicing to their immediate locality but should not encroach into the surrounding residential areas.

Neighbourhood centres currently identified by this strategy include:

1. Walcott Street (Blake Street)

This neighbourhood centre comprises twelve lots, which front along Walcott street but extend to within the residential area due to historical development activity. Lots have access to Donley Street, Little Walcott, Redfern and Blake Streets. While it is one of the larger neighbourhood centres in terms of precinct size and activity, the development within this precinct has continued to maintain its relatively low-scale built form. This centre should continue to provide limited commercial offerings for the residences surrounding.

2. Walcott Street (William Street)

This neighbourhood centre includes six individual lots (and various tenancies) abutting Walcott Street, with interfaces on each corner of William and Burt Street. The built form for the precinct is relatively low scale, with the exception of the large, three storey mixed use commercial building on the corner of Burt and Walcott Street. This precinct should continue to provide limited commercial activity to the immediate residential locality.

3. Brisbane Street (Lake Street)

This neighbourhood centre includes the heritage listed corner property and a number of character commercial buildings facing Brisbane Street. Located opposite the heritage listed Hotel Northbridge, This centre should continue to provide limited commercial activity for the surrounding precinct. A review into this centre should centre around the context of the centre and whether adjacent properties such as the Hotel Northbridge would be more appropriately located within the centre.

4. Bulwer Street

The Bulwer Street neighbourhood centre is a comparatively large hub of commercial activity, including 6 individual lots with many sub tenancies. The precinct includes character era shop fronts which have been refurbished as well as more contemporary commercial activity

further east. While this centre should continue to provide limited commercial activity for the surrounding precinct a review into this centre should include the boundaries of the precinct as well as explore any opportunities to have it incorporated into the commercial zone.

Local centres identified by this strategy include:

1. Scarborough Beach Road (Buxton and Egina Streets)

This local centre comprise of four individual lots with all but one facing Scarborough Beach Road, Mt Hawthorn. The existing land use includes some retail with a mix of light workshop activities. This centre should continue to provide limited commercial offerings for the residences surrounding.

2. Green Street

This local centre comprises 6 individual lots, with all facing Green Street and the City of Stirling. The existing land uses vary, but revolve around small scale retail and hospitality venues. This centre should continue to provide limited commercial offerings for the residences surrounding. An increase in the area of the centre may be considered where it can be shown to not negatively impact on the surrounding sensitive residential area. A reclassification to a neighbourhood centre may also be appropriate depending on level of economic activity.

3. Scarborough Beach Road (Corner Loftus Street)

This local centre comprises one lot and two individual tenancies on the corner of Loftus and Scarborough Beach Road. It presents as consistent commercial development along the corridors of both Scarborough beach road and Loftus street. This centre should continue to provide limited commercial offerings for the residences surrounding the area but further investigation is warranted to establish whether this centre couldn't be integrated into the broader corridor of Scarborough beach road.

4. Walcott Street (Corner of Hunter Street)

This local centre comprises three lots, addressing the Walcott Street frontage. It presents as low-scale, single-storey commercial development which provides bespoke limited commercial activity to cater for the needs of surrounding residents and the locality. This centre should continue to provide limited commercial offerings for the residences surrounding.

5. Walcott Street (York Street)

This local centre includes a street block of three separate lots, but only one abutting Walcott Street contains commercial activity. The relatively low-scale built form and activity is consistent with other neighbourhood centres within Vincent and therefore should continue to provide limited commercial offerings for the residences surrounding. A review into this centre should be undertaken to evaluate the

boundaries of the commercial zone and whether any change should be made in reference to the smaller residential lots adjacent to the lot abutting Walcott Street.

6. Lord Street (Lincoln Street)

This local centre comprises of three individual lots, all of which are single storey character era commercial buildings fronting Lord Street. While this centre provides limited commercial activity, the area immediately abutting includes significantly larger commercial buildings. A review into this centre should explore whether it could not be included in the broader commercial precinct, with specific requirements to ensure the character of the buildings are retained.

A breakdown of each of the centres mentioned above, including their size number of lots and current dwellings is provided below:

Location	Suburb	Total area (sqm)	Classification	Number of lots	Number of properties	Current dwellings
SBR/Loftus	North Perth	862	LC	1	1	0
Lord Street	Highgate	1,009	LC	4	4	0
Walcott/Hunter	Coolbinia	1,404	LC	3	6	0
Brisbane/Lake	Perth	1,424	NC	3	11	4
Walcott/York	North Perth	2,365	LC	3	3	2
Bulwer/Lake	Perth	3,884	NC	5	28	18
Green Street	Mt Hawthorn	4,027	LC	6	8	1
SBR/Buxton	Mt Hawthorn	4,623	LC	4	9	0
Walcott/William	Mt Lawley	6,442	NC	6	49	30
Walcott/Blake	North Perth	13,138	NC	13	75	25
Total						

In accordance with the State Planning Framework, specifically SPP4.2, this Strategy acknowledges that a number of Vincent's neighbourhood and local centres may be underperforming in terms of dwelling yield as well as classification. As part of further work required within this strategy, a critical review of each neighbourhood and local centre is required to ensure each centre is adequately meeting community and State Planning Framework expectations.

4.3.2 Corridors and Other Strategic Growth Areas

Acknowledging the sustained growth Vincent has seen in areas adjacent to those recognised in SPP 4.2, the following are identified as areas of strategic growth and reflected in the local planning framework:

Centre	Classification
William Street	Urban corridor
North Claisebrook	Strategic growth area
West Perth (Pickle District)	Strategic growth area
Glendalough	Strategic growth area
Lord Street West	Strategic growth area
Charles Street and Scarborough Beach Road	Strategic growth area

William Street Urban Corridor

The William Street Urban Corridor (William Street) exists as a Town Centre within Vincent's local planning framework and is recognised by this strategy as an urban corridor. The Town Centre is confined to a comparatively small area of William Street close to Northbridge and the Perth local government area boundary. It maintains a relatively low level of infill development and commercial activity, compared to its inner city location. Vincent is currently developing a local planning policy within its framework which may be updated to a precinct structure plan in time.

North Claisebrook Strategic Growth Area

The North Claisebrook Strategic Growth Area (North Claisebrook) is another growth area within Vincent that has great potential due to its close proximity to the Perth CBD and relative lack of development having occurred within the area. Located near east perth abutting the freeway to the south, North Claisebrook is split into two areas; its commercial and mixed use area to the south and mixed use and residential area to the north. Vincent has developed a local planning policy within its framework which may be updated to a precinct structure plan in time.

West Perth (Pickle District) Strategic Growth Area

The West Perth Strategic Growth Area (Pickle District) is a prime example of an agglomeration of unique character and businesses organically occurring overtime to establish its unique identity. Located along the southern boundary of Vincent, the Pickle District is identified as one of Vincent's Strategic Growth Areas due to its artistic, cultural heritage businesses as well as the opportunities it can provide for infill housing within Vincent due to its close proximity to the CBD and associated public transport infrastructure that services it. Vincent has developed a local planning policy within its framework which may be updated to a precinct structure plan in time.

Glendalough Future Investigation Area

Located on the northwest corner of Vincent, the Glendalough Future Investigation Area represents an area directly adjacent to the established Glendalough Train Station. This local planning strategy recognises the potential this area has as a transit-oriented development, with direct access to the Transperth network via the established train infrastructure and bus port. Reflective of endorsed approaches to density across Scarborough beach road and the Mitchell Freeway, this strategy recognises further investigation into this area to provide additional infill dwellings. Additional development opportunity within this area reflects the adjacent local governments (City of Stirling) strategic planning for this area, as well as being reflected as a 'District Centre' under State Planning Policy 4.2 (Activity Centres).

Lord Street West Future Investigation Area

The Lord Street West Future Investigation Area comprises a number of facilities and features unique to its location. It comprises a large commercial oval, small recreational park as well as a mix of single storey character buildings to larger scale apartment complexes. This area also includes some City owned landholdings in the area known as the Brisbane Street carpark. This local planning strategy recognises the potential this area has to support population growth as well as commercial development around the stadium, while still protecting valued character buildings within the precinct. This strategy recommends further analysis in the area is needed to understand the community desires for the future and broader planning for the area, in line with that occurring on the City of Perth boundary.

Charles Street and Scarborough Beach Road Future Investigation Area

The Charles Street and Scarborough Beach Road Future Investigation Area is centred around the intersection of Charles Street and Scarborough Beach Road, North Perth. It is typified by its anchor land uses of service station/fastfood and surrounding low scale commercial activity. In recent years, there has been increasing pressure to provide some strategic guidance for the area, particularly noting its close proximity to the North Perth Town centre. This strategy recognises the need to provide a longer-term vision for the precinct while still ensuring development does not detract from commercial activity of the North Perth Town Centre. A future framework should consider larger scale businesses not appropriate for the North Perth Town Centre as well as its interface to residential areas beyond. Mixed use infill development may also present as an opportunity for this area.

4.3.3 Commercial Activity and Business Growth

The following table provides a breakdown of the land zoned for commercial and semi commercial activity within Vincent.

LPS2 Zone	Number of lots	Total area (ha)	Average lot size (sqm)
Commercial	473	45.4	960.8
District Centre	258	20.9	809.7
Local Centre	93	7.8	843.6
R-AC2	19	1.4	745.9
Regional Centre	155	14.9	963.8
Mixed-use R100	1	0	326
Mixed-use R160	70	4.1	581.1
Mixed-use R40	734	64.8	882.5
Mixed-use R60	290	19.8	682.8
Mixed-use R80	43	5	1165.9

The following map provides an overview of the areas of commercial and business activity across Vincent.



Figure 21 - Commercial, Centre and Mixed Use zoned land

Vincent is known for its vibrant urban centres and is characterised by diverse commercial and economic activities. Vincent has historically and continues to align the hierarchy of activity centres spread across the area, with the level of commercial development to ensure higher order activity centres such as Secondary or District level have appropriate land uses. For example, retail and hospitality venues being located in key Town Centres, creating unique places for residents and visitors alike, which reduces in activity down to lower impact business activities in the lower order centres. This Strategy recognises this importance, particularly as it impacts out of centre development where a retail needs assessment may be required. It is important that this Strategy

recognises and balances the need to encourage appropriate businesses within Town Centres or activity areas but still balance this with established residential areas. A number of other strategic considerations present themselves as part of this strategy, such as:

- Hybrid working arrangements for businesses has shifted significantly since before the COVID-19 global pandemic, including working from home, which shifts the needs and requirements for largescale office space.
- There is a growing trend within the community around accurate representation of land uses so that they can be adequately controlled through Vincent's local planning scheme (i.e. premises whose primary means of trade is the consumption or sale of tobacco).
- Economic diversification in the field of encouraging the growth of emerging industries such as technology and creative sectors.
- Business support programs to provide tailored support and incentives for small businesses, such as Vincent's Business Enhancement Grants.
- Place making and activation supports placemaking initiatives and community led activations to enhance the vibrancy and attractiveness of commercial precincts, encouraging increased foot traffic and patronage for local businesses.

4.3.4 Tourism

In respect of Tourism, each of Vincent's Town Centres, sporting grounds of size as well as its general proximity to the Perth CBD are recognised as providing tourism value and opportunities. To optimise these attributes as well as to support the strong economic possibilities that come from having visitors come and stay within the area, the Strategy identifies the need to provide development incentives to consider increasing tourist accommodation within Vincent, while still maintaining a diversity of housing in line with the state and local planning framework.

4.3.5 Knowledge Economy

The concept of a knowledge economy is crucial for communities both economically and socially. Economically, it drives growth by fostering innovation, attracting investment, and creating job opportunities. It reduces reliance on finite resources and promotes sustainable development. Socially, it empowers individuals by democratising access to education and information, fostering lifelong learning, social mobility, and cohesion. Embracing the principles of the knowledge economy is essential for communities to thrive in the modern era, unlocking opportunities for prosperity and progress.

Within Vincent, there are recognised hubs where similar businesses have agglomerated which has led to clusters of specific expertise. This Strategy recognises the need to support these businesses.

4.4 Environment – Issues and Opportunities

4.4.1 Natural Assets and Climate Change

Natural Environment

Vincent is situated on the Swan Coastal Plain, a gently undulating geographical area which extends 30 kilometres from the coast to its eastern boundary at the Darling Scarp and is located on a series of 12 former wetlands and benefits from direct access to 1.1 kilometres of Swan River frontage. The area is characterised by its deep, sandy soils which form part of an ancient sand dune system. Soils in this area are notoriously sandy, long leached of any carbonate materials which leaves them with limited capacity to retain water, nutrients and organic matter. Acid sulfate soils form a natural component of low-lying wetlands and require careful management and mitigation measures in former wetland areas and the Swan River foreshore area of Vincent.

The effects of climate change present significant and on-going challenges for Vincent. Mitigating the impact of these challenges remains a key focus for Vincent. Continuing these actions to mitigate and adapt to climate change is crucial in protecting the local environment.

Climate change

Human induced climate change has and will continue to have profound impacts on Vincent and Perth more generally. As the consequences of human induced climate change begin to take course, a series of localised impacts will be felt by Vincent. These include:

- Temperature rise which will lead to more frequent and intense heatwaves. This poses health risks, particularly to vulnerable populations like the elderly and young children.
- Water scarcity due to decreased rainfall and increased evaporation rates will reduce water availability, putting pressure on water resources for both consumption and commercial activities.
- Extreme weather events like storms and bushfires will likely increase in frequency and can cause property, infrastructure and natural habitat damage as well as posing direct risks to human safety.
- Biodiversity loss as habitats are altered or destroyed, leading to a decline of native species and ecosystems.
- Personal health impacts through increased heat related illnesses and degraded air quality due to factors like bushfire smoke and pollution.
- Economic consequences including damage to infrastructure.

In order to meet the challenges of a warming climate and the other various impacts of human induced climate change, it is imperative that Vincent focuses on decarbonising its own operations, whilst supporting and empowering the community to be more sustainable. Sustainability initiatives such as converting Vincent's light vehicle fleet into Zero Emission Vehicles (ZEV), whilst incentivising and prioritising sustainable and active transportation for private development acts on climate change across all areas within Vincent

Swan River/Derbarl Yerrigan, Lakes, Wetlands and Water management

The Swan River foreshore, Smith's Lake, Hyde Park Lakes are highly valued water bodies located within Vincent.

Vincent holds shared responsibility for the planning and management of the Swan River foreshore and adjacent lands which is located in the Development Control Area and managed by the Department of Biodiversity, Conservation and Attractions.

Hyde Park, Smith's Lake, and the Banks Reserve foreshore are important feeding and breeding sites for a variety of birds, also providing habitat for fauna such as tortoises and various freshwater crustaceans. While also important habitats, the existing and former wetlands have played a significant role in the environmental, cultural, and economic history of Vincent. In recognition of this, a Wetlands Heritage Trail was established, linking 7 kilometres of pedestrian and cycle paths to parks and points of interest across the wetlands system.

In addition to its natural water courses and lakes, Vincent (like other local government areas) face several water quality and water management challenges in the years ahead which include:

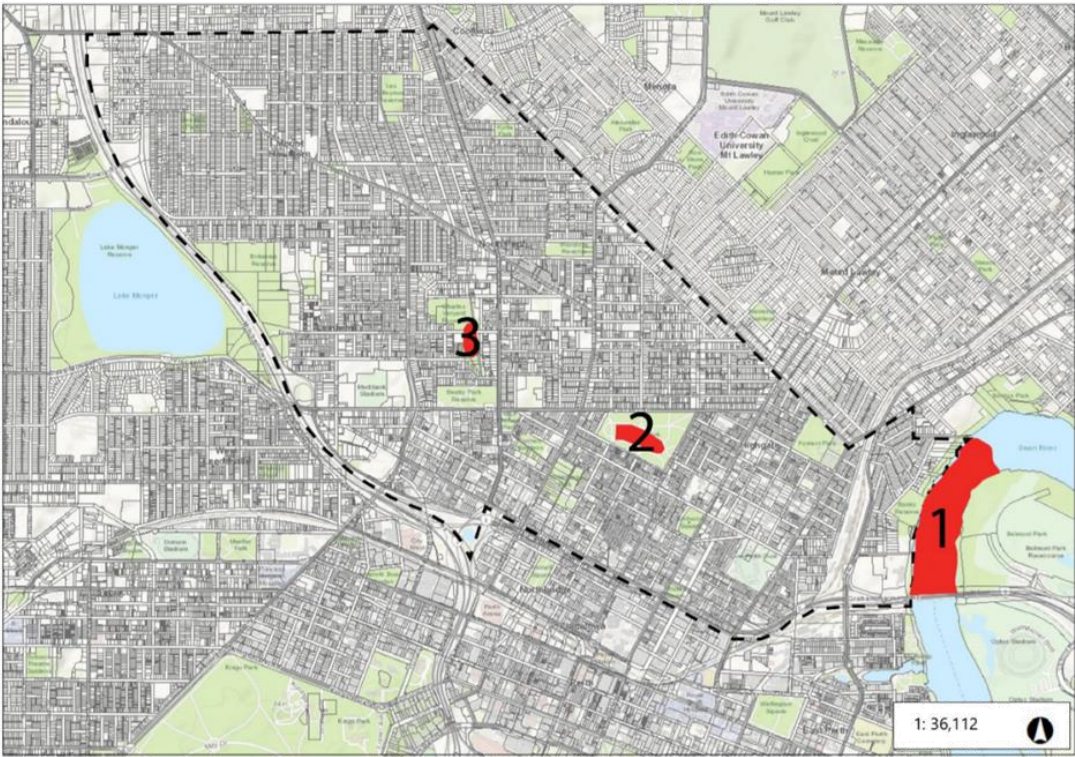
Water quality – The quality of water may be affected by various pollution vectors such as uncontrolled stormwater runoff, industrial or commercial activity and increases in urban development. Contaminants such as chemicals, nutrients and sediments can degrade water quality impacting both human and aquatic ecosystems particularly along the Derbarl Yerrigan (Swan River) waterfront.

Groundwater Depletion – The level of increased infill housing and water extraction poses a risk for groundwater depletion. Overdrawing groundwater can lead to subsidence, saltwater intrusion, and depletion of aquifers, posing long term sustainability challenges for water resources.

Stormwater management – While Vincent does effectively manage the majority of stormwater on site of separate lots, management in general is crucial to prevent flooding, erosion, and contamination of water bodies within Vincent. Inadequate stormwater infrastructure and improper land use practices can exacerbate these issues, leading to environmental degradation. Increases in the frequency of severe storm events also pose a challenge to stormwater management.

Water conservation and efficiency – Promoting water conservation and efficiency measures is essential for sustainable water management, particularly given Perth's average annual rainfall having reduced nearly 20% since the 1970s (Water Corp, 2024). Implementing water saving technologies as well as promoting waterwise landscaping can help to mitigate water scarcity and reduce pressure on water resources.

This strategy recognises a holistic approach is needed to address the impacts of climate change and build resilience. This begins with identifying the impact of climate change on Vincent and follows a data supported and clear set of goals to meet the needs of a growing population and growing local government. This will include work Vincent has begun towards its enhanced environment strategy amongst other projects.



LEGEND

- 1 - Swan River Foreshore
- 2 - Hyde Park
- 3 - Smiths Lake

Figure 22 - Natural Watercourses

Waste management

Effective waste management is vital for Vincent, with a focus on a circular approach where materials are reused, recycled, and repurposed. Vincent is committed to reducing landfill waste, increasing recycling rates, and promoting composting for organic waste. Key initiatives include:

Waste Reduction Programs: Educating residents and businesses to minimise waste and reduce single-use plastics.

Recycling and Reuse Initiatives: Expanding recycling services and promoting item reuse through community programs.

Organic Waste Management: Implementing composting programs to divert organic waste from landfills.

Sustainable Procurement Practices: Encouraging the use of recycled products and supporting sustainable businesses.

4.4.2 Urban Greening

Vincent recognises climate change and the effect it could have on our flora, fauna, and the physical environment. The drying climate and warmer temperatures that greater Perth is experiencing and will continue to experience has significant impacts on green spaces and the natural environment in Vincent.

Urban infill development presents as an ongoing challenge in tree retention and the protection of our urban forest. While this is a key component of this Strategy, Vincent and its connected community recognise a need to balance both the need for infill development and urban greening.

All trees on public and private land combine to form the urban forest, a key environmental asset in our City. The leafy cover produced by urban forest is invaluable in the environmental, social, recreational, and mental health and well-being benefits it provides. Urban tree canopy mapping has revealed very little improvement in Vincent's overall canopy coverage between 2014 and 2020, with no change since 2016. Development the Greening Plan 2018 – 2023 has been fundamental in its contribution to urban greening improvements. While occupying only one-third of the measurable urban forest land use area, tree plantings in parks, reserves and road reserves which have produced the greatest increases to the canopy. However, The public realm does not provide enough opportunities to significantly increase the overall canopy. Private land continues to provide the greatest opportunity to increase our canopy and create a cooler, greener, more attractive, and sustainable environment.

In order to respond and compliment these strategies efforts for infill housing, Vincent has recognised some ways which it will progress to resolve the decline in tree canopy and its associated impacts on the community, such as:

- Establish a data set which measures tree canopy coverage levels across Vincent as a whole, its suburbs and precincts as well as along street blocks; and

- Explore the creation of local planning framework provisions which encourage the retention of mature trees on private land, as well as any other incentives within the planning framework that encourages the retention of trees as part of development contributions on large scale development.



Figure 23 - 2016 Tree Canopy



Figure 24 - 2018 Tree Canopy



Figure 25 - 2020 Tree Canopy

4.4.3.5 Bushfire Risk

The Swan River foreshore area has been identified as a bushfire risk, with many of the surrounding or adjoining properties identified as bushfire prone due to the level of vegetation present. Vincent will continue to ensure that planning and development in these areas is compliant with SPP 3.7 and Guidelines, and the recommendations of the Department of Fire and Emergency Services.

DRAFT

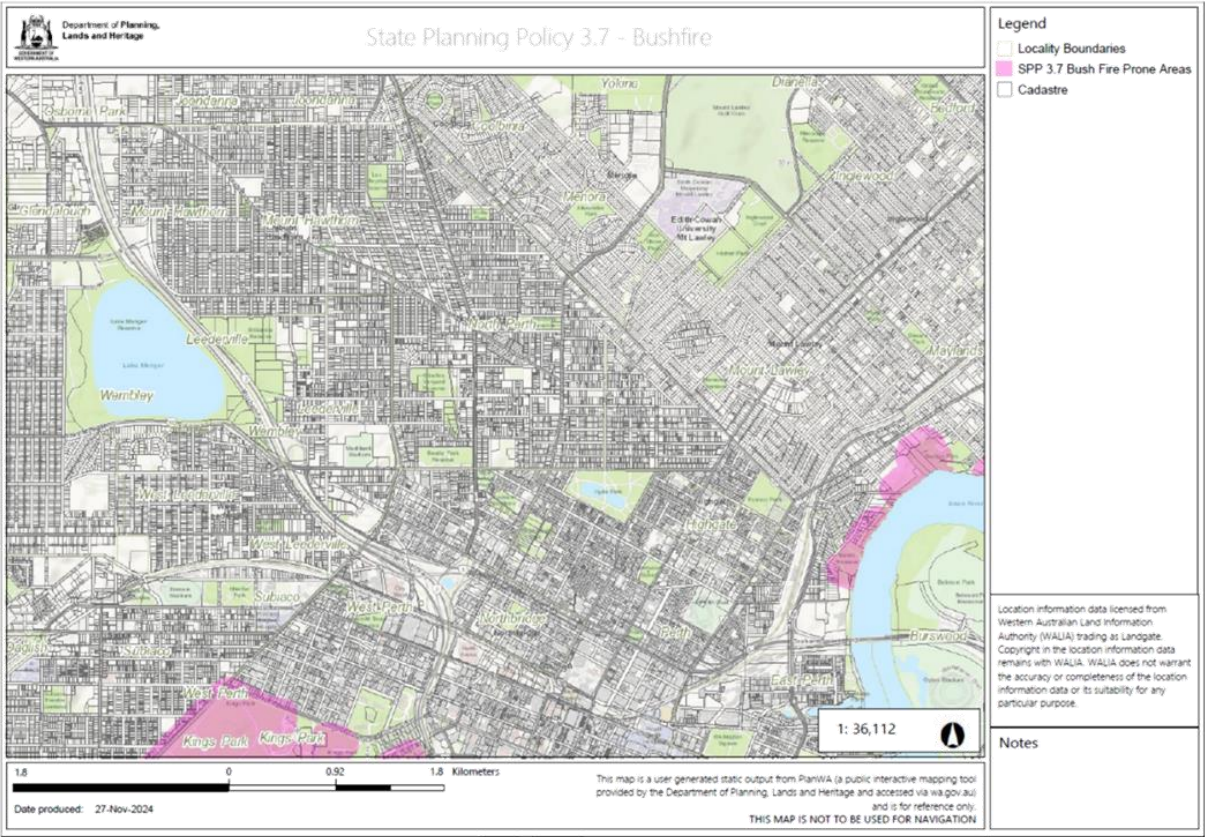


Figure 26 - Bushfire prone land

4.4.3.6 Aboriginal Heritage

The area now encompassing Vincent has long provided significant spiritual and physical sustenance to Whadjuk Noongar people. The Vincent area incorporates twelve former wetlands and a stretch of Swan River frontage between the ocean and major water systems which play a vital role in the creation of the world for Whadjuk. They are part of the interconnected movements of the Waugyl as it carried out its task of making of the streams and waterways in the *nyittiny* (cold times). Both Noongar knowledge and archaeology confirm that before and after European contact, Noongar often camped in close proximity to Waugyl sites near water which were abundant in food resources.

As conflict gradually increased as a result of disputes over resources and access to land, Noongar who survived were pushed further to the limits of the 'settled' areas. However, many Noongar needed to visit the built up areas such as Perth, camping on the outskirts in the bush with water and sources of food. Lakes around the present-day City of Vincent were ideal for this. Most of these wetland areas were progressively drained from the 1850s and converted to market gardens or parkland.

Vincent acknowledges that ongoing engagement with the Birdiya Elders is required to ensure opportunities for Noongar-led sharing of their culture within the future planning framework and public realm.

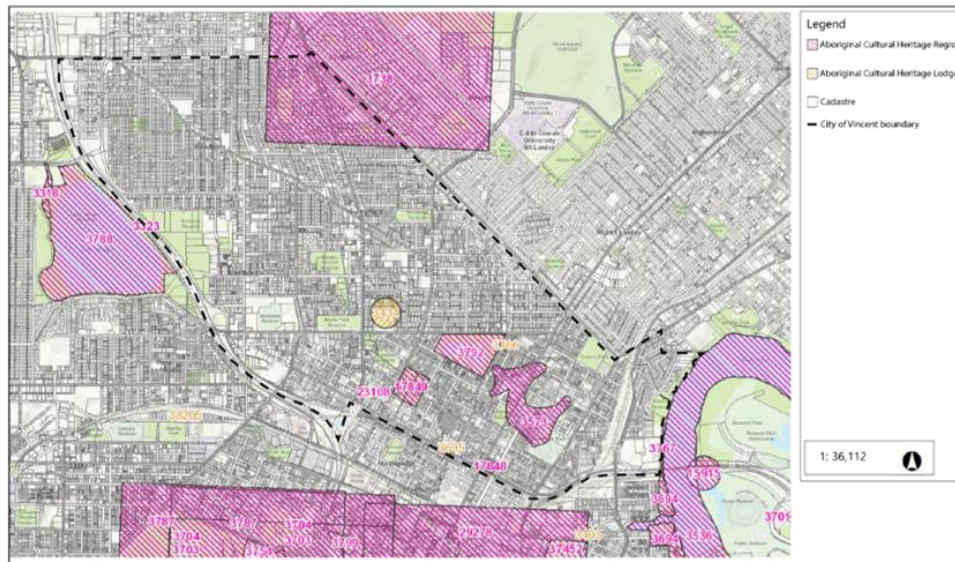


Figure 27 - Aboriginal heritage sites

4.5 Infrastructure – Issues and Opportunities

4.5.1 Infrastructure Upgrades

To meet the population and density targets set by the state planning framework, it's crucial to ensure that state and local government infrastructure projects are well-coordinated. Aligning infrastructure development with growth goals boosts land use efficiency and enhances residents' quality of life. In Vincent, this coordination is particularly important as we look at the various infrastructure elements that support the community. By syncing these planning efforts, we can manage increasing density more effectively while maintaining high living standards and ensuring everyone has good access to essential services.

A key component on the success of any infrastructure upgrade should be the co-locating of services. Service providers should be encouraged to collaborate to co-locate below ground utilities and rationalise above ground infrastructure within Vincent's Town Centres and corridors. This approach aligns with best practice standards, enhancing urban aesthetics, reducing clutter and improving maintenance efficiency. By streamlining infrastructure, Vincent aims to create more organised, attractive and functional spaces.

Sewerage

The majority of Vincent enjoys connection to deep sewer. As per the established Government Sewerage policy framework, which seeks to ensure that all properties are provided with access to reticulated deep sewer any upgrades to this contemporary system will be born at time of subdivision and redevelopment. This is assessed on a case by case basis.

Power

Vincent contains a number of high voltage overhead transmission lines, varying from 132kv to 66kv. These are located in the southern suburbs of Vincent adjacent to the City of Perth, as well as long a mixture of high priority transit corridors such as Vincent and Norfolk Streets. While the residential areas throughout Vincent are provided with overhead power the State Government and Vincent are working in partnership to convert distribution powerlines to underground power, delivering reliable and safe power while improving street appeal and allowing the tree canopy to flourish.

Based on remaining electrical capacity throughout Vincent, Western Power estimates that as of 2023 areas of Vincent such as the suburbs of Highgate, Mount Lawley and Perth may need increases in capacity. It is suggested that in accordance with levels of demand as Vincent increase its population in line with state government infill targets upgrades will occur through Western Power projects.

Gas

Gas is available throughout Vincent, via a mixture of high and medium pressure sub-terranean gas pipeline network. The gas distribution network operated by ATCO Gas Australia may need strengthening as infill development occurs across Vincent subject to a demonstrated need.

Water

Due to Vincent's location within the Perth Metropolitan Region, the vast majority of lots enjoy access to water sources (scheme water). It is not considered a hindrance to future development and subdivision on this basis, however, further consultation with the Water Corporation is required as Vincent's population increases. The Water Corporation is responsible for monitoring the existing water supply system and making adjustments as necessary to accommodate any growing demands.

Drainage

Most of Vincent is built on well-draining, aerated soil, which allows for straightforward stormwater management with runoff handled within property boundaries. However, in low-lying areas and those close to natural watercourses like the Derbarl Yerrigan, managing stormwater becomes more complex due to difficulties with infiltration.

Additionally, stormwater retention and aquifer recharge are critical in these regions to prevent exacerbating drainage issues. The Coastal Hazard Risk Mapping (CHRMP) projection of a one-meter sea level rise over the next hundred years could significantly impact the Swan Canning Estuarine system, potentially overwhelming existing drainage systems and affecting areas at risk of inundation. Consequently, new developments in these vulnerable areas may need to integrate with Vincent's stormwater and drainage systems to accommodate both current and future risks, ensuring that density increases do not compromise overall resilience and functionality.

4.5.2 Connectivity

Vincent's Accessible City Strategy (ACS) is a comprehensive roadmap aimed at enhancing accessibility and inclusivity within its urban landscape. Central to this strategy is the advocacy for improved public transport linkages, which play a pivotal role in fostering connectivity and mobility for all residents and visitors.

The ACS puts people first by using a user hierarchy to prioritise traffic and transport across Vincent. It highlights the need for efficient and connected public transport systems, showing Vincent's commitment to cutting down on private car use, providing fair transport options, and building a more sustainable future. A key part of this plan is working with State and Local Governments to coordinate the planning and delivery of infrastructure, making sure it meets density targets and supports the Vincent's for better connectivity and inclusivity.

The ACS outlines specific measures to improve streets based on their hierarchy within the urban fabric. Streets are categorised according to their function and importance, with thoroughfares serving as major conduits for vehicular and pedestrian traffic receiving particular attention. Within this framework, initiatives such as dedicated bus lanes, expanded tram networks, and enhanced pedestrian facilities are prioritised along key corridors to facilitate seamless movement and accessibility.

This Strategy support actions and outcomes with the ACS, which directly address the functional hierarchy of movement of Vincent's streets and roads. It also acknowledges actions within the ACS which speak to advocacy around the road network as well as the Link and Place framework, such as:

- Advocate for and support improved east-west public transit connectivity.
- Advocate for additional public transport infrastructure along corridors; and
- Using the Link and Place framework, incorporate an appropriate level of pedestrian amenity along bus priority routes.

This Strategy recognises the established and endorsed position from the community surrounding connectivity, mode shift and the Link and Place hierarchy.

4.5.3 Rights of Way

Throughout Vincent exist rights of way (ROW) which are used by properties that adjoin them for vehicular access. Past efforts by Vincent to recognise these formally have long since lapsed (City of Vincent ROW upgrade and acquisition program 2010). Where these ROWs exist, the local and State Planning Framework provides a presumption that access to residential properties will be taken from the ROW in favour of the public street (if the access point is practical).

ROWs are identified for their unique ability to protect high amenity streetscapes by reducing the number of crossovers required on the primary streetscape which can provide additional locations for tree planting and canopy. By limiting crossovers, street tree loss is also minimised. Therefore, the retention and enhancement of the existing ROW network should be considered a priority to ensure the current and future high amenity streetscapes are not unnecessarily impacted.

It is suggested that Vincent establish a review into its ROWs, to provide an adequate instrument for the identification and control of ROWs, which would also identify the ROWs that require improvement. A review into the contemporary standards within the local planning framework relating to ROWs should also be undertaken to ensure that ROWs can be used in a safe and effective manner that preserves their continued use.

4.5.4 Public Transport

Vincent has access to a range of significant public transport infrastructure, which connects into and out of the local area. Vincent is also currently investigating the ability for some of its key transit corridors to accommodate mid tier transit. This may include the likes of rapid bus routes or 'trackless trams' along key nodes like Beaufort and Fitzgerald Street, to increase uptake of public transport throughout Vincent. It is important that Vincent recognises the need to support this level of infill development through appropriate density.

The existing public transport offerings include:

Bus

Transperth operates several bus routes that traverse through Vincent providing coverage and connectivity.

Key routes include:

Route 19: Links Elizabeth Quay Bus Station in the CBD to Mount Claremont via Fitzgerald Street, passing through Vincent.

Route 370: Connects Mirrabooka to Morley via Beaufort Street, serving as a major route within Vincent and neighboring areas.

Route 950: Offers frequent service between Morley Bus Station and Perth Busport via Beaufort Street, a crucial route for Vincent residents.

Route 67: Bridges Warwick and the CBD through Vincent Street and Charles Street, catering to commuters from the northern parts of Vincent.

Route 960: Links Curtin University campus in Bentley to Mirrabooka Station in the north, via Fitzgerald Street.

Route 990: Beginning at Scarborough Beach, running down Scarborough beach road and heading south through Mount Hawthorn, North Perth and ending at the Perth Bus Port.

Train

Vincent benefits from direct access to Glendalough and Leederville train stations on the Yanchep Line, as well as Claisebrook and East Perth stations on the Midland/Perth Airport Line. The latter also serves interstate and regional trains, including the AvonLink and the Perth to Kalgoorlie service. From December 2024, the new Ellenbrook Line will further enhance connectivity, linking directly to key locations in the north-east corridor.

Beyond these, three key stations—Mount Lawley, West Perth, and Perth Station—are located just outside the local government boundary, providing additional access to the broader rail network.

In addition to the above services, Vincent is part of the Perth Parking Management Area (PPMA) and associated fund. These aim to reduce traffic congestion, promote public transport, and improve air quality in central Perth. All parking bays within the PPMA require a license, with collected fees funding initiatives like free Central Area Transit (CAT) bus services and infrastructure enhancements for cyclists and pedestrians. Managed by the

Department of Transport, these efforts support sustainable urban transport and environmental goals, encouraging a shift from car use to more sustainable travel modes.

4.5.5 Cycling

Cycle infrastructure is varied in Vincent and caters to different levels of cycling confidence. The majority of the infrastructure across Vincent is provided in shared paths of varying widths and quality. These paths tend to give priority to cars, with crossing controls and amenity suitable for small volumes of cyclists only. A continued conflict between road cyclists and car users exists as a result of some ad-hoc cycling networks within Vincent and across the Perth Metropolitan Region more generally. From a network perspective, sections of high-quality, separated bike lanes and wide shared paths give local access and mobility, but do not connect to each other. This represents the largest deficiency in Vincent's cycling provision. Vincent provides guidance for its cycle network through both the Accessible City Strategy (ACS) and Bike Plan. The ACS provides the following actions relating to cycling:

- Development a set of link and place guidelines to guide future streetscape improvements. This is to ensure that road and verge space is prioritised according to user and road hierarchy;
- Explore locating bike share docks within Town Centres and mixed use areas. One option is to locate bike share docks within existing car parking bays. This is to ensure that use of cycling is an easy and accessible mode of transport across Vincent's more densely populated centres; and
- Ensuring appropriate end of trip facilities are provided within Town Centres and mixed use centres. This is to ensure the comfort of cyclists, walkers or jogging to work.

Vincent's Bike Plan (2023-2028) aims to make cycling and walking the preferred modes of transport for short trips, while also providing safe and efficient options for longer journeys. The plan emphasises behaviour change, with goals to:

- Increase bike and pedestrian travel, especially among school children
- Improve perceptions of safety and connectivity
- Address cycling network issues both locally and holistically by dividing Vincent into five neighbourhood areas
- Encourage continuous community engagement, planning, and investment to create a supportive environment for active transport

The ultimate goal is to enhance neighbourhood connectivity and reduce car use.

At its core the ACS acknowledges that the Local Planning Strategy will be a major tool to increase the number of people living within a walkable/cycling distance from their place of employment and reducing the need for people to travel by car.

The following map shows Vincent’s endorsed Long Term Cycle Network (LTCN) routes. The LTCN identifies aspirational networks of connected bicycle routes that would link parks, schools, community facilities and transport services, to make riding a bicycle a convenient and viable option for more people and more trips.



Figure 28 - Vincent Long Term Cycle Network

4.5.6 Walking

Pedestrian activity and connectivity stand as foundational elements shaping the vitality and functionality across Vincent. Deliberate attention to pedestrian infrastructure, particularly along primary routes within Town Centres, activity corridors and neighbourhood or local centres serves as a key outcome of the ACS and this strategy. Pedestrian environments are pivotal in integrating land use and transport systems, enhancing the liveability of the community.

Within Vincent the pedestrian experience is varied, much like the cycling infrastructure. In a similar way this is noted within the ACS with actions aimed to address this in the following manner:

- Use planning policy to encourage people to use public and active modes of transport by developing diverse housing types within Vincent which don't require the number of car parking bays currently mandated by the R-Codes, particularly along transit corridors and within transit nodes to support public transport uptake.
- Develop marketing campaign/education program to increase community awareness of existing public transit and walking/cycling options to destinations within Vincent.

Both the ACS and Strategy recognise that encouraging active transport through walking via appropriately located density and attractions meet the key objectives of Vincent by providing a compact and accessible city.

4.5.7 Parking Management

The needs for parking differ greatly across Vincent. These needs are influenced by the activity, density and variety of development in the area, as well as the availability of alternative transport modes. Parking is an effective bridge between land-use and transport mode choice.

Parking is an essential and inherent component of both the transport and land use system, and unique in that behaviour can be influenced directly at the planning and policy stage rather than solely through infrastructure provision. An appropriate supply of quality, well located car parking is a critical issue for people and businesses. Parking management has the ability to influence a reduction in private vehicle trip generation and to create a more sustainable land-use and transport environment.

As part of this Strategy as well as the Local Planning Framework broadly, Vincent recognises the parking demand within its centres and corridors as well as residential, public parking supply and the hierarchy of transportation. This is reflected in the Accessible City Strategy, which has a number of actions which reflect the need to manage private motor vehicles:

- Require car parking configurations be adaptable to alternative uses for future development; and
- Use planning policy to encourage people to use public and active modes of transport by developing diverse housing types within Vincent which don't require the number of car parking bays currently mandated by the R-Codes, particularly along transit corridors and within transit nodes to support transport uptake.











This local planning strategy reflects and supports the endorsed position of Vincent through the ACS.

4.5.8 Telecommunications

Vincent has a number of telecommunications infrastructure located throughout the area, of various sizes and specifications. Vincent will continue to apply the requirements of State Planning Policy 5.2 – Telecommunications Infrastructure to ensure that both the needs of provision of adequate telecommunications services as well as the amenity impact that some structures can provide will be managed.

DRAFT

9.3	ADVERTISING OF DRAFT AMENDED ART COLLECTION POLICY
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- Attachments:**
1. Draft Amended Art Collection Policy  
 2. Local Policy No. 3.10.7 - Art Collection  
 3. Local Policy No. 3.10.8 - Public Art  
 4. Local Policy No. 3.10.9 - Public Murals  
 5. Proposed Changes to Local Policy Nos. 3.10.7 - Art Collection; 3.10.8 - Public Art; and 3.10.9 - Public Murals  

RECOMMENDATION

That Council:

1. **APPROVES** the proposed:
 - 1.1 amendments to Policy No. 3.10.7 - Art Collection, as included in Attachment 1, pursuant to Section 2.7 of the *Local Government Act 1995* for the purposes of community consultation; and
 - 1.2 proposed revocation of Policy Nos. 3.10.8 – Public Art and 3.10.9 – Public Murals, as included in Attachment 3 and Attachment 4, pursuant to Section 2.7 of the *Local Government Act 1995* for the purposes of community consultation; and
2. **NOTES** that any submissions received during the advertising period would be presented to Council for consideration.

PURPOSE OF REPORT:

To consider consolidating existing arts policies into the Draft Art Collection Policy (Draft Policy) for the purposes of community consultation. The Draft Policy is included as **Attachment 1**.

This includes:

- Amending the existing [Policy No. 3.10.7 – Art Collection](#) ('Art Collection Policy' included as **Attachment 2**);
- Revoking the existing [Policy No. 3.10.8 – Public Art](#) ('Public Art Policy' included as **Attachment 3**); and
- Revoking the existing [Policy No. 3.10.9 – Public Murals](#) ('Public Murals Policy' included as **Attachment 4**).

DELEGATION:

Section 2.7 of the *Local Government Act 1995* sets out the role of Council as being to 'determine the local government's policies.'

The *Local Government Act 1995* states the term 'local government' refers to the elected Council.

There is no delegation to Administration to make, review or repeal policies.

BACKGROUND:

The [Arts Plan 2023-2028](#) (Arts Plan) was adopted by Council in August 2023 and guides the City's activity and investment in the arts. This is supported by a suite of policies:

Local Policy	Purpose	Date of Adoption	Last Review
Art Collection Policy	Provides guidance on the development and management of the City's Art Collection.	22 August 2017	N/A
Public Art Policy	Provides detailed guidance on the acquisition, management and disposal of public art within Vincent.	22 August 2017	N/A
Public Murals Policy	Guides the delivery and support for the implementation of public murals on public and private land.	13 September 2011	7 March 2017

Each of these policies are prepared under the *Local Government Act 1995* and form part of Council's policy framework that guides the City operations and decision making.

DETAILS:

The review of the existing Art Collection Policy, Public Art Policy and Public Murals Policy proposes to consolidate these into one streamlined Art Collection Policy. This would:

- Clarify objectives and Council's position on key matters that relate to the management of the City's art collection;
- Simplify guidance on the accessibility, acquisition, and management of artwork; and
- Move procedural details into supporting guidelines.

The review of the existing policies is included in **Attachment 5** and is summarised below.

Theme	Issues	Proposed Change
Public Accessibility to Artwork	<p><u>Art Collection Policy</u></p> <p>Public access to the art collection is limited with few artworks publicly displayed.</p> <p>The absence of a publicly accessible catalogue limits awareness and appreciation of the collection.</p>	<p>The Policy would set out that:</p> <ul style="list-style-type: none"> • Artworks are to be visible, accessible and integrated into public spaces to encourage public engagement; and • A public digital register of the City's Art Collection would be developed and maintained to improve awareness.
Acquisition, Criteria and Diversity of Artwork	<p>The art collection largely consists of visual arts, permanent public art and murals.</p> <p><u>Art Collection Policy</u></p> <p>Currently restricts new acquisitions to local artists who reside within Vincent.</p> <p><u>Public Art Policy</u></p> <p>Excludes directional elements which limits the opportunity for artworks to contribute to wayfinding throughout Vincent.</p> <p><u>Public Murals Policy</u></p> <p>Public murals exclusions such as 'imagery and colour branding', 'mechanically or computer-generated prints/images' have been identified as too restrictive and do not allow for creative outcomes such as the use of projection art.</p>	<p>The Policy would:</p> <ul style="list-style-type: none"> • Remove the requirement for artists to reside in Vincent; • Set out the principal methods of artwork acquisition. This includes the commissioning of artworks and murals, along with the consideration of donations and gifts; and • Broaden the definition of Public Art to include 'enduring, temporary, and ephemeral' artworks. <p>Supporting guidelines would provide further procedural guidance around the City's acquisition of new artworks.</p>
Management of Art Collection	<p><u>All Policies</u></p> <p>The management of artworks and murals differs between each of the policies.</p>	<p>The Policy would:</p> <ul style="list-style-type: none"> • Consolidate the record keeping and management of the art collection and public murals; and • Clarify the responsibilities of the City in maintaining artworks and removing graffiti.

The Draft Policy is included in **Attachment 1**.

Supporting guidelines relating to Art Collection, Murals and Mural Co-Funding Program would provide further details for matters contained in the Policy. This would ensure clear and current guidance is available.

CONSULTATION/ADVERTISING:

Public consultation would align with the City's [Community and Stakeholder Engagement Policy](#) that sets out for public consultation to occur for a minimum period 21 days in the following ways:

- notices published on the City's website, posted to the City's social media, and published in the local newspapers;
- notice at the City's Administration and Library and Local History Centre; and
- notice provided to arts organisations.

The outcomes of community consultation, including any submissions received, would be presented to a future Council meeting for a decision on the Draft Policy.



Organisation Implementation

Engagement is used to both inform the community about the proposed policy, project or propositions, and to provide some input to the shape or execution of the policy, project or proposition.

Tension: People feel forced leading to an unresponsive process.

Mitigation: Increasing the level of influence, and implementing a transparent, robust process.

The engagement leader/host is responsible for decision-making and implementation

LEGAL/POLICY:

Section 2.7(2)(b) of the *Local Government Act 1995* provides Council with the power to determine policies.

The [Policy Development and Review Policy](#) sets out the process for the development and review of the City's policy documents.

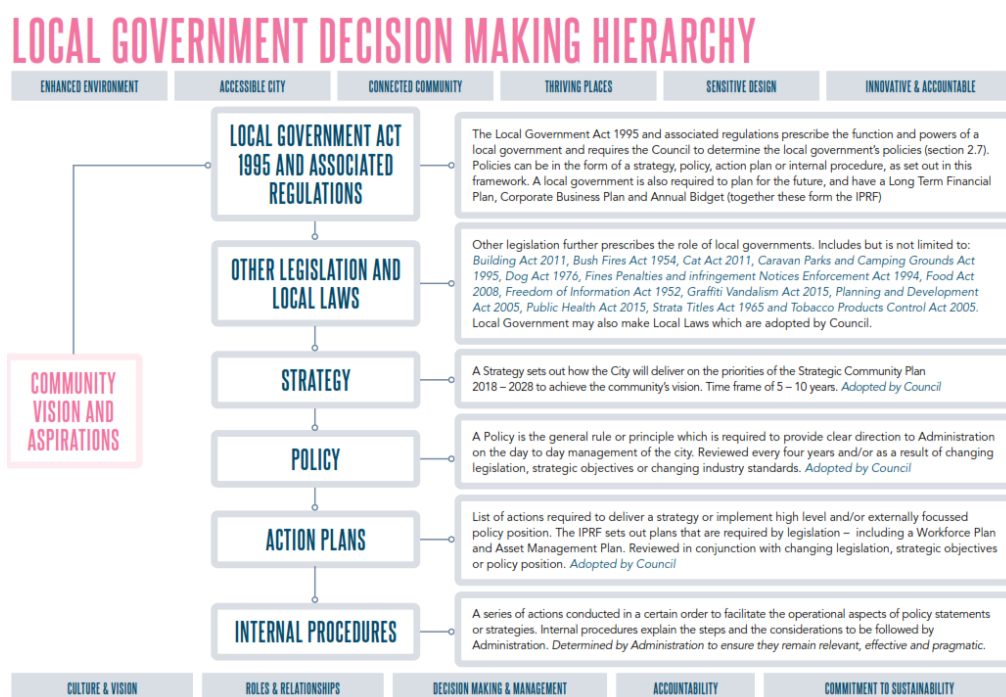
In accordance with section 2.3 of the Policy Development and Review Policy:

The purpose of a policy is to provide a general rule or principle to guide Administration and the community on the City's decision making and advocacy.

There is no statutory requirement for the City to have a policy in relation to its art collection.

Consistent with the Policy Development and Review Policy:

- The Policy would establish Council's approach and commitment to art and provide clear direction to Administration on the management of the City's art collection.
- Detailed management practices and guidelines would be prepared to support Administration in implementing the draft Policy and to provide guidance to the community and artists. These would be able to be continually reviewed to ensure that they remain relevant, effective and pragmatic.



RISK MANAGEMENT IMPLICATIONS

Low: The proposed consolidation of the existing policies would be low risk for Council. This is because the Policy would continue to provide Council's position on the management of its arts collection in a clearer and simplified manner. New external facing guidelines would be available on the City's website, ensuring clear guidance for applicants.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Connected and Healthy Community

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

Our many cultures are celebrated.

Our community facilities and spaces are well known and well used.

Thriving Places

We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.

Art, history and our community's living cultures are evident in the public realm.

Efficiently managed and maintained City assets in the public realm.

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

The City's existing operating budget is sufficient to undertake community consultation activities related to the Policy.

The acquisition and management of the art collection as well as the continued operation of the Mural Co-Funding Program would be met through the existing operation budget. Funding allocation would be reviewed annually as part of the City's budget preparation.

COMMENTS:

The Draft Policy would simplify and streamline the City's approach to managing its art collection and support arts initiatives, as detailed below.

- Accessibility of Artwork – The Policy would increase the visibility of and access to the City's art collection by ensuring that artworks are publicly displayed and integrated into public spaces.

The development of a publicly accessible register would provide greater transparency in the City's asset management and support the City's commitment to ensuring the display and promotion of artworks.

This would be consistent with Actions 2.2 and 5.2 of the Arts Plan which aims to ensure that arts opportunities are accessible to all members of the community and can be integrated into public open spaces.

- Acquisition of Artwork – The Policy sets out that new artwork acquisitions would need to demonstrate that they are consistent with the objectives of the Policy.

This would ensure that the City's art collection continues to celebrate Vincent's social and cultural diversity and ensure that the creative arts connect with and inspire the community.

- Diversity of Artwork – The Policy would allow for a broader range of art forms and greater opportunity for art to be creatively integrated in our public spaces.

This is because the Policy provides for updated definitions of 'artwork' and 'public art' that would support more contemporary and emerging art forms including film and screen works, performance art and events.

An audit of the current art collection would be carried out to guide the future acquisition art to provide for greater diversity. This would align with Action 3.3 of the Arts Plan and is intended to be completed by the end of 2025/26.

- Management of Artwork – The Policy sets out a clear position for the ongoing management of artwork in the collection.

Support would be available for the removal of graffiti through the City's Graffiti Management Policy and the City's Graffiti Removal Service. Detailed guidance on the maintenance and management of artworks would be addressed in supporting guidelines.

Should artworks be beyond repair, or no longer align with the objectives of the Policy, there is also clear guidance provided around the deaccession of the artwork. This would include being offered back to the artist or donor first before other disposal methods are progressed in accordance with the *Local Government Act 1995*.

- Continuation of Mural Co-Funding Program – The Policy would maintain the Mural Co-Funding Program which is currently set out in the Public Murals Policy, and ensure that the City continues to provide financial support for local artists through the commissioning of public murals.

Council would have oversight of this through the approval of the amount of grant funding available through the annual budget process.

Supporting guidelines would be prepared to supplement the Policy which sets out an overview of the funding and eligibility.

- Supporting Guidelines – The Policy provides for a simplified framework that establishes Council's position on the management of its arts collection.

Procedural information within the existing suite of policies would be transferred to supporting guidelines for Art Collection and Murals.

Guidelines prepared would also include the Mural Co-Funding Program to supplement the Policy criteria and set out the process for applying for funding. Consistent with other grant programs provided by the City, these would reflect the amount of funding available each year determined by Council without the need to amend a policy should this change.

These guidelines would supplement the Policy and would be available on the City's website so that they are publicly available and can be continually reviewed and updated so that they remain current.



ART COLLECTION POLICY

Legislation / local law requirements	Local Government Act 1995 Copyright Act 1968
Relevant delegations	2.2.17 Disposing of property. 2.2.19 Payments from the municipal or trust funds. 2.2.20 Defer payment, grant discounts, waive fees or write off debts.
Related policies, procedures and supporting documentation	Arts Plan 2023 – 2028 Art Collection Guidelines Mural Co-funding Program Guidelines Mural Guidelines Purchasing Policy Community Funding Policy Graffiti Management Policy Local Planning Policy – Percent for Art

PRELIMINARY

INTRODUCTION

The City of Vincent (**City**) maintains a strong commitment to the arts, which is established in the vision of the City's Arts Plan 2023-2028 –

'Embed creativity in everything we do to make City of Vincent the Arts capital of Perth.'

The Arts Plan outlines the City's vision for the Arts and guides the City's activity and investment in the arts sector, percent for art contributions, and cash-in-lieu expenditure. Through this Plan, the City demonstrates its commitment and leadership in fostering creativity, ensuring that art remains a defining feature of Vincent's public and cultural landscape.

PURPOSE

This Policy establishes the City's approach and commitment to art and provides direction on the development and management of art within Vincent.

OBJECTIVE

The City recognises the invaluable role that art plays in connecting people, creating vibrant public spaces, and encouraging creative expression, reflection, and insight. By integrating art into our public spaces, we aim to:

- Celebrate Vincent's social and cultural diversity and encourage a sense of belonging and connection through artwork that integrates the unique narratives and histories of our people and places.
- Enrich our public spaces and community facilities with bold, innovative, and creative artworks, enhancing Vincent's unique identity and make arts and culture accessible to all.
- Elevate the local creative economy by supporting, attracting, and promoting artists at all stages of their careers with a preference for artists who reside in or have a connection to Vincent, supporting innovation and sustainability within the arts.



ART COLLECTION POLICY

- Connect and inspire our community by embedding creativity into everyday life, respectfully engaging with important social, cultural and/or environmental issues, and ensuring diverse and inclusive opportunities to experience, participate in, and contribute to a culturally enriched Vincent.

SCOPE

This Policy guides City-led arts initiatives, including the development, management, and promotion of City-owned and managed artworks including public art, and public murals that are commissioned, acquired, and donated.

Public art contributions required as a condition of development approval are not included in this policy. Guidance for these artworks is contained within [Local Planning Policy – Percent for Art](#).

POLICY PROVISIONS

DEFINITIONS

Artwork may include, but is not limited to, paintings, illustrations, prints, drawings, photography, film and screen, written content, sculpture, murals, multimedia, textiles, ceramics, mosaics, stained glass, and other art mediums.

Art Collection refers to the artworks owned and managed by the City including commissioned, acquired, or donated artworks that align with the objectives of this Policy and the Arts Plan.

Deaccession refers to the formal process by which an artwork is permanently removed from a collection. This process can involve the sale, donation, repurposing, or disposal of an artwork.

Percent for Art refers to a condition of development approval placed onto certain developments in line with the City's Local Planning Policy - Percent for Art, under the State Government's Percent for Art Scheme.

Public art means an enduring, temporary, or ephemeral work of art, created, or designed by a professional artist who has produced or supervised the fabrication and installation of the artwork. Public art is commissioned specifically for its location and is to be made accessible within the public realm.

- *Enduring* – public art that lasts at least 20 years, such as, but not limited to, sculptural, free-standing, functional, decorative, integrated, or iconic works.
- *Temporary* – public art that is only intended to last up to five to eight years, such as, but not limited to, a public mural or installation.
- *Ephemeral* – public art that is usually event based and only lasts for a very short time. Public art types under this category could include, but are not limited to, performance art, projection, audio, and / or visual media.

Public realm / spaces means all public areas used by and accessible to the community including thoroughfares or streets, public car parks, reserves, public open spaces, and civic squares.



ART COLLECTION POLICY

POLICY

1. Accessibility and Display

1.1 Accessibility and Display

- a. Artworks are to be prominently displayed and integrated into key public spaces and facilities within the City. This integration must consider factors such as the artwork's context, visibility, environmental conditions, dimensions, and any logistical or maintenance requirements.
- b. Public art and artworks are encouraged to be innovative and creative, engaging diverse audiences through projects which are enduring, temporary, and ephemeral in nature.

1.2 Copyright and Moral Rights

- a. The City respects artists' copyright and moral rights under the *Copyright Act 1968*.

2. Acquisitions

All acquisitions are to be in accordance with the City's [Purchasing Policy](#).

2.1 Art Collection

- a. The City will acquire new artworks and public art through commissioning, acquisition, or donation, as outlined in the Art Collection Guidelines. All acquisitions will align with the objectives of this Policy and the Arts Plan.
- b. Funds allocated for the development and management of the Vincent Art Collection are to be determined through the City's annual budget.

2.2 Public Murals

- a. Public murals are commissioned through the following processes:
 - City-funded Murals are managed under this Policy and are commissioned by the City for City-owned properties, such as public toilets and clubrooms, in line with the Arts Plan.
 - Art Funding Program opportunities such as the Mural Co-funding Program, which are allocated through the City's annual budget.
- b. Privately funded murals are to comply with the Mural Guidelines, but do not form part of the Vincent Art Collection.

2.3 Donations and Gifts

- a. Donations from individuals and groups within the community may be considered, provided they align with the objectives of this Policy and the Arts Plan.
- b. The City may use its discretion to determine the suitability of donations, taking into consideration their artistic merit, strategic alignment, and factors relating to their ongoing maintenance and management.
- c. No conditions may be placed on donations.

3. Management

3.1 Records Management



ART COLLECTION POLICY

- a. A publicly accessible digital register of the Vincent Art Collection is to be maintained by the City to improve awareness and engagement with the Collection.
- b. Due to the ephemeral nature of public murals, the inclusion of City-owned and City-funded public murals in the Vincent Art Collection will be based on their artistic merit or cultural significance.

3.2 Deaccession, Disposal, Maintenance, and Removal

- a. Artworks may be considered for deaccession if they are in poor condition, damaged, or deteriorated beyond repair, or do not meet the objectives of this Policy or the supporting Art Collection Guidelines.
- b. Artworks identified for deaccession will be offered back to the artist or donor before proceeding with alternative methods such as donation, sale, repurpose, or disposal, in accordance with section 3.58 of the *Local Government Act 1995*.
- c. Graffiti removal support is available for City-funded and Co-funded murals. Restoration responsibilities are shared among stakeholders, and irreparable murals may be removed at the owner's expense.

4. Funding Opportunities

Program	Eligibility	Overview
Mural Co-Funding Program	Small business owners, residents, property owners, strata bodies, community groups, Vincent-based school or P&C group.	Facilitates the commissioning of public murals by professional and emerging mural artists, enhancing the City's public places whilst also supporting local artists.

OFFICE USE ONLY	
Responsible Officer	Please use title only
Initial Council Adoption	DD/MM/YYYY
Previous Title	Applicable if the policy has been renamed
Reviewed / Amended	DD/MM/YYYY
Next Review Date	MM/YYYY

ART COLLECTION

OBJECTIVES

The objectives of this Policy are to:

- Celebrate and acknowledge cultural and social diversity through the encouragement of art;
- Showcase and promote Vincent through displaying artworks that reflect our community; and
- Enrich spaces and facilities that are available to the public with quality and relevant artwork.

DEFINITIONS

Artwork includes painting, illustrations, prints, drawings, photography, sculpture and other art mediums (excluding Public Art).

Art Collection refers to all artworks, as per above definition, the City owns and manages.

POLICY STATEMENT

The City of Vincent is proud of its cultural and social diversity as well as its encouragement of the arts. Artworks acquired are to convey, celebrate and represent our diverse community and to increase enrichment and participation in the arts.

1. Art Collection Criteria

New artworks acquired are to meet with the following criteria:

- Be an artistic representation of the Vincent community encompassing history, identity, people, place, landscape and cultural diversity; or
- Be a representation of Aboriginal and Torres Strait Islander cultures, and in particular the Whadjuk people;
- Artwork by a local artist who resides within Vincent;
- Be of high quality, artistic merit and standards; and
- Be artwork that can be accommodated within the spaces and facilities available.

2. Role of the Arts Advisory Group

The Arts Advisory Group plays an important role in encouraging and promoting arts in the City of Vincent particularly through the provision of expertise and opinion. In relation to the Art Collection this includes:

- Advice on the development, review and management of the art collection;
- Advice on the acquisition of artworks;
- Advice on deaccessioning, disposal and repurposing of artworks; and
- Operate within the context of this Policy and their Terms of Reference.

3. Acquisition of Artworks

Artwork may be acquired as per the objectives and criteria of this Policy and any other factors that may influence acquisition. The Arts Advisory Group will provide advice and make recommendations.

The level of funding provided for acquiring artwork shall be determined through the City's annual budget.

4. Donations and Gifts

Donations and gifts from individuals and/or groups in the community may be accepted subject to consideration of the objectives and criteria of this Policy and any other factors that may influence acceptance. The Arts Advisory Group will provide advice and make recommendations.

There is no obligation to acquire any artwork.

5. Displaying the Collection

Artworks will be accompanied with a label containing the artist name, year of commission, title of work and description of the artwork.

Artworks will be displayed in key City of Vincent public spaces and facilities to ensure exposure to a wide audience. The focus of display will be on matching works to appropriate spaces such as context, visibility, environmental conditions and dimensions.

6. Partnerships

The City of Vincent will focus on partnerships with local community groups, not-for-profit organisations, tertiary institutes, businesses, galleries and other members of the public who are involved in art activities to achieve the objectives of this Policy.

7. Loans

The community is able to request loans of artwork subject to the following:

- The City does not accept permanent or indefinite loans;
- All loans are required to be made under signed agreement;
- All loans are to be insured by the recipient organisation for the duration of the hire period; and
- All loans are to be properly cared for in keeping with the standards set in this Policy.

8. Valuation

The art collection is to be valued every five years (or earlier if necessary) by an external art consultant/curator. Valuation figures are to be documented and will be used for insurance purposes.

9. Maintenance, Repair and Conservation

Maintenance and repair is to be funded through the annual budget allocation which will be determined by the number, age and value of the collection.

The artist will be given first priority to undertake any maintenance required on the artwork.

CITY OF VINCENT POLICY MANUAL
COMMUNITY ENGAGEMENT – COMMUNITY PARTNERSHIPS
POLICY 3.10.7
ART COLLECTION

10. Deaccession, Disposal and Repurpose

Recommendations on deaccessioning, disposal and repurposing the art collection will take into consideration the following:

- How the artwork fits the objectives and criteria of this Policy;
- The relevance of the work to the Vincent community; and
- If the work is in poor condition, damaged or deteriorating beyond reasonable repair.

Artwork that has been identified for deaccession is to be fully documented prior to disposal or repurposing. Works will be offered back to the artist and/or donor in the first instance, followed by donating to a suitable non-for profit organisation or institute, or otherwise disposed of.

The Arts Advisory Group will provide advice and make recommendations.

A review of the art collection should take place every 2 years. Artwork is to be disposed in accordance with the *Local Government Act 1995* section 3.58 and Section 5.41.

11. Related Policies

- Council Policy No. 3.10.9 – Public Murals
- Council Policy No 3.10.8 – Public Art

Date Adopted:	22 August 2017
Date Amended:	
Date Reviewed:	
Date of Next Review:	August 2019

POLICY NO: 3.10.8

PUBLIC ART

OBJECTIVES

The objectives of this Policy are to:

- Develop and promote the community identity of Vincent;
- Increase the social, cultural and economic values within the Vincent community;
- Engage with the community in a way that contributes to their understanding of the spaces and places they inhabit;
- Celebrate and acknowledge cultural and social diversity through the encouragement of art; and
- Enrich our public spaces.

DEFINITIONS

Public Art refers to the integration of an artistic concept into the public realm. The distinguishing feature of these works is that an artist or artist team is wholly, or partly responsible for the creation, design and/or fabrication; this includes permanent and ephemeral art installations and activities.

Professional Artist refers to an artist with Public Art experience. A professional artist can be defined as a person who fits into at least two of the following categories:

- A person who has a tertiary qualification in the visual arts, or when the brief calls for it, other art forms such as multimedia;
- A person who has experience of exhibiting and selling artwork at reputable art galleries;
- A person who is represented in major public collections;
- A person who earns more than 50% of their income from arts related activities such as undertaking public art commissions; and
- A person who can demonstrate a significant body of previous completed public art commission and works.

POLICY STATEMENT

Public art is one of the most visible and accessible forms of art and is an integral part of what makes Vincent a culturally rich place to live and visit. Public art has an important role in society, and can shape the communities identity and assist in creating a sense of belonging.

1. Public Art Criteria

Proposals, expressions of interest, donations and gifts will be assessed on the following criteria:

- Show strong artistic merit, creativity and innovation;
 - Provides public enjoyment and engagement;
 - Artworks that are integrated into urban design elements;
 - Celebrate the City's diverse community;
 - Enhances the public space and local identity;
 - Functional artwork that provides a second purpose; or
 - Is a representation of Aboriginal and Torres Strait Islander cultures, and in particular the Whadjuk people.
-

1.1 Mandatory Requirement

- Take place within the City of Vincent boundaries;
- Take place in the public realm;
- Comply with public safety and access standards;
- Demonstrate durability and maintenance requirements; and
- Concepts capable of being constructed whilst also maintaining their artistic intent and merit.

1.2 Public Art Projects Cannot Consist of:

- Directional elements such as supergraphics, advertising signage or commercial logos;
- 'Art objects' which are mass produced such as fountains, statuary or playground equipment; or
- 'Off-the-shelf' art and/or reproductions.

2. Role of the Arts Advisory Group

The Arts Advisory Group plays an important role in encouraging and promoting arts in the City of Vincent particularly through the provision of expertise and opinion. In relation Public Art this includes:

- Advice on proposals and artists selection methods;
- Advice on the acquisition and donation of Public Art;
- Advice on commissioning and artists selection processes;
- Advice on the relocations or deaccessioning of artworks;
- Operate within the context of this Policy and their Terms of Reference.

3. Funding

The funds received from the 'Percent for Art' scheme cash-in-lieu contributions from developers/building owners are for the purpose of implementing Public Art in Vincent.

4. Acquisition of Public Art

During the commissioning and acquisition stages, best practice will be applied to ensure an equitable and transparent process.

4.1 Acquisition Process

4.1.1 Direct Acquisition

This approach may be appropriate where a particular artwork or work of a particular artist is sought. This process may also be preferred for smaller budget projects.

4.1.2 Limited Competition

In a limited competition approach, artists are selected and invited to submit proposals in response to an art brief. This may be appropriate if the artist is required to work in collaboration with other organisations or urban elements.

4.1.3 Open Competition

This model requires a public call out for Expressions of Interest to provide a schematic response to the artist brief. Shortlisted artist or artist teams are invited to develop and present concept designs, and a preferred artist is selected.

4.2 Project Brief

A project brief is to be developed for each Public Art commission with the appropriate stakeholders, which is to address the following:

- Artist details, CV, previous experience and insurance details;
- Design concept, proposed materials and methodology;
- Information addressing the brief;
- Ability to demonstrate the project can be completed in a safe manner for both the artist, and the public;
- Project budget and timeline; and
- Technical requirements that must be met.

4.3 Artwork Location

Community consultation is to be undertaken to ensure the specified location is suitable.

4.4 Approval

All artwork considered for acquisition shall adhere to the objectives and criteria of this Policy.

Once approved, the artist will enter into a formal agreement identifying the terms and obligations of both parties.

The Arts Advisory Group will provide advice and make recommendations.

5. Donations and Gifts

Donations and gifts from individuals and/or groups in the community may be accepted subject to consideration of the objectives and criteria of this Policy and any other factors that may influence acceptance. The Arts Advisory Group will provide advice and make recommendations.

There is no obligation to acquire any Public Art.

6. Maintenance, Repair and Conservation

After the installation is complete the artist is to provide the City with a maintenance manual to assist in conserving and maintaining the public art. Maintenance and repair is to be funded through the annual budget allocation which will be determined by the number, age and value of the collection.

The artist will be given first priority to undertake any maintenance required on the artwork.

7. Relocation of Public Art

Relocation of Public Art may be considered subject to the following:

- How the artwork fits the objectives and criteria of this Policy;
- The relevance of the work to the Vincent community;
- Public safety; and
- Changes to the use of the public space.

Relocating Public Art will be in consultation with Artists and other relevant stakeholders involved in its establishment. The Arts Advisory Group will also provide advice and make recommendations.

8. Deaccession, Disposal and Repurpose

Deaccession, disposal and repurposing of Public Art may be considered subject to the following:

- How the artwork fits the objectives and criteria of this Policy;
- The relevance of the work to the Vincent community;
- Maintenance and repair costs have become excessive;
- If the work is in poor condition, damaged or deteriorating beyond reasonable repair;
- If it has been in storage for more than 3 years;
- Public safety; and
- Changes to the use of the public space.

Artwork that has been identified for deaccession is to be fully documented prior to disposal or repurposing. Works will be offered back to the artist and/or donor in the first instance, followed by donating to a suitable non-for profit organisation or institute, or otherwise disposed of.

The Arts Advisory Group will provide advice and make recommendations.

Artwork is to be disposed in accordance with the *Local Government Act 1995* section 3.58 and Section 5.41.

9. Ownership, Copyright and Moral Rights

The City will have the right to reproduce extracts from the design documentation of the Public Art and photographic images of the Public Art for non-commercial purposes, such as annual reports, information brochures and information on the City website.

Australia Copyright Law requires all original Public Art to be attributed to the artist. A didactic plaque must be installed next to the artwork/s to acknowledge the artist. Artists are to be acknowledged when images of their work are published.

The plaque is to include the following information:

- Title of work;
- Artist's name;
- Year of artwork commission;
- City of Vincent logo;
- Details of any partner organisation or funding bodies; and
- In some instances, an Artist statement may be appropriate to include on the plaque to assist in interpretation of the artwork.

10. Related Policies

- Council Policy No 3.10.7 – Art Collection
- Council Policy No. 3.10.9 – Public Murals
- Council Policy No. 7.5.13 – Percent for Art

Date Adopted:	22 August 2017
Date Amended:	
Date Reviewed:	
Date of Next Review:	August 2019

Attachment 2

CITY OF VINCENT POLICY MANUAL
COMMUNITY ENGAGEMENT - COMMUNITY PARTNERSHIPS
POLICY NO: 3.10.9
PUBLIC MURALS

POLICY NO: 3.10.9**PUBLIC MURALS****OBJECTIVE**

The City of Vincent supports a city wide place-making approach to public art as people enjoy spending time in vibrant and culturally attractive public places. Opportunities for creative contributions from community groups and individuals in the form of Public Murals are encouraged as they add to our city's vibrant urban villages. By encouraging Public Murals in the City of Vincent, the City aims to:

- Develop and promote community identity within the City;
- Increase the social, cultural and economic value of the City's Town Centres;
- Establish strong design partnerships between the arts community and Property Owners;
- Engage with the community in a way that contributes to their understanding of the spaces and places they inhabit; and
- Increase public awareness of the value of street art and ephemeral works.

DEFINITIONS

Public Murals in this policy are defined as a painting that is applied directly to an exterior of a wall with acrylic or spray paints.

Ephemeral Works means an artwork of a temporary nature.

City Owned Property is a City of Vincent owned building (including properties leased by the City) such as a public toilet block, club rooms, Skate Park or community centre.

Privately Owned Building is either a private residential laneway or right of way (ROW) or commercial building which is owned privately within the City of Vincent.

Residential Building are houses or homes used as a residence containing one or more dwelling.

POLICY STATEMENT**1. Policy Intent**

To deliver and support the establishment of Public Murals on public and private properties through the City of Vincent.

2. Types of Public Murals

- 2.1 City Funded Murals:** The City of Vincent may commission Murals for City owned properties, such as public toilets, clubrooms etc. if the requirement for beautification exists (i.e. if a wall is often vandalised or if a blank wall overlooks a public area or the area requires activation).
- 2.2 Co-funded Murals on Privately Owned Building:** The City may contribute up to 50% of the cost of procuring a Public Mural if it meets criteria outlined in the Public Mural Guidelines. Where the City has identified a prominent location for a Public Mural with significant benefit to the surrounding public place, consideration may be given to a greater than 50% contribution.
- 2.3 Public Murals with no Funded Assistance from the City:** The Owners of a privately owned building may wish to procure a Public Mural on an external wall which will be viewed publicly. All Public Murals are to be developed in full consultation with the City of Vincent, with reference to the Guidelines for Public Murals.

Attachment 2

CITY OF VINCENT POLICY MANUAL
COMMUNITY ENGAGEMENT - COMMUNITY PARTNERSHIPS
POLICY NO: 3.10.9
PUBLIC MURALS

3. Public Murals Exclusions

Public Mural Projects are not to include:

- Any Mural which can be deemed advertising (by way of colour branding, business logos or imagery related to the main service of the business);
- Artwork that is deemed to be offensive will not be approved or funded;
- Artwork that is not in keeping with the aesthetic and social context of the location;
- Mechanically produced or computer generated prints or images, including but not limited to digitally printed vinyl banners;
- Murals which are not clearly visible/accessible to the public;
- "Off-the-shelf" art and/or reproductions;
- Any interior Murals or temporary exterior banners;
- Murals for which the Property Owner will not provide a signed agreement providing permission to paint and keep the Mural for an agreed period of time;
- Public Murals on private single family residences/property;
- Applicants painting a Mural on a Residential Building do not require approval from the City, unless the Mural is located in a laneway or right of way; and
- Public Murals which are already complete (the City will not provide retrospective funding).

4. Artwork Assessment and Approval

All Public Murals, City funded or not, are to be developed in full consultation with the City of Vincent.

- 4.1 All three types of Public Murals as per clause 2 will be assessed and approved by Administration with the advice of the Arts Advisory Group.
- 4.2 The City, at its discretion, may refuse to approve any Mural.
- 4.3 The following criteria will be used to assess Public Mural projects:
 - Concept and execution: strength of concept, originality and craftsmanship of proposed Mural;
 - Scale: appropriateness of scale to the surrounding environment as well as to the wall upon which the Mural will be painted/attached;
 - Context: creatively responds to site and neighbourhood. Murals reflecting Aboriginal and Torres Strait Island culture, and more specially Whadjuk Nyoongar, will be strongly encouraged and supported;
 - Community support: evidence of support from the Property Owner, Building and Business Owner(s), neighbourhood association or adjacent neighbours (e.g., letter, email); and
 - Feasibility: demonstrated ability to complete the proposed Mural, an appropriate budget, proposed longevity and durability, commitment on the part of the Property Owner or the artist to prepare surface for painting and to use acceptable graffiti/UV coating, as required.
- 4.4 While the City encourages artist diversity the assessment and approval of Public Mural projects will seek to ensure that creative opportunities are provided for local artists based within the City of Vincent when possible.

Attachment 2

CITY OF VINCENT POLICY MANUAL
COMMUNITY ENGAGEMENT - COMMUNITY PARTNERSHIPS
POLICY NO: 3.10.9
PUBLIC MURALS

5. Mural Funding

- 5.1 The number of Public Art Murals awarded funding is dependent on the funds available and the number of applications submitting each year and Applicants/artists may be funded a maximum of one occasion within any financial year.
- 5.2 Eligible expenses may include artist fees, assistant fees, supplies and materials, rental equipment, space rental (required for either storage or neighbouring property requirements), transportation and installation costs related to the Public Mural; and
- 5.3 Items not eligible for funding through this program include operating costs for organisations; purchase of assets; and administrative costs of the sponsoring organisation.
- 5.4 The Building and Business Owners who receive co-funding will enter into an Agreement with the City where a Mural is located on private property to keep the artwork on the building for an agreed number of years.

6. Maintenance of Murals

The City of Vincent will enter into an agreement with the Property Owner where a Mural is located on private property to assist in the maintenance of City funded and co-funded Murals by removal of graffiti on the following basis:

- 6.1 A Mural is a temporary public artwork. It will be subject to the environment it is placed in. As a result the work may deteriorate due to the weather, vandalism, accidental damage and other such impacts.
- 6.2 If it is deemed that the Mural is in need of repair or restoration, all parties involved (i.e. Owner, Lessee and the City) will work together to undertake this work and share equal costs for restoration or repair.
- 6.3 The City can assist with graffiti removal on City funded and co-funded Murals if the graffiti removal does not impact on the artwork.
- 6.4 If the Mural cannot be satisfactorily repaired or restored, the City or may request the removal of the Mural at the Property Owner or lessee's expense.

7. Records

The City will keep a record of all funded Murals within the City of Vincent, and update as required. This information will be available on the City of Vincent's website.

Date Adopted:	13 September 2011
Date Amended:	December 2016
Date Reviewed:	March 2017
Date of Next Review:	December 2019

Draft Amended Art Collection Policy – Proposed Changes to Local Policies 3.10.7- Art Collection, 3.10.8 - Public Art, 3.10.9 - Public Murals

1.0 Proposed Changes to Local Policy 3.10.7 – Art Collection

Existing Art Collection Policy Approach	Proposed Changes	Comment
1.1 Policy format and scope		
<p>Provides guidance on the development and management of the City's Art Collection.</p> <p>Non-current policy template.</p> <p>Follows a simple structure setting out objectives, definitions and policy statement.</p>	<p>Consolidate Local Policies 3.10.7 - Art Collection; 3.10.8 - Public Art; and 3.10.9 - Public Murals into one Art Collection Policy (Policy).</p> <p>Update Policy to reflect the standards set out in the Policy Development and Review Policy, including the addition of an introduction, purpose and scope.</p> <p>New Purpose Establishes the City's approach and commitment to art and provides direction on the development and management of art within Vincent.</p> <p>New Scope Applies to City-owned and managed artworks, including public art and public murals that are commissioned, acquired and donated. Provides guidance on the development, management and promotion of these works, and the Council and City officers responsible. Clearly separates public art contributions relating to development applications, referring this guidance to Local Planning Policy – Percent for Art.</p>	<p>Positions all City-owned or commissioned artworks within a single, simplified framework, allowing for a more efficient and holistic approach to the management and development of artworks owned, managed or delivered by the City, including public art and public murals.</p> <p>Updated format and design is consistent with current policy development practice, improving clarity and accessibility, and removing redundancy.</p> <p>Streamlines the policy, presenting only the necessary principles and guidance to support the City's approach and commitment to art.</p>
1.2 Objectives		
<ul style="list-style-type: none"> • Celebrate and acknowledge cultural and social diversity through the encouragement of art; • Showcase and promote Vincent through displaying artworks that reflect our community; and 	<p>New Objectives</p> <ul style="list-style-type: none"> • Celebrate Vincent's social and cultural diversity and encourage a sense of belonging and connection through artwork that integrates the unique narratives and histories of our people and places. • Enrich our public spaces and community facilities with bold, innovative, and creative artworks, enhancing 	<p>Strengthens the Policy's alignment with the Arts Plan 2023-2028, reflecting the eight strategic objectives of this Plan.</p> <p>Arts Advisory Group (AAG) discussions around the objective nature of art suggested the Policy include wording to acknowledge that art may at times be contentious, however the City did not support censorship</p>

Draft Amended Art Collection Policy – Proposed Changes to Local Policies 3.10.7- Art Collection, 3.10.8 - Public Art, 3.10.9 - Public Murals

Existing Art Collection Policy Approach	Proposed Changes	Comment
<ul style="list-style-type: none"> Enrich spaces and facilities that are available to the public with quality and relevant artwork. 	<ul style="list-style-type: none"> Vincent's unique identity and make arts and culture accessible to all. Elevate the local creative economy by supporting, attracting, and promoting artists at all stages of their careers, supporting innovation and sustainability within the arts. Connect and inspire our community by embedding creativity into everyday life, respectfully engaging with important social, cultural and/or environmental issues, and ensuring diverse and inclusive opportunities to experience, participate in, and contribute to a culturally enriched Vincent. 	<p>and welcomed artworks which may challenge perspectives. Administration acknowledges and supports this feedback, amending the objectives as a high-level response, noting that further detail may be better placed in the Art Collection Guidelines.</p> <p>New objectives speak to the valuable role of art in allowing us to engage with important social, cultural, environmental issues by promoting reflection and discussion.</p>
1.3 Definitions		
Limits artwork to the more traditional forms (paintings, drawings, photography). Does not cover public art.	<p>New definitions</p> <p><u>Deaccession</u> – the process of removing an artwork from a Collection.</p> <p><u>Percent for Art</u> – public art contributions required in certain developments.</p> <p><u>Public art</u> –</p> <ul style="list-style-type: none"> <u>Enduring</u> – permanent public artworks lasting at least 20 years. <u>Temporary</u> – artworks only intended to last five to eight years. <u>Ephemeral</u> – performance or event-based art that lasts a very short time. <p><u>Public realm / spaces</u> – all public spaces used by and accessible to the community.</p> <p>Retained definitions</p> <p>Artwork</p> <p>Art Collection</p>	<p>New definitions provide clarity for terms referenced within the Policy, including deaccession and public realm / spaces. Definition for Percent for Art provides clear delineation from the percent for art process and policy.</p> <p>Key feedback from the Arts Advisory Group drew on the limited range of artworks within the Art Collection, seeking to encourage a broader range of artforms within the City.</p> <p>Amended definitions for artwork and public art recognise and support a wider range of contemporary artforms, allowing opportunities for new and evolving mediums.</p>
1.4 Policy Statement		
The City of Vincent acquires artworks that celebrate cultural diversity, enrich public	Remove Policy Statement.	Captured within Policy objectives. Ensures consistency with current framework and practice.

Draft Amended Art Collection Policy – Proposed Changes to Local Policies 3.10.7- Art Collection, 3.10.8 - Public Art, 3.10.9 - Public Murals

Existing Art Collection Policy Approach	Proposed Changes	Comment
spaces, and encourage community participation in the arts.		
1.5 Art Collection Criteria		
Requires artwork acquisitions to be a representation of the Vincent community and place, and a representation of Aboriginal culture, in particular the Whadjuk people. Limits artworks to those by local artists residing in Vincent, that can be accommodated within City's facilities.	Remove Art Collection Criteria. Transfer to supporting Art Collection Guidelines.	Removes complexity from the Policy and allows for a more flexible, responsive approach to the acquisition process.
1.6 Role of the Arts Advisory Group		
Outlines the role of the Arts Advisory Group in providing expertise and advice, as per the Terms of Reference.	Remove Role of the Arts Advisory Group. Transfer to supporting Art Collection Guidelines.	Advisory groups are not delegated decision making ability, and do not exercise the powers or discharge the duties of Council. Proposed changes remove reference to the Arts Advisory Group to reflect this and transfer to supporting Guidelines as appropriate.
1.7 Acquisition of Artworks		
High-level overview of acquisition process referencing Policy objectives, role of the Arts Advisory Group, and annual budget funding.	<p>New provision for Acquisitions</p> <p><u>Acquisitions</u> All acquisitions are to be in accordance with the City's Purchasing Policy.</p> <p><u>Art Collection</u></p> <p>a. The City will acquire new artworks and public art through commissioning, acquisition, or donation, as outlined in the Art Collection Guidelines. All acquisitions will align with the objectives of this Policy and the Arts Plan.</p> <p>b. Funds allocated for the development and management of the Vincent Art Collection are to be determined through the City's annual budget.</p> <p><u>Public Murals</u></p>	<p>Presents a high-level overview of the relevant acquisition process, transferring more detailed guidance to the supporting Guidelines. This reduces complexity and duplicity and enables information to be updated as needed.</p> <p>Streamlines acquisition procedures for all City-led artwork acquisitions and supports simplified framework to guide decision-making.</p> <p>Aligns with broader corporate governance requirements, noting accordance with the Purchasing Policy.</p>

Draft Amended Art Collection Policy – Proposed Changes to Local Policies 3.10.7- Art Collection, 3.10.8 - Public Art, 3.10.9 - Public Murals

Existing Art Collection Policy Approach	Proposed Changes	Comment
	<p>a. Public murals are commissioned through the following processes:</p> <ul style="list-style-type: none"> City-funded Murals are managed under this Policy and are commissioned by the City for City-owned properties, such as public toilets and clubrooms, in line with the Arts Plan. Art Funding Program opportunities such as the Mural Co-funding Program, which are allocated through the City's annual budget. <p>b. Privately funded murals are to comply with the Murals Guidelines, but do not form part of the Vincent Art Collection.</p>	
1.8 Donations and Gifts		
High-level outline of conditions relating to donations referencing Policy objectives and the role of the Arts Advisory Group.	<p>New provision for Donations and Gifts <u>Donations and Gifts</u></p> <p>a. Donations from individuals and groups within the community may be considered, provided they align with the objectives of this Policy and the Arts Plan.</p> <p>b. The City may use its discretion to determine the suitability of donations, taking into consideration their artistic merit, strategic alignment, and factors relating to their ongoing maintenance and management.</p> <p>c. No conditions may be placed on donations.</p>	Strengthens the City's use of discretion in assessing the suitability of donations. Specifically, this allows donations to be assessed on their artistic quality, alignment with strategic objectives, and any perceived financial or logistical implications associated with their ongoing maintenance and management. This supports feedback provided by the Arts Advisory Group.
1.9 Displaying the Collection		
Seeks to display artworks in key public spaces, with basic labelling (artist name, year, title).	<p>New provision for Accessibility and Display <u>Accessibility and Display</u></p> <p>a. Artworks are to be prominently displayed and integrated into key public spaces and facilities within the City. This integration must consider factors such as the artwork's context, visibility, environmental conditions, dimensions, and any logistical or maintenance requirements.</p> <p>b. Public art and artworks are encouraged to be innovative and creative, engaging diverse audiences</p>	<p>Key feedback from AAG members highlighted the need to improve the public display of artworks within the collection.</p> <p>This revision reinforces the City's commitment to increasing visibility and access to art, ensuring that consideration is given for the suitability of an artwork's location.</p> <p>It also introduces references to 'enduring, temporary, and ephemeral' works, reflecting contemporary art forms and</p>

Draft Amended Art Collection Policy – Proposed Changes to Local Policies 3.10.7- Art Collection, 3.10.8 - Public Art, 3.10.9 - Public Murals

Existing Art Collection Policy Approach	Proposed Changes	Comment
	through projects which are enduring, temporary, and ephemeral in nature.	diverse ways for people to engage with them—directly addressing calls for greater variety.
1.10 Partnerships		
Encourages partnerships with local arts organisations, tertiary institutes, and community groups to showcase or promote the collection.	Remove Partnerships. Transfer to supporting Art Collection Guidelines.	Support for the local creative economy and for the promotion and showcasing of artworks is reflected in the Policy objectives. Guidance on partnerships is considered procedural information which is best placed in the supporting guidelines.
1.11 Loans		
Sets out conditions for artwork loans.	Remove Loans. Transfer to supporting Art Collection Guidelines.	Guidance on loans serves as a procedural detail which is best placed in the supporting guidelines.
1.12 Valuation		
Requires external valuation of the collection every five years to keep insurance records up to date.	Remove Valuation. Transfer to supporting Art Collection Guidelines.	Valuation guidance serves as a procedural detail which is best placed in the supporting guidelines. The City can continue valuations as part of ongoing asset management.
1.13 Maintenance, Repair and Conservation		
Outlines annual budget allocations for upkeep of artworks within the Art Collection, giving priority to the original artist if repairs are needed.	Remove Maintenance, Repair and Conservation. Transfer to supporting Art Collection Guidelines.	Maintenance, repair and conservation guidance serve as operational information which is best placed in the supporting guidelines where they can be detailed in full.
1.14 Deaccession, Disposal and Repurpose		
Set out the process of deaccessioning artworks, as per the <i>Local Government Act 2005</i> , noting a review of the collection should place every two years, and the role of the Arts Advisory Group.	New provision for Deaccession, Disposal, Maintenance and Removal <u>Deaccession, Disposal, Maintenance, and Removal</u> a. Artworks may be considered for deaccession if they are in poor condition, damaged, or deteriorated beyond repair, or do not meet the objectives of this Policy or the supporting Art Collection Guidelines. b. Artworks identified for deaccession will be offered back to the artist or donor before proceeding with alternative methods such as donation, sale, repurpose or disposal, in accordance with section 3.58 of the <i>Local Government Act 1995</i> .	Simplifies Policy guidance, presenting the City's legislative requirements for disposing of property. Operational details to be transferred to the supporting Guidelines. Guidance on graffiti management is similarly distilled, with finer detail transferred to the supporting Guidelines, and the City's Graffiti Management Policy included in the 'Related policies, procedures and supporting documentation' section of the Policy.

Draft Amended Art Collection Policy – Proposed Changes to Local Policies 3.10.7- Art Collection, 3.10.8 - Public Art, 3.10.9 - Public Murals

Existing Art Collection Policy Approach	Proposed Changes	Comment
	c. Graffiti removal support is available for City-funded and Co-funded murals. Restoration responsibilities are shared among stakeholders, and irreparable murals may be removed at the owner's expense.	
1.15 New provisions		
Copyright and Moral Rights	Copyright and Moral Rights a. The City respects artists' copyright and moral rights under the Copyright Act 1968.	Succinctly demonstrates the City's regard to artists' rights under the <i>Copyright Act 1968</i> . Includes reference to the <i>Copyright Act 1968</i> within the 'Legislation / local law requirements' section at the beginning of the Policy.
Records Management	Records Management a. A publicly accessible digital register of the Vincent Art Collection is to be maintained by the City to improve awareness and engagement with the Collection. b. Due to the ephemeral nature of public murals, the inclusion of City-owned and City-funded public murals in the Vincent Art Collection will be based on their artistic merit or cultural significance.	Inclusion of a publicly accessible online register responds to key feedback for greater accessibility and visibility of the Art Collection. Enables greater transparency and accountability for the City's assets. Public murals are recommended to be included in the Vincent Art Collection register based on their artistic merit or cultural significance, due to their temporary nature and proliferation.

2.0 Proposed Changes to Local Policy 3.10.8 – Public Art

Existing Public Art Policy Approach	Proposed Changes	Comment
2.1 Policy format and scope		
Non-current policy template. Provides detailed guidance on the acquisition, management and disposal of public art within Vincent.	Consolidate Public Art with Art Collection Policy. Transfer procedural information to the Art Collection Guidelines.	The Public Art Policy is redundant, with Local Planning Policy: Percent for Art providing clear direction on the commissioning and management of public artworks relating to Percent for Art contributions. The Percent for Art Policy contains provisions on where and how expenditure for cash-in-lieu contributions can be spent. This revision provides a simplified framework to guide decision-making for all artworks acquired, managed,

Draft Amended Art Collection Policy – Proposed Changes to Local Policies 3.10.7- Art Collection, 3.10.8 - Public Art, 3.10.9 - Public Murals

Existing Public Art Policy Approach	Proposed Changes	Comment
		commissioned, and owned by the City through a consolidated Art Collection Policy.
2.2 Objectives		
Promotes identity, cultural diversity, and engagement in shared public spaces. .	New Objectives Refer to proposed changes in section 1.2 Objectives.	Refer to comments in section 1.2 Objectives .
2.3 Definitions		
Provides a narrower definition of public art, extending this to permanent and ephemeral artworks. Sets out that a professional artist must meet at least two of five listed requirements.	Deleted definitions Professional artist New definitions Percent for Art Public art – enduring, temporary, ephemeral Public realm / spaces Retained definitions Public art	Refer to comments in section 1.3 Definitions .
2.4 Policy Statement		
Speaks to the role of public art in communities.	Remove Policy Statement.	Refer to comments in section 1.4 Policy Statement .
2.5 Public Art Criteria		
Sets out detailed criteria that artwork proposals, expressions of interest and donations will be assessed against, their mandatory requirements and exclusions. Prohibits advertising and signage, directional elements, mass produced art objects and off the shelf art and reproductions.	Remove Public Art Criteria. Transfer to supporting Art Collection Guidelines.	Guidance on public art criteria serves as operational details which is best placed in the supporting guidelines. This removes complexity from the Policy and allows for a more flexible, responsive approach to the acquisition process. Existing policy provisions relating to artwork criteria were found to be overly prescriptive, limiting the opportunity for diverse outcomes. Providing this information in the supporting Guidelines simplifies the process of review and allows criteria to be updated accordingly to reflect current needs and values.

Draft Amended Art Collection Policy – Proposed Changes to Local Policies 3.10.7- Art Collection, 3.10.8 - Public Art, 3.10.9 - Public Murals

Existing Public Art Policy Approach	Proposed Changes	Comment
2.6 Role of the Arts Advisory Group		
Outlines the role of the Arts Advisory Group in providing expertise and advice, as per the Terms of Reference.	Remove Role of the Arts Advisory Group. Transfer to supporting Art Collection Guidelines.	Refer to comments in section 1.6 Role of the Arts Advisory Group .
2.7 Funding		
Sets out the use of Percent for Art cash-in-lieu contributions for the implementation of public art in Vincent.	Remove Funding. Transfer to supporting Art Collection Guidelines.	Removes complexity and redundancy as this guidance is comprehensively contained within Local Planning Policy Percent for Art.
2.8 Acquisition of Public Art		
Details the processes of acquisition, project brief and consultation requirements, and approval.	Deleted provisions Acquisition process (Direct Acquisition, Limited Competition, Open Competition, Project Brief, Artwork Location, Approval) New Acquisitions provisions Refer to proposed changes in section 1.7 Acquisitions .	Refer to comments in section 1.7 Acquisitions . As per comments in 2.5 Public Art Criteria, guidance on the process of acquisition serves an operational purpose and is best placed in supporting Guidelines. Guidance on Percent for Art processes is sufficiently covered under Local Planning Policy Percent for Art.
2.9 Donations and Gifts		
High-level statement noting requirement for donation to meet with Policy criteria and 'other factors' which may influence acceptance.	New provision for Donations and Gifts Refer proposed changes in section 1.8 Donations and Gifts .	Refer comments in section 1.8 Donations and Gifts .
2.10 Maintenance, Repair and Conservation		
Requires that a maintenance manual be completed by the artist after installation. Notes annual budget allocation for funding maintenance and repair.	Remove Maintenance, Repair and Conservation. Transfer to supporting Art Collection Guidelines.	Guidance on Percent for Art processes is sufficiently covered under Local Planning Policy Percent for Art. Detailed guidance on maintenance, repair and conservation are best placed in supporting Guidelines. Refer to comments in section 1.13 Maintenance, Repair and Conservation .
2.11 Relocation of Public Art		
Sets out the conditions for consideration in the relocation of public art, including public safety and meeting with Policy objectives.	Remove Relocation of Public Art. Transfer to supporting Art Collection Guidelines.	Guidance on Percent for Art processes is sufficiently covered under Local Planning Policy Percent for Art. The relocation of public art serves as an internal procedure and is recommended to be removed and transferred to the Art Collection Guidelines.

Draft Amended Art Collection Policy – Proposed Changes to Local Policies 3.10.7- Art Collection, 3.10.8 - Public Art, 3.10.9 - Public Murals

Existing Public Art Policy Approach	Proposed Changes	Comment
2.12 Deaccession, Disposal and Repurpose Sets out the process for deaccessioning artworks, noting the offering of artworks back to artists and donors or not-for-profit groups before being disposed of.	New provision for Deaccession, Disposal, Maintenance, and Removal. <u>Refer to proposed changes in section 1.14 Deaccession, Disposal, Maintenance, and Removal.</u>	Integration into single policy framework allows for consistent and transparent deaccessioning processes. <u>Refer to comments in section 1.14 Deaccession, Disposal, Maintenance, and Removal.</u>
2.13 Ownership, Copyright and Moral Rights Sets out that the City has the right to reproduce extracts from photographic imagery of public art, and the legal requirements including detailed information which must be listed on installed plaques.	New provision for Copyright and Moral Rights <u>Refer to proposed changes in section 1.15 New Provisions.</u>	<u>Refer to comments in section 1.15 New Provisions.</u>

3.0 Proposed Changes to Local Policy 3.10.9 – Public Murals

Existing Public Murals Policy Approach	Proposed Changes	Comment
3.1 Policy format and scope Guides the delivery and support for the implementation of public murals on public and private land. Based on an outdated policy template.	Consolidate Public Art with Art Collection Policy. Transfer procedural information to the Mural Co-Funding Guidelines and Murals Guidelines.	Incorporating City-owned and managed murals into a single framework for the City's collection of artworks provides a simplified framework to guide decision-making, allowing for greater consistency and management. <u>Refer to comments in section 1.1 Policy format.</u>
3.2 Objectives Aims to develop community identity and vibrancy by promoting murals in public or highly visible spaces.	New Objectives <u>Refer to proposed changes in section 1.2 Objectives.</u>	<u>Refer to comments in section 1.2 Objectives.</u>
3.3 Definitions Defines private and public property ownership, for the purpose of the types of murals and funding options available.	Deleted definitions Public murals City owned property Privately owned building Residential building	Opportunity to encourage a wider range of murals and interpretations through less prescriptive definitions. <u>Refer to comments in section 1.3 Definitions.</u>

Draft Amended Art Collection Policy – Proposed Changes to Local Policies 3.10.7- Art Collection, 3.10.8 - Public Art, 3.10.9 - Public Murals

Existing Public Murals Policy Approach	Proposed Changes	Comment
	Retained definitions Ephemeral works	
3.4 Policy Intent		
To support the establishment of public murals on private and public land in Vincent.	Remove Policy Intent.	Refer to comments in section 1.4 Policy Statement.
3.5 Types of Public Murals		
Sets out the types of public murals, and funding options available, providing guidance on City-funded Murals, Co-funded Murals, and Private Murals.	Remove Types of Public Murals. Transfer guidance to supporting Murals Co-Funding Program Guidelines and Murals Guidelines.	Presents high-level overview of funding options, transferring procedural guidance to supporting Guidelines.
3.6 Public Murals Exclusions		
Details the requirements for public murals consideration. advertising and offensive imagery, limits private residential murals unless visible in laneways.	Remove Public Murals Exclusions. Transfer guidance to supporting Murals Co-Funding Program Guidelines and Murals Guidelines.	As per comments in 2.5 Public Art Criteria, guidance on public murals exclusions serves as operational details which are best placed in the supporting guidelines. Feedback from AAG members suggested loosening murals exclusions to allow greater creativity and diversity. Transferring this detail to supporting Guidelines removes complexity from the Policy and allows for simplifies the process of review and allows criteria to be updated accordingly to reflect current needs and values.
3.7 Artwork Assessment and Approval		
Provides details guidance on the assessment and approvals process, including criteria used in assessment.	Remove Artwork Assessment and Approval. Transfer guidance to supporting Murals Co-Funding Program Guidelines and Murals Guidelines.	Removes duplicity, simplifying the framework to guide decision-making.
3.8 Mural Funding		
	Relocate Mural Funding to Acquisitions. Transfer guidance to supporting Murals Co-Funding Program Guidelines and Murals Guidelines. New provision for Acquisitions Refer to proposed changes in section 1.7 Acquisitions.	Refer to comments in section 1.7 Acquisitions.

Draft Amended Art Collection Policy – Proposed Changes to Local Policies 3.10.7- Art Collection, 3.10.8 - Public Art, 3.10.9 - Public Murals

Existing Public Murals Policy Approach	Proposed Changes	Comment
3.9 Maintenance of Murals		
The City may assist with graffiti removal and share restoration costs if the mural is City-funded.	Relocate Maintenance of Murals to Deaccession, Disposal, Maintenance, and Removal. Transfer guidance to supporting Murals Co-Funding Program Guidelines and Murals Guidelines. New provision for Deaccession, Disposal, Maintenance, and Removal. <u>Refer to proposed changes in section 1.14 Deaccession, Disposal, Maintenance, and Removal.</u>	Maintenance, repair and conservation requirements remain unique to murals, and are best placed in supporting Guidelines where they can be detailed in full. <u>Refer to comments in section 1.14 Deaccession, Disposal, Maintenance, and Removal.</u>
3.10 Records		
The City will maintain record a register of funded murals, available on the City's website.	New provision for Records Management <u>Refer to proposed changes in section 1.15 New Provisions.</u>	<u>Refer to comments in section 1.15 New Provisions.</u>

10 INFRASTRUCTURE & ENVIRONMENT

Nil

11 COMMUNITY & BUSINESS SERVICES

11.1 FINANCIAL STATEMENTS AS AT 28 FEBRUARY 2025

Attachments: 1. Financial Statements as at 28 February 2025  

RECOMMENDATION:

That Council:

- **RECEIVES** the Financial Statements for the month ended 28 February 2025 as shown in Attachment 1; and
- **BY ABSOLUTE MAJORITY APPROVES** the transfer of \$40,000 from the Beatty Park Pool Changerooms Project to the North Perth Bowling Club Conversion of Bowling Green Project.

PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 28 February 2025.

DELEGATION:

Regulation 34 (4) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare a statement of financial activity each month, which is to be presented to Council within 2 months after the end of the relevant month.

BACKGROUND:

Regulation 34 (1) of the *Local Government (Financial Management) Regulations 1996* requires a local government to prepare each month a statement of financial activity including the sources and applications of funds, as compared to the budget.

DETAILS:

The following documents, included as **Attachment 1**, comprise the statement of financial activity for the period ended **28 February 2025**:

Note	Description	Page
1.	Statement of Financial Activity by Nature or Type Report	1
2.	Net Current Funding Position	2
3.	Statement of Financial Position	3
4.	Summary of Income and Expenditure by Service Areas	4-6
5.	Capital Expenditure including Funding graph and Capital Works Schedule	7-12
6.	Cash Backed Reserves	13
7.	Receivables: Rates and Other Debtors	14
8.	Beatty Park Leisure Centre Financial Position	15-16

Explanation of Material Variances

The materiality thresholds used for reporting variances are 10% and \$20,000, respectively. This means that variances will be analysed and separately reported when they are more than 10% (+/-) of the year-to-date budget and where that variance exceeds \$20,000 (+/-). This threshold was adopted by Council as part of the budget adoption for 2024/2025 and is used in the preparation of the statements of financial activity when highlighting material variance in accordance with *Financial Management Regulation 34(1) (d)*.

In accordance with the above, all material variances as at 28 February 2025 have been detailed in the variance comments report in **Attachment 1**.

Revenue by Nature or Type (on page 1) is tracking higher than the YTD budgeted revenue by \$2,231,821 (3.3%). The following items materially contributed to this position:

- A favourable variance of \$864,378 in Profit on Disposal of Assets is mainly due to distributions received from sale of land at Catalina Council.
- A favourable variance of \$872,287 in Fees and Charges mostly due to timing variances in:
 - \$326,195 favourable Ranger Services fees and charges,
 - \$312,528 favourable Beatty Park membership fees,
 - \$140,824 favourable development application fees,
 - \$75,738 favourable building leases and rentals,
 - \$66,992 favourable Public Works license, partially offset by:
 - \$130,990 unfavourable food premises license fees.
- A favourable variance of \$457,254 in other revenue mostly due to timing of Perth Inner City Group reimbursements and variable outgoing recoups.
- A favourable variance in Interest earnings of \$259,736 mostly due to higher cash balances.
- An unfavourable timing variance in Operating grants, subsidies, and contributions of \$29,083.
- An unfavourable variance of \$192,751 in rates mainly due to lower interim rates.

Expenditure by Nature or Type (on page 1) is unfavourable, attributed by an over-spend of \$446,623 (0.9%). The following items materially contributed to this position:

- \$584,293 unfavourable depreciation expense due to higher asset values.
- \$151,907 unfavourable other expenditures due to timing variances.
- \$90,237 unfavourable employee costs due to timing variances.
- \$372,534 favourable materials and contracts mainly due to timing variances.

Surplus Position

The opening surplus position brought forward to 2024/25 is \$6,962,305. The closing surplus is \$192,684 favourable against budget as at February 2025.

Content of Statement of Financial Activity

An explanation of each report in the Statement of Financial Activity (**Attachment 1**), along with some commentary, is below:

1. Statement of Financial Activity by Nature or Type Report (Note 1 Page 1)

This statement of financial activity shows revenue and expenditure classified by Nature or Type.

2. Net Current Funding Position (Note 2 Page 2)

'Net current assets' is the difference between the current assets and current liabilities, less committed and restricted assets.

3. Statement of Financial Position (Note 3 Page 3)

This statement of financial position shows the new current position and the total equity of the City.

4. Summary of Income and Expenditure by Service Areas (Note 4 Page 4-6)

This statement shows a summary of operating revenue and expenditure by service unit including variance commentary.

5. Capital Expenditure and Funding Summary (Note 5 Page 7-12)

The full capital works program is listed in detail in Note 5 in **Attachment 1**. The attachment includes a summary of the year-to-date expenditure of each asset category and the funding source associated to the delivery of capital works.

6. Cash Backed Reserves (Note 6 Page 13)

The cash backed reserves schedule provides a detailed summary of the movements in the reserve portfolio, including transfers to and from the reserve. The balance as at 28 February 2025 is \$26,389,526.

7. Receivables: Rating Information (Note 7 Page 14)

The notices for rates and charges levied for 2024/25 were issued on 25 July 2024. *The Local Government Act 1995* provides for ratepayers to pay rates by four instalments. The due dates for each instalment are:

	Due Date
First Instalment	30 August 2024
Second Instalment	1 November 2024
Third Instalment	3 January 2025
Fourth Instalment	7 March 2025

The outstanding rates debtors balance at 28 February 2025 was \$5,427,962. The outstanding rates percentage at 28 February 2025 was 9.07% compared to 11.19% for the same period last year.

8. Receivables: Other Debtors (Note 7 Page 14)

Total trade and other receivables at 28 February 2025 were \$3,333,699. Below is a summary of the significant items with an outstanding balance over 90 days:

- \$1,028,701 relates to unpaid infringements (plus costs) over 90 days. Infringements that remain unpaid for more than two months are referred to the Fines Enforcement Registry (FER), which then collects the outstanding balance on behalf of the City for a fee.
- \$141,121 relates to cash-in-lieu car parking debtors. In accordance with the *City's Policy 7.7.1 Non-residential parking*, Administration has entered into special payment arrangements with long outstanding cash in lieu parking debtors to enable them to pay their debt over a fixed term of five years.

9. Beatty Park Leisure Centre – Financial Position report (Note 8 Page 15-16)

As at 28 February 2025, the Centre's net surplus position was \$113,721 compared to the year to date deficit budget of \$220,554.

North Perth Bowling & Recreation Club

The City approved \$66,104.55 (ex GST) for the North Perth Bowling and Recreation Club (NPBRC) to submit a Community Sporting and Recreation Facilities Fund (CSRFF) application at the April 2024 Ordinary Council Meeting (OCM) for a synthetic bowling green upgrade. The City's contribution represented 25% of the total project cost.

In July 2024, NPBRC was informed that CSRFF would only cover 33% of the total project cost, instead of the 50% initially requested. As the City did not have available funds in the current budget to cover the shortfall, NPBRC was advised to seek additional funding from other sources to complete the project.

NPBRC has since secured a \$40,000 commitment from the State Government to cover the shortfall, but these funds won't be accessible until the next financial year. Given that the club intends to prioritize this project within the current financial year, it is proposed that the City provide the \$40,000 required to complete the project and recover the funds from the State Government once they become available.

The funds will be allocated from savings in the Beatty Park Pool Changeroom project so there is no budget impact for 2024/25.

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Section 6.4 of the Local Government Act 1995 requires a local government to prepare an annual financial report for the preceding year and other financial reports as prescribed.

Regulation 34 (1) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare a statement of financial activity each month, reporting on the source and application of funds as set out in the adopted annual budget.

A statement of financial activity and any accompanying documents are to be presented at an Ordinary Meeting of the Council within two months after the end of the month to which the statement relates. *Section 6.8 of the Local Government Act 1995* specifies that a local government is not to incur expenditure from its Municipal Fund for an additional purpose except where the expenditure is authorised in advance by an absolute majority decision of Council.

RISK MANAGEMENT IMPLICATIONS:

Low: Provision of monthly financial reports to Council fulfils relevant statutory requirements and is consistent with good financial governance.

STRATEGIC IMPLICATIONS:

Reporting on the City's financial position is aligned with the City's *Strategic Community Plan 2022-2032*:

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

Our community is aware of what we are doing and how we are meeting our goals.

Our community is satisfied with the service we provide.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Expenditure within this report facilitates various projects, programs, services and initiatives that contribute to protecting/enhancing the City's built and natural environment and to improving resource efficiency.

PUBLIC HEALTH IMPLICATIONS:

Expenditure within this report facilitates various projects, programs and services that contribute to the priority health outcomes within the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

As contained in this report.

CITY OF VINCENT
NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY
BY NATURE OR TYPE
FOR THE PERIOD ENDED 28 FEBRUARY 2025



CITY OF VINCENT

	Note	Revised Budget 2024/25 \$	YTD Budget 28/02/2025 \$	YTD Actual 28/02/2025 \$	YTD Variance \$	YTD Variance %
Opening Funding Surplus(Deficit)		6,962,305	6,962,305	6,962,305	0	0.0%
Revenue from operating activities						
Rates		44,452,032	44,372,032	44,179,281	(192,751)	-0.4%
Operating Grants, Subsidies and Contributions		1,043,715	392,706	363,623	(29,083)	-7.4%
Fees and Charges		24,542,802	17,218,809	18,091,096	872,287	5.1%
Interest Earnings		2,080,000	1,904,656	2,164,392	259,736	13.6%
Other Revenue		1,332,125	999,106	1,456,360	457,254	45.8%
Profit on Disposal of Assets		4,201,752	2,856,192	3,720,570	864,378	30.3%
		77,652,426	67,743,501	69,975,322	2,231,821	3.3%
Expenditure from operating activities						
Employee Costs		(33,656,433)	(21,950,017)	(22,040,254)	(90,237)	0.4%
Materials and Contracts		(24,802,697)	(14,950,324)	(14,577,790)	372,534	-2.5%
Utility Charges		(1,968,786)	(1,269,092)	(1,282,950)	(13,858)	1.1%
Depreciation on Non-Current Assets		(13,122,588)	(8,748,432)	(9,332,725)	(584,293)	6.7%
Interest Expenses		(378,943)	(233,239)	(224,163)	9,076	-3.9%
Insurance Expenses		(801,318)	(534,216)	(534,216)	0	0.0%
Other Expenditure		(881,243)	(521,883)	(673,790)	(151,907)	29.1%
Loss on Disposal of Assets		(13,043)	(13,043)	(981)	12,062	-92.5%
		(75,625,051)	(48,220,246)	(48,666,869)	(446,623)	0.9%
Operating activities excluded from budget						
Add Deferred Rates Adjustment		0	0	(156,735)	(156,735)	0.0%
Add Back Depreciation		13,122,588	8,748,432	9,332,725	584,293	6.7%
Adjust (Profit) Loss on Asset Disposal		(4,188,709)	(2,843,149)	(3,719,589)	(876,440)	30.8%
		8,933,879	5,905,283	5,456,401	(448,882)	-7.6%
Amount attributable to operating activities		10,961,254	25,428,538	26,764,854	1,336,316	5.3%
Investing Activities						
Non-operating Grants, Subsidies and Contributions		9,270,338	4,224,232	2,735,147	(1,489,085)	-35.3%
Purchase Property, Plant and Equipment	5	(9,777,998)	(5,334,320)	(5,019,428)	314,892	-5.9%
Purchase Infrastructure Assets	5	(16,267,480)	(6,420,797)	(6,231,755)	189,042	-2.9%
Proceeds from Joint Venture Operations		3,750,000	3,750,000	3,541,667	(208,333)	-5.6%
Proceeds from Disposal of Assets		552,350	238,350	348,648	110,298	46.3%
Amount attributable to investing activities		(12,472,790)	(3,542,535)	(4,625,721)	(1,083,186)	30.6%
Financing Activities						
Principal elements of finance lease payments		(264,318)	(181,334)	(181,336)	(2)	0.0%
Repayment of Loans		(1,498,010)	(1,264,379)	(1,264,381)	(2)	0.0%
Transfer to Reserves	6	(6,428,903)	(5,337,208)	(5,622,373)	(285,165)	5.3%
Transfer from Reserves	6	3,927,814	1,886,951	2,111,674	224,723	11.9%
Amount attributable to financing activities		(4,263,417)	(4,895,970)	(4,956,416)	(60,446)	1.2%
Closing Funding Surplus(Deficit)		1,187,352	23,952,338	24,145,022	192,684	0.8%

CITY OF VINCENT
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
NOTE 2 - NET CURRENT FUNDING POSITION
FOR THE PERIOD ENDED 28 FEBRUARY 2025



CITY OF VINCENT

	Note	YTD Actual	PY Actual
		28/02/2025	28/02/2024
		\$	\$
Current Assets			
Cash Unrestricted		29,615,757	29,949,457
Cash Restricted		26,389,526	20,487,592
Receivables - Rates	7	5,427,962	5,444,858
Receivables - Other	7	3,333,699	3,749,120
Inventories		1,213,586	1,433,575
		<u>65,980,532</u>	<u>61,064,603</u>
Less: Current Liabilities			
Payables		(12,392,187)	(11,805,274)
Provisions - employee		(5,529,398)	(5,758,042)
		<u>(17,921,585)</u>	<u>(17,563,317)</u>
Unadjusted Net Current Assets		48,058,947	43,501,286
Adjustments and exclusions permitted by FM Reg 32			
Less: Reserves - restricted cash	6	(26,389,526)	(20,487,592)
Less: Land held for sale		(847,172)	(1,251,293)
Add: Current portion of long term borrowings		1,535,855	1,549,276
Add: Infringement Debtors transferred to non current asset		1,529,109	1,293,417
Add: Current portion of long term finance lease liabilities		273,207	0
		<u>(23,913,925)</u>	<u>(18,836,986)</u>
Adjusted Net Current Assets		24,145,022	24,664,300



CITY OF VINCENT

CITY OF VINCENT
NOTE 3 - STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

	Note	YTD Actual	PY Actual
		28/02/2025	30/06/2024
		\$	\$
Current Assets			
Cash Unrestricted		29,615,757	15,812,924
Cash Restricted		26,389,526	22,864,438
Receivables - Rates	7	5,427,962	1,345,454
Receivables - Other	7	3,333,699	3,999,440
Inventories		1,213,586	1,402,537
Total Current Assets		65,980,532	45,424,793
Non-Current Assets			
Receivables - Rates		156,735	208,654
Receivables - Other		1,248,491	1,364,454
Inventories		579,696	41,986
Investment in associate		16,862,522	14,962,895
Property, plant and equipment		251,186,700	250,657,162
Infrastructure		151,076,584	149,308,446
Right of use assets		521,120	644,136
Intangible assets		0	145
Total Non-Current Assets		421,631,848	417,187,878
Total Assets		487,612,380	462,612,671
Current Liabilities			
Payables		(12,392,187)	(11,489,328)
Provisions - employee		(5,529,398)	(5,388,014)
Total Current Liabilities		(17,921,585)	(16,877,342)
Non-Current Liabilities			
Borrowings		(7,608,350)	(9,100,796)
Employee related provisions		(512,244)	(541,428)
Total Non-Current Liabilities		(8,120,594)	(9,642,224)
Total Liabilities		(26,042,179)	(26,519,566)
Net Assets		461,570,204	436,093,105
Equity			
Retained Surplus		(134,337,572)	(112,470,462)
Reserve Accounts		(26,389,526)	(22,864,438)
Revaluation Surplus		(300,843,106)	(300,758,205)
Total Equity		(461,570,204)	(436,093,105)

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
INFRASTRUCTURE AND ENVIRONMENT DIRECTORATE
AS AT 28 FEBRUARY 2025



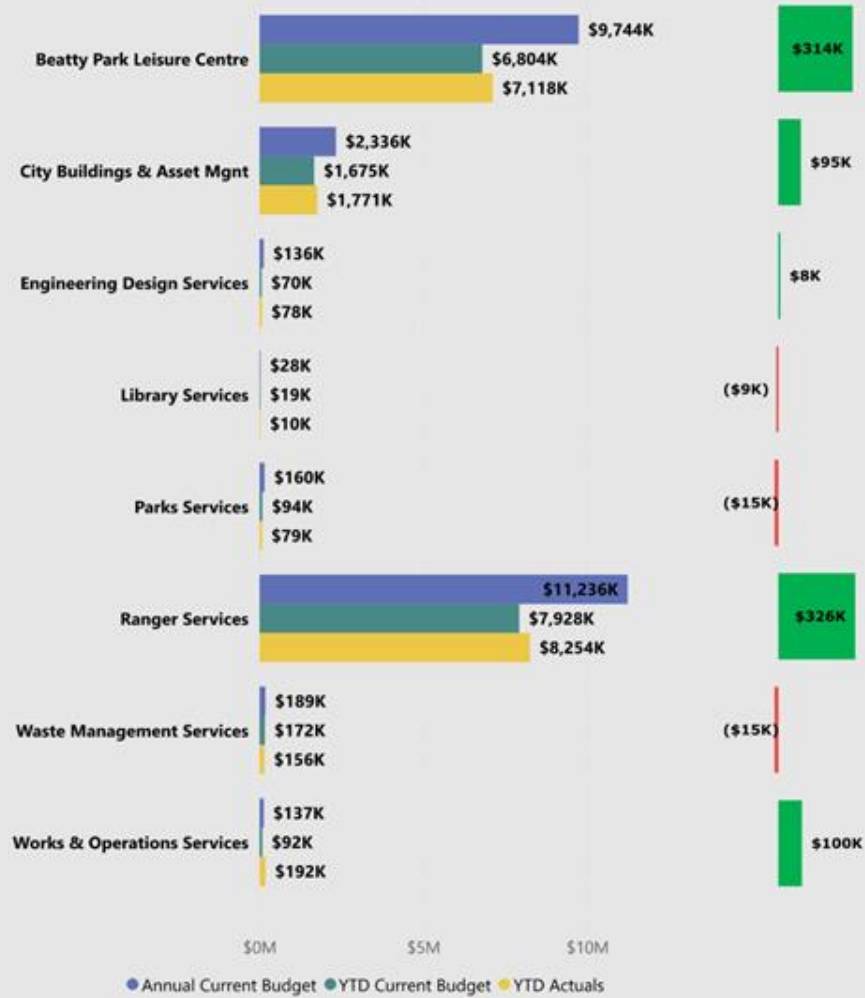
INCOME BUDGET VS ACTUAL



EXPENDITURE BUDGET VS ACTUAL



INCOME BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



KEY VARIANCE COMMENTARY
(\$20,000 and 10%)

Beatty Park Leisure Centre
\$314K favourable income mostly due to income from membership fees.
\$66k unfavourable expenditure mostly due to higher utility costs due to breakdown of geothermal unit.

City Buildings & Asset Management
\$95k favourable income mostly due to higher fees and charges \$75k and reimbursements and other revenues of \$20k.
\$87k favourable expenditure mostly due to timing variances in materials and contracts \$233k mainly due to cleaning \$178k and general maintenance \$64k, this is partially offset by unfavourable employee costs of \$84k and depreciation expense \$76k.

Engineering Design Services
\$126k unfavourable expenditure due to timing variances in materials and contracts \$85k and employee related costs \$73k.

I&E Directorate
\$27k favourable expenditure mainly due to timing variance in materials and contracts.

Library Services
\$68k favourable expenditure mainly due to a timing variance in employee related expenditure \$52k.

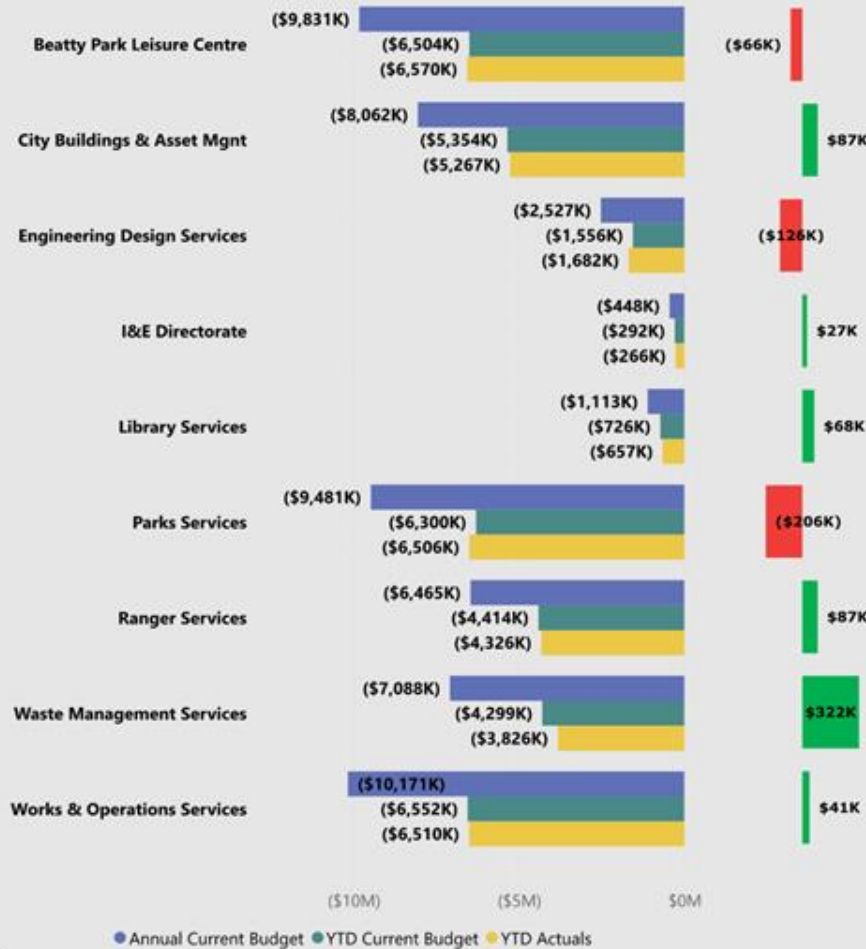
Parks Services
\$206k unfavourable expenditure mainly due to timing variance on materials and contracts \$246k, depreciation \$108k, this is partially offset by a favourable variance in employee costs of \$144k.

Ranger Services
\$326 favourable income mainly due to higher than expected parking revenue.
\$87k favourable expenditure mainly due to timing variances in materials and contracts \$87k and equipment maintenance \$30k. This is partially offset by an unfavourable variance in depreciation \$54k.

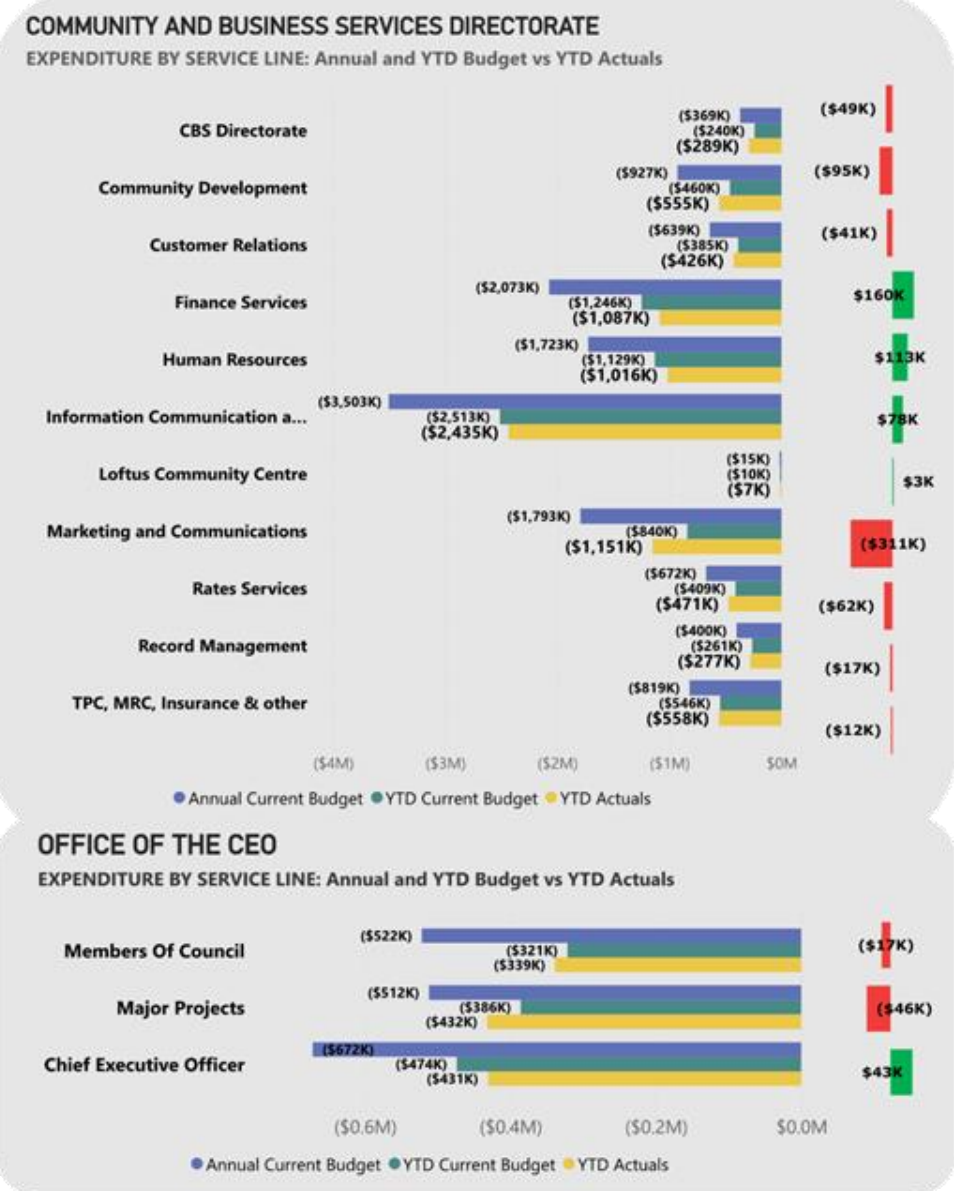
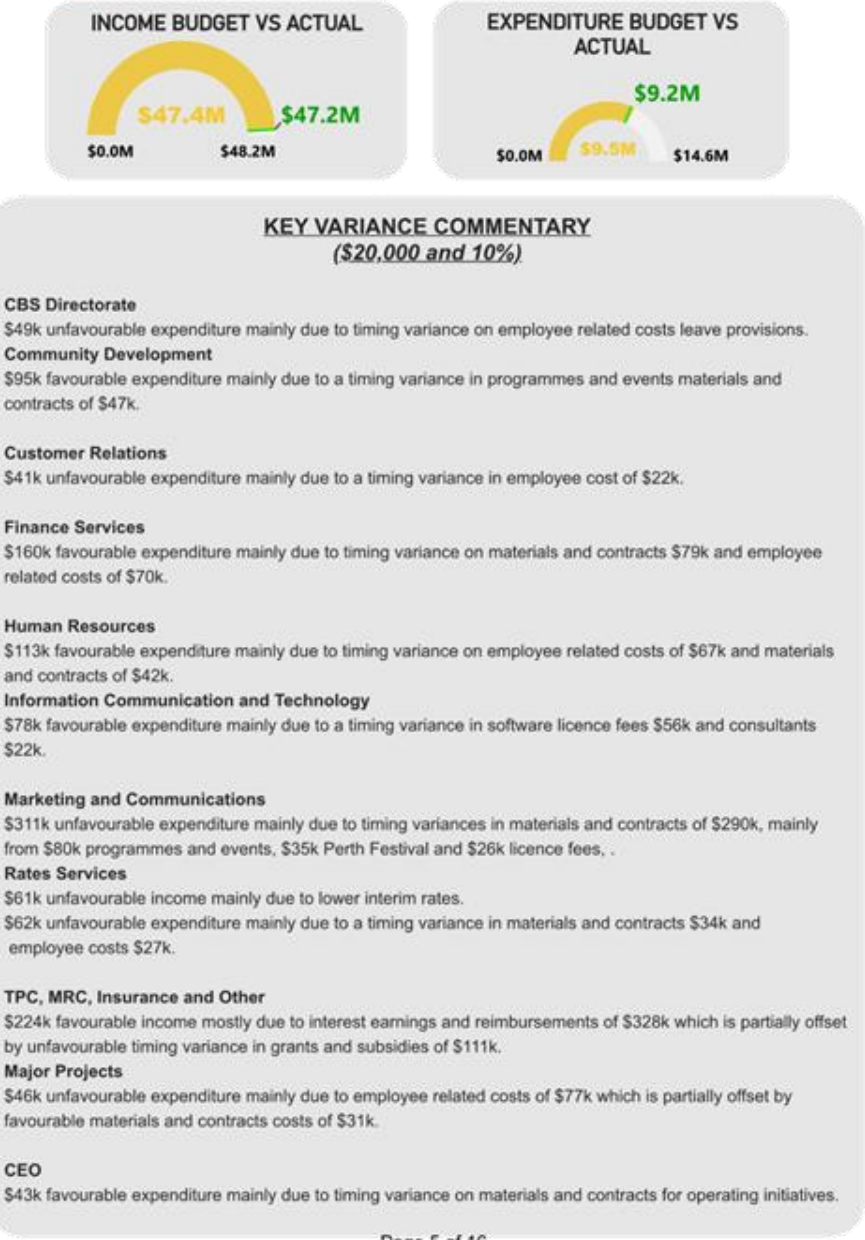
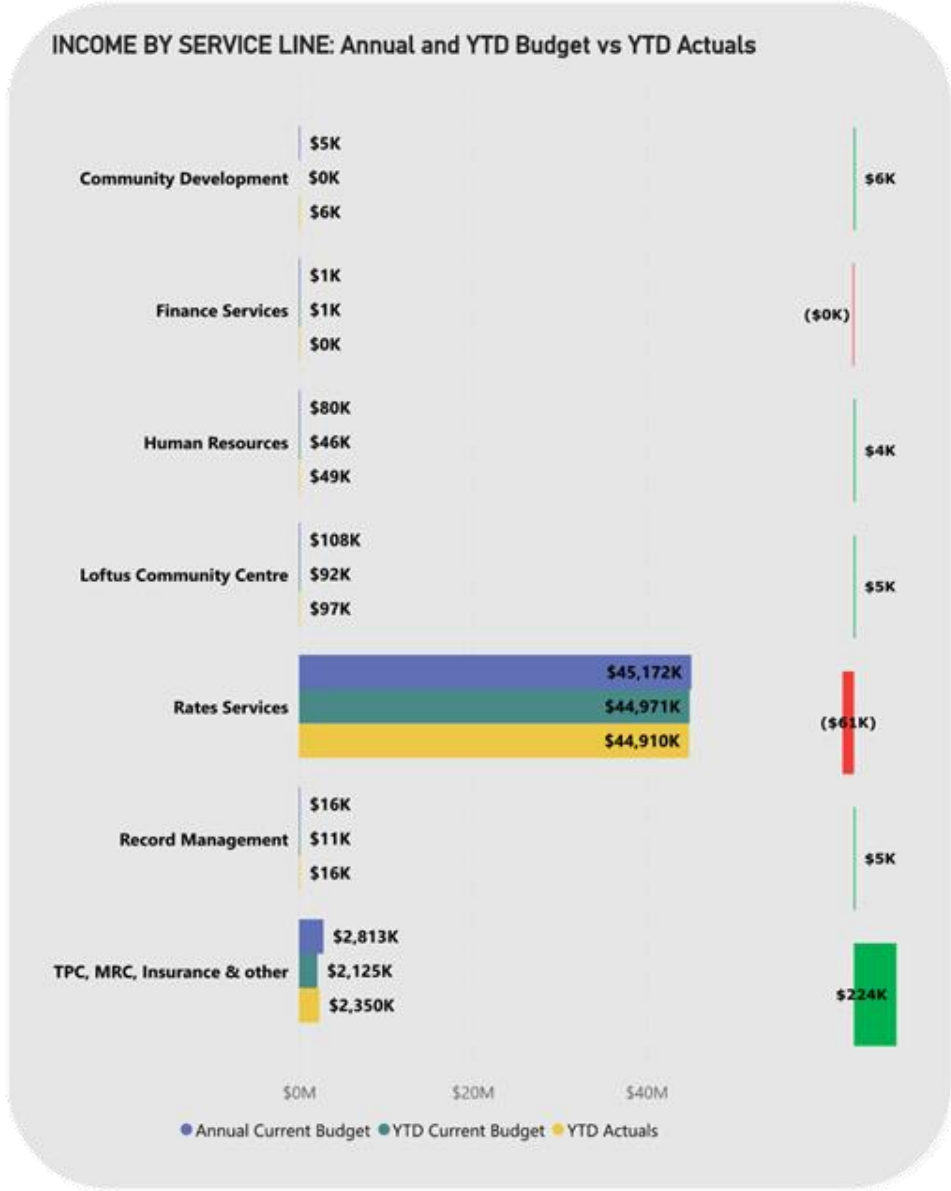
Waste Management Services
\$322k favourable expenditure primarily due to a timing variance in waste processing and disposal costs.

Works & Operations Services
\$100k favourable income mostly due to a timing variance in grants and subsidies \$62k and fees and charges \$25k.
\$41k favourable expenditure mostly due to favourable employee related costs \$112k and materials and contracts \$98k, this is partially offset by unfavourable depreciation expense of \$265k due to higher asset values.

EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



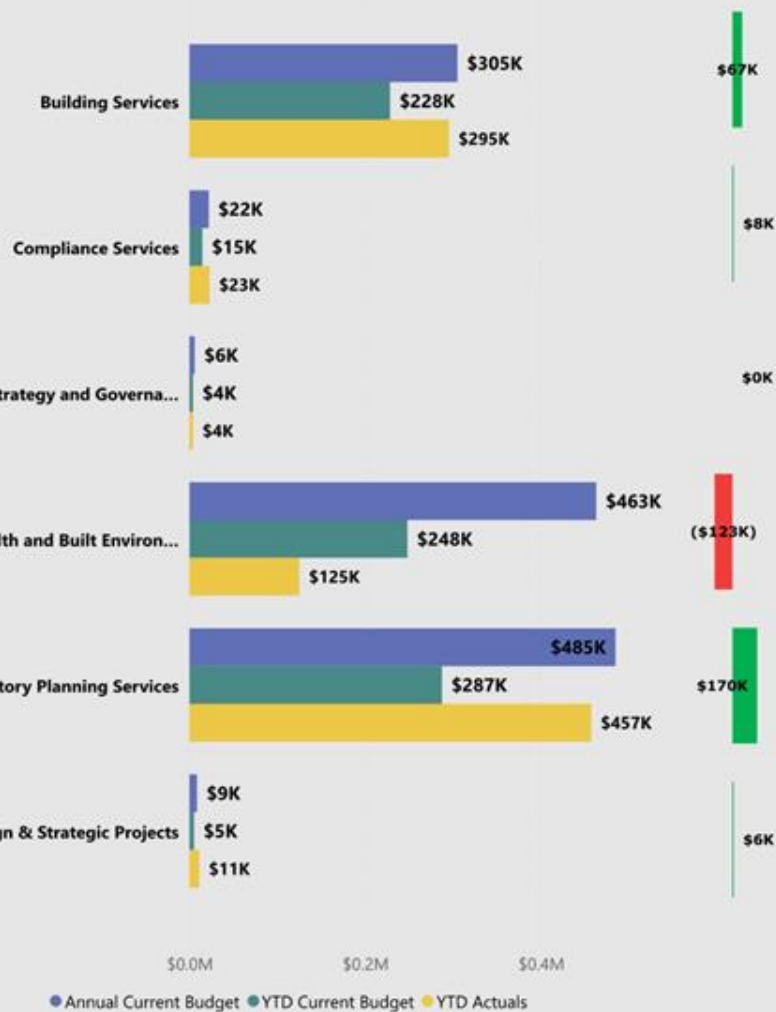
CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
COMMUNITY & BUSINESS SERVICES DIRECTORATE
OFFICE OF THE CEO
AS AT 28 FEBRUARY 2025



CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
STRATEGY AND DEVELOPMENT DIRECTORATE
AS AT 28 FEBRUARY 2025



INCOME BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



INCOME BUDGET VS ACTUAL



EXPENDITURE BUDGET VS ACTUAL



KEY VARIANCE COMMENTARY
(\$20,000 and 10%)

Building Services
\$67k favourable income mainly due to timing variance in fees and charges.
\$104k favourable expenditure mainly due to a timing variance in employee related costs \$94k.

Corporate Strategy and Governance
\$35k unfavourable expenditure mainly due to timing variance in materials and contracts primarily in legal fees \$42k.

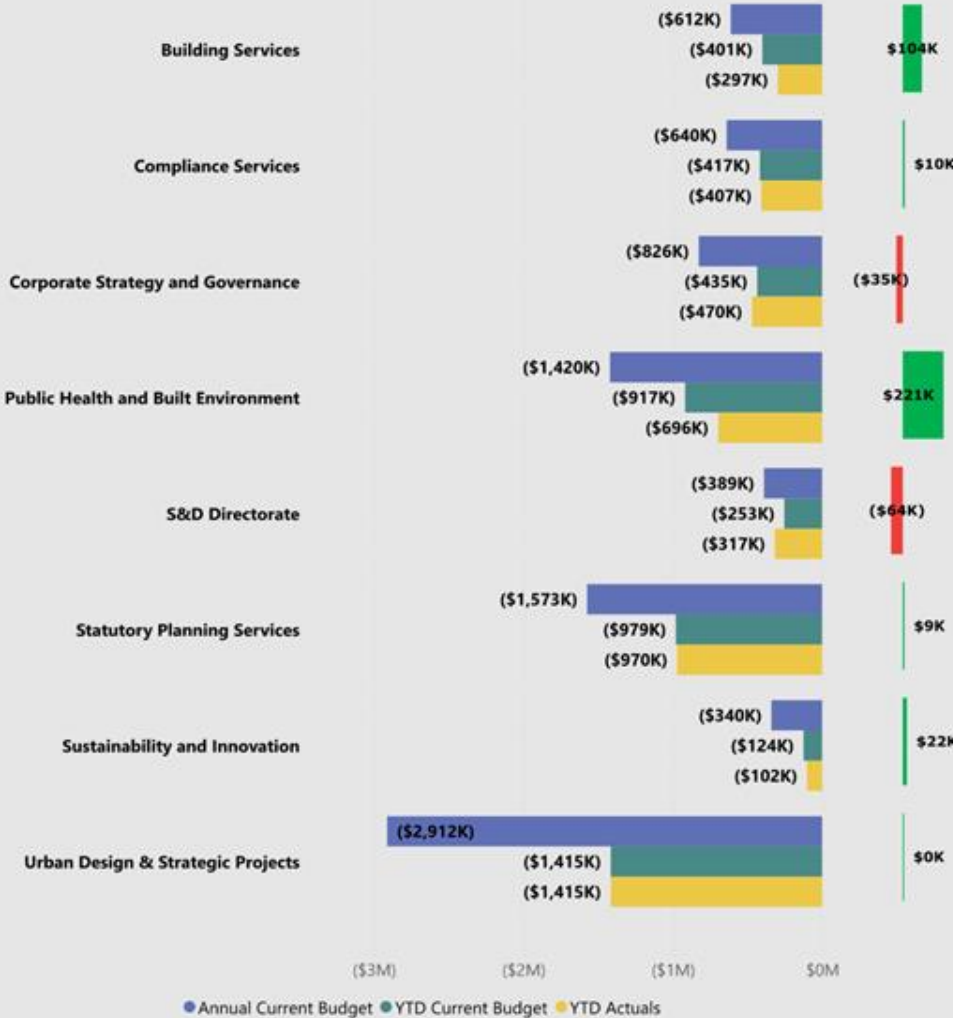
Public Health and Built Environment
\$123k unfavourable income mainly due to lower fees and charges.
\$221k favourable expenditure due to a timing variance for inspections \$130k, employee related costs \$58k and legal fees \$20k.

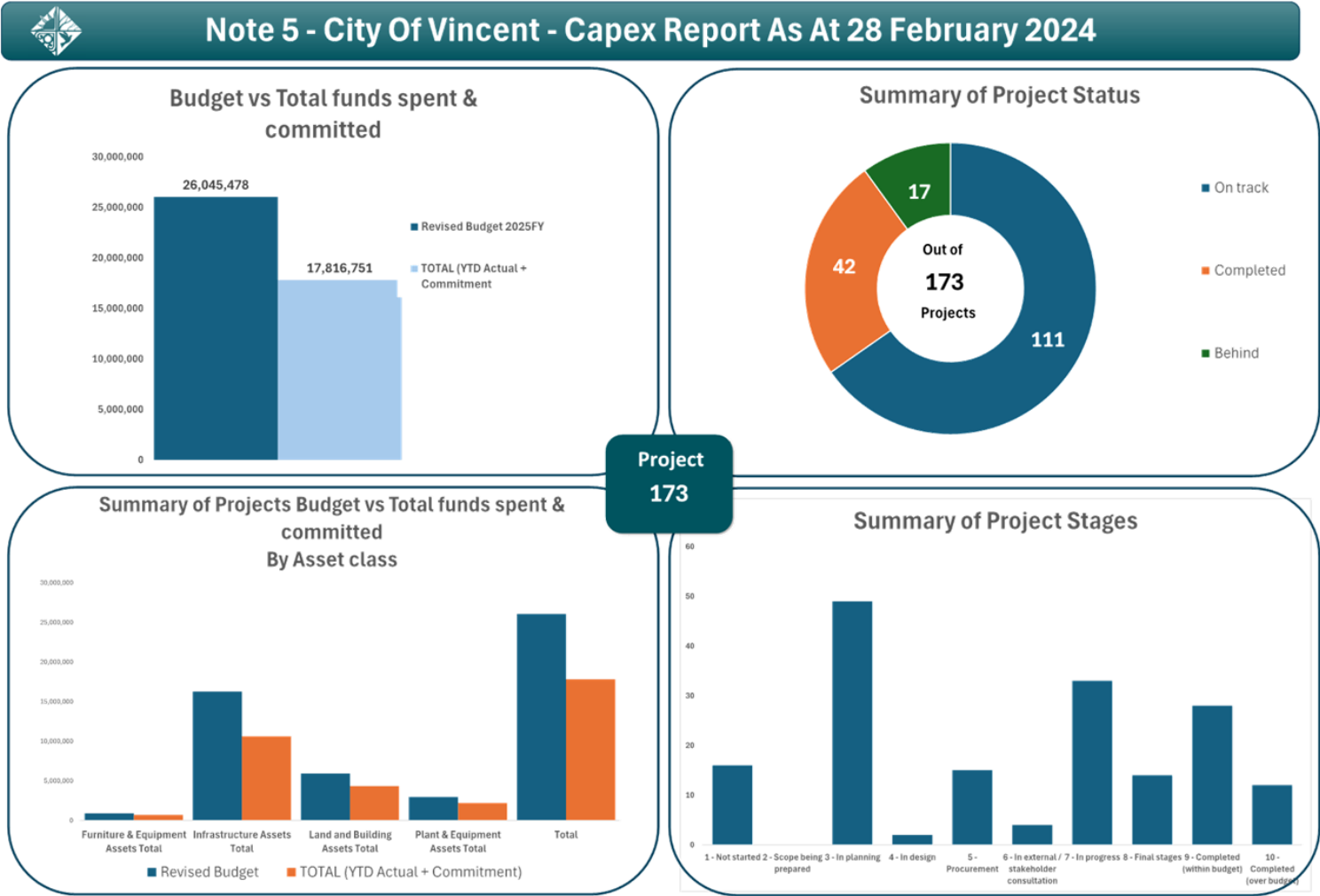
S&D Directorate
\$64k unfavourable expenditure mainly due to timing variance on employee related costs \$56k.

Statutory Planning Services
\$170k favourable income mainly due to timing of fees and charges \$140k and contributions of \$29k.

Sustainability and Innovation
\$22k favourable expenditure mainly due lower employee related costs of \$110k which is partially offset by unfavourable materials and contracts of \$88k.

EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals





CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2024/25
AS AT 28 FEBRUARY 2025

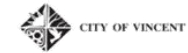
WO Name	Revised Budget 2025FY	YTD Budget	YTD Actual	YTD Variance	Commitment	TOTAL (YTD Actual + Commitment)	Status	Stage	Commentary
Land and Building Assets									
Air Conditioning & HVAC Renewal									
Air Conditioning & HVAC Renewal - Admin	483,560	-	-	-	-	-	On track	5 - Procurement	Tender approved by Council.
Air Con & HVAC Renew - Miscellaneous	91,570	91,570	60,286	31,284	-	60,286	On track	7 - In progress	Renewal program underway
Air Con/HVAC Renew - Mt Hawthorn Comm Centre (Leased)	100,000	-	-	-	-	-	Behind	1 - Not started	Project will need to be carryforwarded to FY26
Leederville Oval - HVAC Renewal - East Perth Function Room	120,000	10,000	8,200	1,800	182,610	190,810	On track	5 - Procurement	Works awarded
Air Con & HVAC Renew - Library & Local History Centre	-	-	104	(104)	-	104	Completed	9 - Completed (within budget)	2024FY project
Public Toilet Renewal Program									
Britannia Road Pavilion Toilets - Roof Resheeting	70,000	70,000	15,187	54,813	74,350	89,537	Completed	10 - Completed (over budget)	Project completed
BPLC - Construction of Indoor Changerooms									
BPLC - Construc & Fit Out Indoor Pool Changerooms	738,509	738,509	679,406	59,103	33,367	712,773	Completed	8 - Final stages	Project completed, 12 Month DLP to be paid in November 2025
Litis Stadium changeroom redevelopment									
Infrastructure Works - Litis Stadium	1,759,921	1,360,000	1,302,682	57,318	422,172	1,724,854	On track	7 - In progress	Works ongoing
Floreat Athens Clubroom Refurbishment - Litis Stadium	175,918	175,918	297,718	(121,800)	39,005	336,724	On track	7 - In progress	Kitchen equipment installation completed.
Beatty Park Leisure Centre - Facilities Infrastruc									
BPLC - Facilities Infrastructure Renewal	250,000	250,000	190,094	59,906	10,303	200,396	On track	7 - In progress	Works ongoing
BPLC - Pool Tiling Works	9,063	6,848	-	6,848	29,409	29,409	Completed	9 - Completed (within budget)	Project completed, 12 month DLP payment to be paid
BPLC - Eastern Side Grandstand - Water Ingress	350,000	-	859	(859)	564	1,423	Behind	5 - Procurement	In procurement, to be carry forwarded to FY26
BPLC - Repair and Maintain Heritage Grandstand	22,629	-	-	-	-	-	Completed	9 - Completed (within budget)	Project completed
Miscellaneous Asset Renewal (City Buildings)									
Misc Asset Renewal - City buildings	100,000	100,000	82,155	17,845	11,000	93,155	On track	7 - In progress	Renewal program underway
Loftus - Gymnastics WA - Renew Fans and Ventilation	100,000	-	-	-	100,000	100,000	On track	5 - Procurement	To be commenced in April 2025
Forrest Park Croquet - Kitchen Renewal	15,000	-	-	-	-	-	Behind	5 - Procurement	In procurement
City Buildings Painting Renewal	30,000	-	-	-	-	-	On track	4 - In design	Finalising scope
Land and Building Asset Renewal Projects									
DLGSC - Lighting Renewal	243,302	-	2,498	(2,498)	50,200	52,698	On track	3 - In planning	In consultation
Lease Property Non Scheduled Renewal	101,500	31,500	32,077	(577)	8,994	41,071	On track	7 - In progress	In progress
Library Renewals - Upgrades to Accessibility	85,000	45,000	46,431	(1,431)	13,479	59,910	On track	7 - In progress	Further works required
Gym roof repairs (Leased Belgravia)	60,000	-	-	-	52,940	52,940	On track	5 - Procurement	To be commenced in April 2025
Lift Renewal - Administration & Civic Centre	240,000	170,000	166,500	3,500	27,007	193,507	On track	7 - In progress	Lift install in progress
Leederville Oval - Misc Buildings Renewal	12,436	-	-	-	12,436	12,436	On track	3 - In planning	
Administration Centre Stage 1 - Accessibility (2024)	300,000	300,000	262,520	37,480	15,084	277,605	Completed	9 - Completed (within budget)	Project completed.
Stage 2 - Customer Service and Foyer Renewal (2025)	100,000	-	-	-	70,700	70,700	On track	5 - Procurement	To be commenced in April 2025
Loftus - Gymnastics WA - Roof Renewal	200,000	-	-	-	-	-	Behind	1 - Not started	Project will need to be carryforwarded to FY26
Mt Hawthorn Com Centre - Roof Renewal	200,000	-	-	-	-	-	Cancelled	1 - Not started	Project completed under operational maintenance.
DLGSC - Renew balcony tiling and waterproofing	35,000	-	-	-	-	-	Cancelled	1 - Not started	
North Perth Bowling Club - conversion of bowling green	66,000	-	-	-	-	-	On track	3 - In planning	
Water and Energy Efficiency Initiatives									
Water and Energy Efficiency Initiatives	50,000	10,000	8,640	1,360	-	8,640	On track	3 - In planning	
Litis Stadium									
Litis Stadium Floodlights	10,000	-	-	-	12,218	12,218	On track	7 - In progress	
Land & Building Assets Total									
	5,919,408	3,359,345	3,155,356	203,989	1,165,839	4,321,194			
Furniture & Equipment Assets									
Beatty Park Leisure Centre - Furniture & Equipment									
BPLC - Non Fixed Assets Renewal	195,000	100,000	89,517	10,483	6,375	95,892	On track	7 - In progress	Works ongoing
BPLC Non-Infrastructure Fixed Asset Renewal	100,000	80,000	64,996	15,004	-	64,996	On track	7 - In progress	Works ongoing
ICT Renewal Program									
ICT Infrastructure Renewal	120,000	50,000	23,772	26,228	-	23,772	On track	7 - In progress	Works ongoing
Public Arts Projects									
COVID-19 Artwork relief project	146,750	-	-	-	139,750	139,750	Behind	7 - In progress	To investigate alternate sites for William Street installation

Miscellaneous Asset Renewal (City Buildings)									
Furniture and Equipment Renewal - (Admin, Library and Depot)	40,000	20,000	15,370	4,630	-	15,370	On track	7 - In progress	Furniture renewal in progress - Library & Admin
Parking Machines Asset Replacement Program									
Parking Infrastructure Renewal Program	226,012	226,012	179,385	46,627	-	179,385	Completed	9 - Completed (within budget)	Project completed
Accessible City Strategy Implementation Program									
Accessible City Strategy Implementation - Capex for future years subject to Cash-in Lieu Reserve Funds received	56,362	56,362	97,170	(40,808)	67,601	164,771	On track	8 - Final stages	2024FY project
Furniture & Equipment Assets Total	884,124	532,374	470,210	62,164	213,726	683,937			
Plant & Equipment Assets									
Major Plant Replacement Program									
Heavy Fleet Replacement Program	1,785,000	1,100,000	1,093,292	6,708	758,475	1,851,767	On track	7 - In progress	
Fleet Management Program									
Light Fleet Replacement - Annual Allocation	-	-	-	-	-	-			
P1267 - Toyota Camry Hybrid 2.5L Rego 1GUX039	50,000	-	-	-	-	-	Behind	1 - Not started	Carry forward to FY26
P1268 - Toyota Corolla Hybrid 1GVG554	50,000	-	-	-	29,665	29,665	On track	3 - In planning	
P1270 - Toyota Corolla Hybrid 1GVG751, Ascent Hatch	50,000	-	-	-	-	-	Behind	1 - Not started	Carry forward to FY26
P1271 - Toyota Corolla Hybrid 1GVG752, Ascent Hatch	50,000	-	-	-	-	-	Behind	1 - Not started	Carry forward to FY26
P1272 - 1GWH072, Nissan LEAF EV 18MY, Artic White/Black	50,000	-	-	-	-	-	On track	3 - In planning	
P1273 - 1GWH073, Nissan LEAF Ev 18MY	50,000	-	-	-	-	-	Behind	1 - Not started	Carry forward to FY26
P1281 - HYUNDI - Ioniq EV Hatch - 1HCJ354 Rangers	50,000	-	-	-	-	-	Behind	1 - Not started	Carry forward to FY26
P1282 - Toyota Corolla Sedan Hybrid - 1HDR934	50,000	-	-	-	-	-	Behind	1 - Not started	Carry forward to FY26
P1289 - Kluger Hybrid Wagon 1HNG494	65,000	-	-	-	-	-	On track	3 - In planning	
P2186 - Fiat Doblo 1.6L MTA SWBLR VAN Diesel - 1GEA133	50,000	-	-	-	-	-	Behind	1 - Not started	Carry forward to FY26
P2193 - Nissan Navara 4x2 - 1GQG990	50,000	-	-	-	-	-	Behind	1 - Not started	Carry forward to FY26
P2212 - Nissan Navara 4X DSL Auto DC RX - 1HCO128	50,000	-	-	-	-	-	Behind	1 - Not started	Carry forward to FY26
P2213 - Renault Kangaroo 1HY67	50,000	-	-	-	-	-	Behind	1 - Not started	Carry forward to FY26
P2215 - NAVARA 4x2 1HKC697	50,000	-	-	-	-	-	Behind	1 - Not started	Carry forward to FY26
P4006 - Trailer - Signage (Rangers)	8,000	8,000	-	8,000	-	-	On track	3 - In planning	
P4009 - Box Trailer - 8WL891	3,000	3,000	2,655	345	-	2,655	Completed	3 - In planning	Delivered January 2025
P4020 - Trailer - Polmac 7x4 - 1TH4144	5,000	5,000	-	5,000	6,191	6,191	Completed	3 - In planning	Delivered Feb 2025 awaiting invoice
P4022 - Trailer - Polmac 7x4 Tipper - 1THR345	-	-	-	-	-	-	On track	3 - In planning	
P4026 - Trailer - 6 X 4 Tradesman - 1TDX236	7,500	-	-	-	-	-	On track	5 - Procurement	In procurement
P4029 - Trailer 6x4 14inch One Door 1THN265	5,000	5,000	-	5,000	5,979	5,979	On track	3 - In planning	
P4030 - Trailer 6x6 2 tonner Flat Top	5,000	5,000	-	5,000	6,518	6,518	Completed	3 - In planning	Delivered Feb 2025 waiting on invoice
P4032 - Trailer 6x4 Galvanized Import - 1TQH625	5,000	5,000	-	5,000	2,688	2,688	On track	3 - In planning	Ordered February 2025 expected delivery March 2025
P4035 - 7x4 Cage Trailer with ramp 1TSS280	5,000	5,000	-	5,000	-	-	On track	3 - In planning	
P2171 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	-	-	On track	3 - In planning	
P2209 - VW Caddy Maxi TD250	69,894	69,894	70,049	(155)	-	70,049	Completed	10 - Completed (over budget)	Completed
P2200 - VOLKSWAGEN Caddy Maxi TD250	69,894	69,894	70,340	(446)	-	70,340	Completed	10 - Completed (over budget)	Completed
P1279 - Toyota Camry Hybrid SL	28,000	-	-	-	-	-	On track	3 - In planning	
P2212 - Nissan Navara 4x DSL	45,000	-	-	-	-	-	On track	3 - In planning	
P1286 - Corolla Sedan Hybrid 1HKS151	-	-	712	(712)	-	712	Completed	9 - Completed (within budget)	Completed
Artists									
Artists - Public Art - Sculpture	20,000	-	-	-	2,400	2,400	On track	7 - In progress	
Miscellaneous									
Belgravia / Loftus Rec Centre - Purchase of Gym Equipments	156,813	156,813	146,665	10,148	-	146,665	Completed	9 - Completed (within budget)	Project completed, 2024FY project
Parks Irrigation Upgrade & Renewal Program									
Weather Stations and Soil Moisture Probes	16,365	10,000	10,150	(150)	-	10,150	Completed	9 - Completed (within budget)	Project completed, 2024FY project
Plant & Equipment Total	2,974,466	1,442,601	1,393,862	48,739	811,916	2,205,778			
Infrastructure Assets									
Robertson Park Development Plan - Stage 1									
Robertson Park Stage 1A - Tennis Centre	378,015	350,000	387,999	(37,999)	-	387,999	Completed	10 - Completed (over budget)	Project completed
Greening program - Robertson Park	15,283	15,283	20,754	(5,471)	-	20,754	Completed	10 - Completed (over budget)	Project completed
Robertson Park Stage 1B/1C - Tennis Centre	1,579,000	-	-	-	1,405,361	1,405,361	On track	7 - In progress	Contract signed
Robertson Park Stage 1B - Contingency	-	-	-	-	-	-	On track	7 - In progress	
Robertson Park Stage 1A - Contingency	28,929	28,929	31,799	(2,870)	1,926	33,725	Completed	9 - Completed (within budget)	Project completed
MISCELLANEOUS									
Temporary at-grade car park	450,000	-	6,482	(6,482)	-	6,482	On track	3 - In planning	
Parks Fencing Renewal Program									
Shakespeare St Res - renew perimeter fencing	30,000	15,000	11,977	3,023	-	11,977	Completed	9 - Completed (within budget)	Project completed
Jack Marks Reserve - renew perimeter fencing	50,000	-	-	-	73,014	73,014	On track	7 - In progress	Awaiting installation dates

Footpath Upgrade and Renewal Program									
Footpath Upgrade and Renewal Program	185,500	185,500	170,851	14,649	11,750	182,601	Completed	9 - Completed (within budget)	Project completed
Parks Irrigation Upgrade & Renewal Program									
Britannia Reserve - renew groundwater bore (south) No 40	45,000	-	-	-	-	-	Cancelled	1 - Not started	Works not required
Keith Frame Res - renew ground irrigation system and electrical cubicle and bore renewal	119,386	119,386	91,605	27,781	991	92,596	Completed	9 - Completed (within budget)	Project completed
Hyde Park - renew groundwater bores No 24 and 29	90,000	-	-	-	60,000	60,000	On track	7 - In progress	Works ongoing
Robertson Park - renew groundwater bore No 31	50,000	-	-	-	50,000	50,000	On track	7 - In progress	DWER licence reviewed - installation autumn/winter 2025
Gladstone St Res - renew irrigation, elec cabinet and ground water bore	120,000	60,000	57,282	2,718	18,929	76,211	On track	7 - In progress	Irrigation renewal commencing February 2025
Ellesmere St Res - renew groundwater bore & electrical cabinet	75,000	-	-	-	73,062	73,062	On track	5 - Procurement	In procurement
Brentham St Res - renew groundwater bore and electrical cabinet iron filter	75,000	-	-	-	28,444	28,444	On track	5 - Procurement	In procurement
Forrest Park - upgrade irrigation system and electrical cabinet	170,000	-	-	-	-	-	On track	3 - In planning	Project uncertainties due to carpark development
Litis Stadium - Inground Irrigation Renewal	250,000	50,000	29,140	20,860	-	29,140	On track	5 - Procurement	In procurement
	90,000	90,000	92,095	(2,095)	2,160	94,255	Completed	9 - Completed (within budget)	Project completed
Road Maintenance Programs – MRRG									
Annual MRRG Program - bgt to be split	79,508	-	-	-	-	-	On track	3 - In planning	
MRRG - Brady Street South Bound	185,689	185,689	159,012	26,677	-	159,012	Completed	9 - Completed (within budget)	Project completed
MRRG - Powis Street EB	-	-	-	-	-	-	On track	3 - In planning	
MRRG - Bulwer Street EB	233,936	233,936	270,030	(36,094)	5,182	275,213	On track	10 - Completed (over budget)	Project completed, waiting linemarking
MRRG - Angove Street EB	242,747	242,747	302,155	(59,408)	3,958	306,114	On track	3 - In planning	Works ongoing
MRRG - Leederville Pde	366,120	-	-	-	1,800	-	On track	3 - In planning	
Road Maintenance Programs – Local Road Program									
Annual Local Roads Program - bgt to be split	548,455	-	12,837	(12,837)	-	12,837	On track	3 - In planning	
LRP - Melrose St - Oxford St to Leicester St	159,830	159,830	123,996	35,834	21,222	145,217	On track	8 - Final stages	Project completed, waiting linemarking
LRP - Stamford St - Melrose Street to Freeway Off Ramp	86,845	86,845	77,936	8,909	3,547	81,483	On track	8 - Final stages	Project completed, waiting linemarking
LRP - Barnet St - Bourke Street to Barnet place	182,820	182,820	126,358	56,462	500	126,858	On track	8 - Final stages	Project completed, waiting linemarking
LRP - Vine St - View Street to Alma Road	66,000	66,000	30,390	35,610	57,452	87,841	On track	7 - In progress	Work ongoing
LRP - Amy St - Lake St to Cul-De-Sac	89,870	39,870	26,479	13,391	65,668	92,147	On track	7 - In progress	Work ongoing
LRP - Halsey Ave - Bruce St to Richmond St	-	-	4,476	(4,476)	-	4,476	On track	3 - In planning	
LRP - Eton St - Ellesmere St to Green St	191,785	91,785	64,939	26,846	141,494	206,433	On track	7 - In progress	Work ongoing
LRP - Old Aberdeen Place - Golding St to Cul De Sac	92,840	32,840	18,061	14,779	11,611	29,672	On track	3 - In planning	
LRP - Broome Street - Beaufort St to Smith St	181,555	80,000	61,023	18,977	97,513	158,536	On track	3 - In planning	
LRP - Glebe Street - View St to Alma Rd	-	-	-	-	-	-	On track	3 - In planning	
LRP - Raglan Rd - Fitzgerald St to Norfolk St	-	-	-	-	-	-	On track	3 - In planning	
LRP - Forrest Street - Norfolk St to William St	-	-	26	(26)	-	26	On track	3 - In planning	
LRP - Forrest Street - William St to Walcott St	-	-	-	-	-	-	On track	3 - In planning	
LRP - Chamberlain Street - Loftus Street to Pennant Street	-	-	905	(905)	2,565	3,471	Completed	9 - Completed (within budget)	Project completed
LRP - Hardy Street - Howlett Street to Scarborough Beach Road	-	-	180	(180)	-	180	Completed	9 - Completed (within budget)	Project completed
LRP - Richmond Street - Oxford Street to Leicester Street	-	-	269	(269)	5,566	5,835	Completed	9 - Completed (within budget)	Project completed
LRP - Albert Street - Barnet Street to Charles	104,182	50,000	38,808	11,192	-	38,808	On track	8 - Final stages	2024FY project
LRP - Dureidin Street - Woodstock Street	-	-	2,220	(2,220)	-	2,220	On track	8 - Final stages	2024FY project
LRP - Pennant Street - Kadina Street to	-	-	655	(655)	-	655	On track	8 - Final stages	2024FY project
LRP - Stuart Street - Fitzgerald Street	-	-	4,674	(4,674)	4,080	8,754	On track	8 - Final stages	2024FY project
Parks Greening Plan Program									
Greening plan	150,000	10,000	10,685	(685)	46,451	57,136	On track	7 - In progress	Stock ordered for 2025FY planting season
Post PSHB Restoration Works	125,000	10,000	6,601	3,399	21,115	27,716	On track	4 - In design	Design for island revegetation being developed
Traffic Management Improvements									
Minor Traffic Management Improvements	283,736	150,000	100,534	49,466	74,009	174,543	On track	7 - In progress	Works ongoing
Parks Infrastructure Upgrade & Renewal Program									
Parks Infrastructure Upgrade & Renewal - BBQ provision	45,000	45,000	44,040	960	-	44,040	Completed	9 - Completed (within budget)	Project completed.
Axford Park - replace flag poles	10,000	10,000	8,242	1,758	-	8,242	Completed	9 - Completed (within budget)	Project completed.
Accessible City Strategy Implementation Program									
Wayfinding Implementation Plan - Stage 1	126,800	-	1,000	(1,000)	-	1,000	Behind	5 - Procurement	Procurement plan being developed
Road Maintenance Programs – State Black Spot									
Blackspot - Broome/Wright, Highgate	218,994	200,000	201,075	(1,075)	33,852	234,927	On track	7 - In progress	Works ongoing
Blackspot - Brady Street & Tasman Street	-	-	7,754	(7,754)	150	7,904	On track	8 - Final stages	

Road Maintenance Programs – Roads to Recovery									
Annual Roads to Recovery Program - bgt to be split	27,244	-	-	-	-	-	On track	3 - In planning	
R2R - Albert Street - Tay St to Barnett St	-	-	58,528	(58,528)	7,445	65,973	On track	3 - In planning	
R2R - Brenham Street - Egina and Raglan	-	-	2,577	(2,577)	-	2,577	Completed	10 - Completed (over budget)	Project completed
R2R - Raglan Road - Hutt to Hyde Street	109,971	109,971	94,008	15,963	-	94,008	Completed	9 - Completed (within budget)	Project completed
R2R - Egina Street - Scarborough Beach Road to Ber	-	-	18,295	(18,295)	1,577	18,872	Completed	10 - Completed (over budget)	Project completed
R2R - Halsey Ave - Bruce St to Richmond St	36,795	6,795	870	5,925	28,819	29,489	On track	3 - In planning	
R2R - Bramall Street - E Parade to Joel Toe	59,730	-	870	(870)	58,559	59,429	On track	3 - In planning	
Public Open Space Strategy Implementation Plan									
Public Open Space Strategy Implementation	30,600	20,000	18,876	1,124	-	18,876	On track	5 - Procurement	In procurement
Birdwood Square - Public Toilets	24,695	24,695	39,007	(14,312)	1,081	40,087	On track	9 - Completed (within budget)	Project completed
Birdwood Square upgrades - POS elements	59,530	59,530	54,494	5,036	-	54,494	On track	8 - Final stages	Items ordered
Parks Lighting Renewal Program									
Lighting Renewal Program - General Provision	50,000	50,000	70,611	(20,611)	23,034	93,645	Completed	10 - Completed (over budget)	Carried out emergency works at Robertson Park
Community Safety Initiatives									
Laneway Lighting Program	83,200	40,000	67,113	(27,113)	8,238	75,351	On track	7 - In progress	Finalising last laneway to be completed
Banks Reserve Master Plan Implementation									
Walter's Brook Crossing	248,475	175,000	155,335	19,665	42,717	198,052	On track	3 - In planning	
General landscape - EPPS Foreshore Upgrades	50,000	30,000	28,946	1,054	-	28,946	On track	3 - In planning	
Boardwalk - Interpretation Node	17,569	10,000	7,022	2,978	295	7,317	On track	8 - Final stages	
General landscape upgrades	50,000	-	-	-	-	-	On track	3 - In planning	
Gully Soak-well and Minor Drainage Improvement Pro									
Minor Drainage Improvement Program	87,893	47,893	42,377	5,516	4,849	47,226	On track	7 - In progress	Works ongoing
Catchment Drainage Improvements	500,000	200,000	160,481	39,519	144,938	305,419	On track	3 - In planning	Menzie Park, relining works and hotspot areas.
Gully Soak Well Program	-	-	19,652	(19,652)	15,878	35,530	On track	7 - In progress	
Mt Hawthorn West Drain Improv – Stage 1	-	-	-	-	-	-	-	-	
Parks Eco-Zoning Program									
Monmouth Street	8,136	-	-	-	-	-	On hold	1 - Not started	On hold
Jack Marks Reserve - Eco-zoning	10,000	-	80	(80)	-	80	On track	3 - In planning	Works to be implemented May/June 2025
Road Reserves - Eco-zoning	13,000	-	-	-	-	-	On track	6 - In external / stakeholder consultation	Consultation being developed - implementation May/June 2025
Bourke Street Reserve - Eco-zoning	20,000	-	-	-	-	-	On track	6 - In external / stakeholder consultation	Consultation being developed - implementation May/June 2025
Leske/Alma Street Reserve - Eco-zoning	7,000	-	-	-	3,052	3,052	On track	6 - In external / stakeholder consultation	Consultation being developed - implementation May/June 2025
Blackford Street Reserve - Eco-zoning	-	-	151	(151)	133	284	Completed	9 - Completed (within budget)	Project completed
Parks Pathways Renewal Program									
Venables Park - re-asphalt existing bitumen pathways	50,000	-	-	-	-	-	On track	3 - In planning	Works to be programmed with Engineering
Banks Reserve - re-asphalt existing bitumen pathways	50,000	-	-	-	-	-	On track	3 - In planning	Works to be programmed with Engineering
Car Parking Upgrade/Renewal Program									
Minor Capital Improv of City Car Parks (General Provision)	-	-	-	-	2,516	2,516	On track	3 - In planning	
Access and Inclusion (DAIP) – ACROD Parking Improve Program	30,000	30,000	16,498	13,502	1,354	17,853	Completed	9 - Completed (within budget)	Project completed
Accessibility audits and proposed project implementation	50,000	-	-	-	-	-	Completed	9 - Completed (within budget)	Project completed within ACROD Parking Improve Program
Bus Shelter Replacement and Renewal Program									
Bus Shelters - Replace & Upgrade	40,000	5,000	3,500	1,500	7,284	10,784	On track	3 - In planning	
Parks Playground / Exercise Equipment Upgrade									
Britannia Reserve - replace exercise equipment	80,000	-	126	(126)	74,998	75,124	On track	7 - In progress	Installation April/May 2025
Edinboro St Res - repl playground equipment and soft fall	160,000	-	240	(240)	160,000	160,240	On track	6 - In external / stakeholder consultation	Consultation underway to pick final design
Hyde Park - renew playground and softfall (east)	150,000	-	-	-	150,000	150,000	On track	5 - Procurement	Consultation underway to pick final design
Auckland & Hobart St Reserve - replace shade sails	25,000	15,000	10,845	4,155	-	10,845	Completed	9 - Completed (within budget)	Project completed
Bentley Park Reserve - Renew Playground Equipment and Softfall	170,000	-	120	(120)	170,000	170,120	On track	5 - Procurement	Consultation underway to pick final design
Birdwood Square - Renew Playground Equipment and Softfall	170,000	170,000	175,830	(5,830)	-	175,830	Completed	10 - Completed (over budget)	Project completed
Leased Properties Margaret Kindy - Playground Equipment and Softfall	100,000	100,000	94,230	5,770	-	94,230	Completed	9 - Completed (within budget)	Project completed
Renewal	85,793	85,793	94,200	(8,407)	-	94,200	Completed	10 - Completed (over budget)	Project completed
Braithwaite Park - playground and soft fall replac (south)	-	-	650	(650)	-	650	Completed	10 - Completed (over budget)	Project completed
Lynton St Res - Renew/repl playground equipment	-	-	-	-	-	-	Completed	9 - Completed (within budget)	Project completed
Hyde Park - water playground	-	-	-	-	-	-	Completed	-	-
Bicycle Network									
Bicycle Network	511,001	30,000	30,046	(46)	-	30,046	On track	3 - In planning	
Bicycle Network - Travel Smart Actions	25,475	-	-	-	864	864	On track	3 - In planning	
Rights of Way Rehabilitation Program									
Rights of Way Rehab Program	126,000	-	-	-	1,116	1,116	On track	3 - In planning	
Street Lighting Renewal Program									
Street Lighting Upgrade Program	30,000	-	1,825	(1,825)	19,080	20,905	On track	3 - In planning	

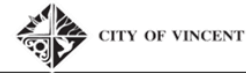
Skate Space at Britannia Reserve									
Mt Haet Skate Park - Youth Skate Facility (Election Commitment)	165,440	165,440	107,175	58,265	6,000	113,175	Completed	9 - Completed (within budget)	Project completed
Car Parking Upgrade/Renewal Program									
HBF Stadium Car Park	54,220	54,220	45,677	8,543	2,700	48,376	On track	8 - Final stages	2024FY project
Sullivan Logistics Stadium Turf & Lighting Upgrade									
Sullivan Logistics Stadium Turf Upgrade	2,506,175	1,200,000	1,214,103	(14,103)	21,225	1,235,328	On track	8 - Final stages	Reached practical completion
Sullivan Logistics Stadium Lighting Upgrade	2,619,712	1,000,000	992,053	7,947	1,093,164	2,085,218	On track	7 - In progress	Works ongoing
Infrastructure Assets Total	16,267,480	6,420,797	6,231,755	189,042	4,374,087	10,605,842			
Total	26,045,478	11,755,117	11,251,183	503,934	6,565,569	17,816,751			
Summary									
	Revised Budget 2025FY	YTD Budget	YTD Actual	Remaining Budget					
	\$	\$	\$	\$					
Land and Buildings	5,919,408	3,359,345	3,155,356	46.69%					
Furniture and Equipment	884,124	532,374	470,210	46.82%					
Plant and Equipment	2,974,466	1,442,601	1,393,862	53.14%					
Infrastructure Assets	16,267,480	6,420,797	6,231,755	61.69%					
Total	26,045,478	11,755,117	11,251,183	56.80%					
Funding									
	Revised Budget 2025FY	YTD Budget	YTD Actual	Remaining Budget					
	\$	\$	\$	\$					
Own Source Funding - Municipal	12,294,976	5,405,584	6,055,714	50.7%					
Cash Backed Reserves	3,927,814	1,886,951	2,111,674	46.2%					
Capital Grants, Contributions and Loans	9,270,338	4,224,232	2,735,147	70.5%					
Other (Disposals/Trade In)	552,350	238,350	348,648	36.9%					
Total	26,045,478	11,755,117	11,251,183	56.80%					



CITY OF VINCENT
NOTE 6 - CASH BACKED RESERVES
AS AT 28 FEBRUARY 2025

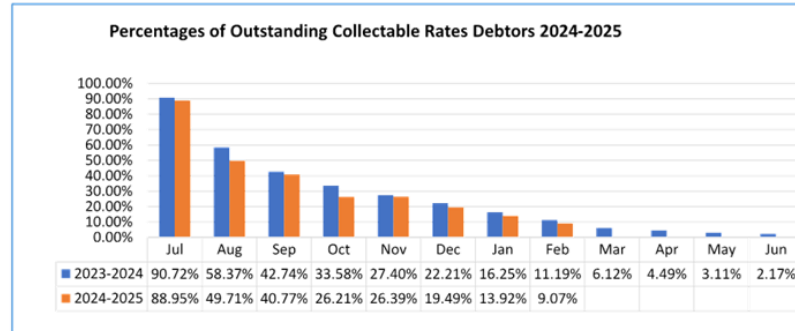
Reserve Particulars	Budget	Actual	Budget	YTD Actual	Budget	YTD Actual	Budget	YTD Actual	Budget	Actual
	Opening	Opening	Transfers	Transfers	Interest	Interest	Transfers	Transfers	Closing	Closing
	Balance	Balance	to Reserve	to Reserve	Earned	Earned	from Reserve	from Reserve	Balance	Balance
	1/07/2024	1/07/2024	28/02/2025	28/02/2025	28/02/2025	28/02/2025	28/02/2025	28/02/2025	28/02/2025	28/02/2025
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Asset Sustainability Reserve	9,406,909	9,406,909	1,076,237	1,111,707	213,176	313,595	(1,600,000)	(1,816,027)	9,096,322	9,016,183
Beatty Park Leisure Centre Reserve	273,462	273,462	0	0	5,848	8,603	(85,000)	(85,000)	194,310	197,065
Cash in Lieu Parking Reserve	1,014,538	1,014,538	0	0	21,352	31,410	(45,000)	(63,844)	990,890	982,104
Hyde Park Lake Reserve	175,492	175,492	0	0	4,320	6,355	0	0	179,812	181,847
Land and Building Acquisition Reserve	323,439	323,439	0	0	7,960	11,710	0	0	331,399	335,148
Leederville Oval Reserve	107,344	107,344	0	0	1,856	2,730	0	0	109,200	110,075
Loftus Community Centre Reserve	149,712	149,712	0	0	3,688	5,425	0	0	153,400	155,138
Loftus Recreation Centre Reserve	285,115	285,115	48,600	47,021	3,040	4,472	(156,813)	(146,665)	179,942	189,943
Office Building Reserve - 246 Vincent Street	216,638	216,638	0	0	5,336	7,850	0	0	221,974	224,487
Parking Facility Reserve	114,926	114,926	0	0	2,832	4,166	0	0	117,758	119,092
Percentage For Public Art Reserve	303,870	303,870	0	0	5,504	8,097	0	0	309,374	311,966
Plant and Equipment Reserve	138	138	0	0	0	0	(138)	(138)	(0)	(0)
POS reserve - General	1,409,951	1,409,951	0	0	34,704	51,052	0	0	1,444,655	1,461,003
POS reserve - Haynes Street	100,340	100,340	28,360	28,362	2,080	3,060	0	0	130,780	131,761
State Gymnastics Centre Reserve	152,078	152,078	9,016	9,060	3,744	5,508	0	0	164,838	166,646
Strategic Waste Management Reserve	271,472	271,472	100,000	100,000	6,728	9,897	0	0	378,200	381,370
Catalina Land Sales Reserve	6,022,134	6,022,134	3,541,667	3,541,667	148,352	218,235	0	0	9,712,153	9,782,035
Underground Power Reserve	2,551,268	2,551,268	0	0	62,808	92,394	0	0	2,614,076	2,643,662
	22,878,826	22,878,826	4,803,880	4,837,816	533,328	784,558	(1,886,951)	(2,111,674)	26,329,083	26,389,526

CITY OF VINCENT
NOTE 7 - RECEIVABLES (RATING & OTHER DEBTORS)
FOR THE MONTH ENDED 31 January 2025



Rates Outstanding

	Total
Balance from Previous Year	1,345,454
Rates Levied - Initial	44,225,965
Rates Levied - Interims	74,987
Rates Waived	(121,671)
Non Payment Penalties	590,439
Other Rates Revenue	184,140
Total Rates Collectable	46,299,314
Outstanding Rates	4,199,093
ESL Debtors	341,302
Pensioner Rebates Not Yet Claimed	856,989
ESL Rebates Not Yet Claimed	30,578
Deferred Rates Debtors	0
Current Rates Outstanding	5,427,962

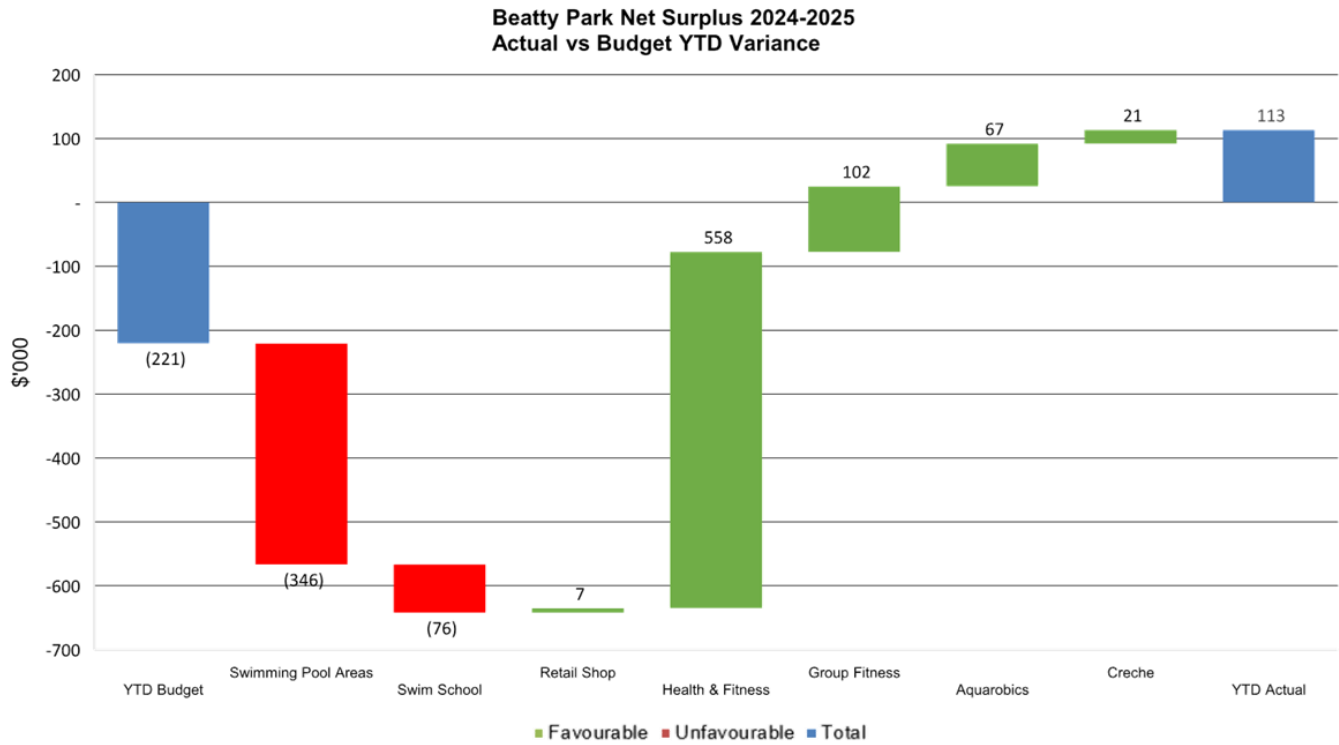


Receivable - Other Debtors

DESCRIPTION

	30 Days	60 Days	90 Days	OVER 90 DAYS	BALANCE
	\$	\$	\$	\$	\$
DEBTOR CONTROL - HEALTH LICENCES	3,539	376	429	122,673	127,017
DEBTOR CONTROL - CASH IN LIEU CAR PARKING	0		0	141,121	141,121
DEBTOR CONTROL - PROPERTY INCOME	28,961	(7,609)	0	(2,740)	18,612
DEBTOR CONTROL - RECOVERABLE WORKS	1,370	0	0	930	2,299
DEBTOR CONTROL - OTHER	112,709	0	0	69,681	182,390
DEBTOR CONTROL - % ART CONTRIBUTIONS	0	0	0	0	0
DEBTOR CONTROL - PLANNING SERVICES FEES	0	30	0	(294)	(264)
DEBTOR CONTROL - GST	(210,148)	7,312	(126,901)	329,737	0
DEBTOR CONTROL - INFRINGEMENT	284,520	161,101	66,774	1,028,701	1,541,095
PROVISION FOR DOUBTFUL DEBT (CURRENT)	0	0	0	(327,743)	(327,743)
IMPAIRMENT OF RECEIVABLES	0	0	0	(218,356)	(218,356)
TOTAL DEBTORS OUTSTANDING AS AT 31/10/2024	220,951	161,210	(59,698)	1,143,708	1,466,171
	15.1%	11.0%	-4.1%	78.0%	100.0%
ACCRUED INCOME					144,843
ACCRUED INTEREST					958,099
PREPAYMENTS					101,534
LEASE INCENTIVE - NON CURRENT					663,051
TOTAL TRADE AND OTHER RECEIVABLES					3,333,699

CITY OF VINCENT
NOTE 8 - STATEMENT OF FINANCIAL ACTIVITY
BY SERVICE - GRAPH
AS AT 28 FEBRUARY 2025





CITY OF VINCENT

CITY OF VINCENT
NOTE 8 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION
AS AT 28 FEBRUARY 2025

	Original Budget	YTD Budget	YTD Actuals	YTD Actuals	Month Actuals	Month Actuals
	2024/25	Feb-25	Feb-25	Feb-24	Feb-25	Feb-24
	\$	\$	\$	\$	\$	\$
<u>ADMINISTRATION</u>						
Revenue	0	0	0	(188,004)	(87,328)	(74,805)
Expenditure	0	0	0	187,574	87,328	74,805
Surplus/(Deficit)	0	0	0	(430)	0	0
<u>SWIMMING POOLS AREA</u>						
Revenue	3,081,921	2,136,666	2,363,129	666,740	267,009	254,300
Expenditure	(5,260,213)	(3,513,636)	(4,086,299)	(851,403)	(416,891)	(261,881)
Surplus/(Deficit)	(2,178,292)	(1,376,970)	(1,723,170)	(184,663)	(149,882)	(7,581)
<u>SWIM SCHOOL</u>						
Revenue	2,254,260	1,659,382	1,593,863	637,174	224,454	207,498
Expenditure	(1,570,118)	(1,026,223)	(1,036,263)	(389,626)	(150,446)	(127,650)
Surplus/(Deficit)	684,142	633,159	557,601	247,549	74,008	79,848
<u>RETAIL SHOP</u>						
Revenue	741,524	498,979	571,858	146,385	55,423	54,144
Expenditure	(507,303)	(338,065)	(403,818)	(72,520)	(16,270)	(38,091)
Surplus/(Deficit)	234,221	160,914	168,040	73,865	39,153	16,053
<u>HEALTH & FITNESS</u>						
Revenue	2,291,153	1,572,198	2,179,909	661,674	247,441	220,100
Expenditure	(1,723,789)	(1,124,623)	(1,174,395)	(301,435)	(133,072)	(111,520)
Surplus/(Deficit)	567,364	447,575	1,005,514	360,239	114,369	108,580
<u>GROUP FITNESS</u>						
Revenue	798,500	540,061	734,342	227,627	81,404	75,994
Expenditure	(683,320)	(458,450)	(550,325)	(152,517)	(92,713)	(48,553)
Surplus/(Deficit)	115,180	81,611	184,017	75,110	(11,309)	27,441
<u>AQUAROBICS</u>						
Revenue	324,958	224,365	296,252	90,568	32,377	30,102
Expenditure	(251,236)	(166,267)	(171,205)	(39,911)	(17,384)	(12,010)
Surplus/(Deficit)	73,722	58,098	125,046	50,657	14,993	18,092
<u>CRECHE</u>						
Revenue	94,184	67,427	78,312	25,625	8,511	8,421
Expenditure	(446,243)	(292,368)	(281,884)	(78,271)	(31,723)	(24,763)
Surplus/(Deficit)	(352,059)	(224,941)	(203,573)	(52,646)	(23,212)	(16,341)
Net Surplus/(Deficit)	(855,722)	(220,554)	113,721	569,787	58,120	226,113
Less: Depreciation	(1,695,004)	(1,130,000)	(1,166,337)	0	0	0
Surplus/(Deficit)	839,282	909,446	1,280,057	569,787	58,120	226,113

11.2	AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 FEBRUARY 2025 TO 28 FEBRUARY 2025
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- Attachments:**
1. February 2025 - Payments by EFT and Payroll [!\[\]\(bce299b8ed8948b1cd2d7ed9ab94fba3_img.jpg\)](#) [!\[\]\(431198fd4c61faec9bd6bfaff4a66f22_img.jpg\)](#)
 2. February 2025 - Payments by Direct Debit [!\[\]\(81df841c352ae9c8bd8f8eb9bd46fc83_img.jpg\)](#) [!\[\]\(200400e0811d453b8b2c51a1013d4687_img.jpg\)](#)
 3. February 2025 - Payment by Cheques [!\[\]\(d9cac39c6436b413b5a75f87c3795bfa_img.jpg\)](#) [!\[\]\(2ce4122b615766bb78fec35629b76dda_img.jpg\)](#)
 4. February 2025- Payments by Fuel Cards [!\[\]\(72b996ef1852a453eb48cb9a3f56c5df_img.jpg\)](#) [!\[\]\(f41262a954fe860ec47c29ed3a9ff5b5_img.jpg\)](#)

Recommendation:

That Council RECEIVES the list of accounts paid under delegated authority for the period 01 February 2025 to 28 February 2025 as detailed in Attachments 1, 2, 3 and 4 as summarised below:

EFT payments, including payroll	\$4,903,223.30
Cheques	\$570.65
Direct debits, including credit cards	\$590,864.46
 Total payments for February 2025	 \$5,494,658.41

PURPOSE OF REPORT:

To present to Council the list of expenditure and accounts paid for the period 01 February 2025 to 28 February 2025.

DELEGATION:

Regulation 13(1) and (3) of the *Local Government (Financial Management) Regulations 1996* requires that a list of accounts A list prepared under sub regulation (1) is to be presented to Council at the next ordinary meeting of Council after the list is prepared.

BACKGROUND:

Council has delegated to the Chief Executive Officer (Delegation No. 2.2.18) the power to make payments from the City's Municipal and Trust funds.

In accordance with *Regulation 13(1)* of the *Local Government (Financial Management) Regulations 1996* a list of accounts paid by the Chief Executive Officer is to be provided to Council, where such delegation is made.

The list of accounts paid must be recorded in the minutes of the Council Meeting.

DETAILS:

The Schedule of Accounts paid for the period 01 February to 28 February 2025, covers the following:

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
EFT Payments	3170-3177	\$3,182,985.51
Payroll by Direct Credit	February 2025	\$1,720,237.79
Sub Total		\$4,903,223.30

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
Cheques		
Cheques	82794 - 82795	\$570.65
Sub Total		\$570.65

Direct Debits (including Credit Cards)

Lease Fees	\$21,017.53
Loan Repayments	\$533,361.93
Bank Charges – CBA	\$25,363.86
Credit Cards	\$11,121.14
Sub Total	\$590,864.46

Total Payments **\$5,494,658.41**

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Regulation 12(1) and (2) of the *Local Government (Financial Management) Regulations 1996*:

“12. Payments from municipal fund or trust fund, restrictions on making

(1) A payment may only be made from the municipal fund or the trust fund —

- if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or*
- otherwise, if the payment is authorised in advance by a resolution of Council.*

(2) Council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to Council.”

Regulation 13(1) and (3) of the *Local Government (Financial Management) Regulations 1996*:

“13. Lists of Accounts

(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —

- the payee’s name;*
- the amount of the payment;*
- the date of the payment; and*
- sufficient information to identify the transaction.*

(2) A list prepared under sub regulation (1) is to be —

- presented to Council at the next ordinary meeting of Council after the list is prepared; and*
- recorded in the minutes of that meeting.”*

RISK MANAGEMENT IMPLICATIONS

Low: Management systems are in place that establish satisfactory controls, supported by the internal and external audit functions. Financial reporting to Council increases transparency and accountability.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

Our community is aware of what we are doing and how we are meeting our goals.

Our community is satisfied with the service we provide.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Expenditure covered in this report includes various projects, programs, services and initiatives that contribute to protecting/enhancing the City's built and natural environment and to improving resource efficiency.

PUBLIC HEALTH IMPLICATIONS:

Expenditure covered in this report includes various projects, programs and services that contribute to the priority health outcomes within the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

All municipal fund expenditure included in the list of payments is in accordance with Council's annual budget.

Authorisation of Expenditure for the Period February 2025 Payment by EFT and Payroll (Payee A-Z)			
Payment Date	Payee	DESCRIPTION	AMOUNT
7/02/2025	192 Stirling St Pty Ltd aff 19	Refund of planning application fee Recpt	\$ 5,136.00
7/02/2025	4Park Pty Ltd	Birdwood square playground	\$ 192,720.00
7/02/2025	ABC	Footpaths/Cycleways - Palmerston /Brisbane st	\$ 3,217.50
7/02/2025	ABC	Walter's Brook Crossing - Upgrade and Co	\$ 1,276.00
7/02/2025	ABN Residential WA Pty Ltd ta	Refund of infrastructure bond	\$ 3,000.00
7/02/2025	Agserv	Supply of Rat Bait	\$ 335.50
7/02/2025	AKC Pty Ltd T/as Baileys Ferti	Fertiliser supplies	\$ 1,715.89
7/02/2025	Alinta Sales Pty Ltd	Gas supplies: various locations	\$ 684.45
7/02/2025	Alison Xamon	Reimbursement - Parking fee and fuel exp	\$ 62.61
7/02/2025	Allstate Kerbing	Kerbing services - various locations	\$ 1,088.74
7/02/2025	Amerex Pty Ltd	Refund of infrastructure bond	\$ 3,000.00
7/02/2025	Ampol Australia Petroleum Pty	Fuel and Oil - January 2025	\$ 28,340.00
7/02/2025	Andrew Watt	Refund of part membership fee - BPLC	\$ 562.23
7/02/2025	Anna Cappelletta	Fitness instructor fee	\$ 1,530.00
7/02/2025	Arbor West Pty Ltd	Powerline pruning	\$ 44,387.75
7/02/2025	Asphaltech Pty Ltd	Asphalt supplies	\$ 327,544.24
7/02/2025	Audhu Pty Ltd	Refund of infrastructure bond	\$ 3,000.00
7/02/2025	Australia The Gift	Citizenship Gifts	\$ 1,208.72
7/02/2025	Australia Wide Taxation	Staff Taxation & Payroll Training	\$ 1,190.00
7/02/2025	Australian HVAC Services	Air-conditioning maintenance - various locations	\$ 15,663.16
7/02/2025	Australian Society of Archivis	Prepaid - Membership fee 08 Jan 25 to 08 Feb 25	\$ 300.00
7/02/2025	Award Irrigation Pty Ltd	Locating services - various locations	\$ 9,936.30
7/02/2025	B J McDonald	Refund of part dog registration fee	\$ 150.00
7/02/2025	Benara Nurseries	Plant supplies	\$ 1,415.70
7/02/2025	Bettina Fiebig	Fitness instructor fee	\$ 195.00
7/02/2025	Bladerunner Trust	Bobcat Hire	\$ 7,821.00
7/02/2025	Blue Heeler Trading	COV shirts	\$ 907.50
7/02/2025	Boc Gases Australia Limited	Supply Co2 beverage	\$ 743.00
7/02/2025	Bolinda Digital Pty Ltd	Acquisition of an E-Book	\$ 59.39
7/02/2025	Boral Construction Materials G	Supply of concrete	\$ 1,307.44
7/02/2025	Boya Equipment Pty Ltd	P3863 - Maintenance of tractor	\$ 3,456.89
7/02/2025	Boyan Electrical Services	Electrical services - 26 Brentham St	\$ 3,889.88
7/02/2025	Briskleen Supplies	Supply Toiletry and Cleaning Supplies BPLC	\$ 1,000.85
7/02/2025	Bronte Miltrup	Refund for purchase of food samples	\$ 28.11
7/02/2025	Broomstick Prod & Cold Crankin	Inspection and repairs to the sound system	\$ 200.00
7/02/2025	Bunnings Group Limited	Hardware supplies	\$ 1,015.10
7/02/2025	CA AND PR CHARLESTON	Removal of Shop Local corflute polesigns	\$ 220.00
7/02/2025	Call Associates Pty Ltd	Afterhours call service - November 2024 and December 2024	\$ 4,383.89
7/02/2025	Chad Michael Manos	Rates Refund	\$ 433.71
7/02/2025	ChargeFox PL	99 Loftus Street & 44 Vincent St	\$ 77.75
7/02/2025	Children's Book Council Of Aus	Membership fee	\$ 75.00
7/02/2025	Choiccone Pty Ltd	Hire of agency staff	\$ 43,778.62
7/02/2025	City of Stirling	Meals on Wheels Deliveries - December 2025	\$ 108.72
7/02/2025	Civil Engineering Assignments	Assist with Designs and Drafting	\$ 1,930.50
7/02/2025	Coates Hire Operations Pty Ltd	Hire Plant and Machinery	\$ 154.56
7/02/2025	Cockburn Party Hire	Citizenship Jan 2025 - Chair Hire	\$ 485.00
7/02/2025	Commercial Aquatics Australia	Repair indoor pool filter number 1	\$ 20,471.00
7/02/2025	Con and Frideriki Barbas	Refund of infrastructure bond	\$ 1,000.00
7/02/2025	Contra-Flow Pty Ltd	Traffic management - various locations	\$ 15,280.10
7/02/2025	Corsign WA	Supply of signs - various locations	\$ 2,414.00
7/02/2025	Cromag Pty Ltd t/as Sigma Telf	Supply of pool chemicals for BPLC	\$ 10,599.38
7/02/2025	CTI Security Services Pty Ltd	Admin Building - Mobile Patrols - Static	\$ 273.31
7/02/2025	Department of Mines, Industry	Levy collection fee (34 forms) January 25	\$ 19,913.47
7/02/2025	Devco Builders	Maintenance and Repairs - various locations	\$ 10,104.72
7/02/2025	Diplomatik Pty Ltd	Hire of agency staff	\$ 4,141.10
7/02/2025	Dismantle Main Account	Works completed in November 2024	\$ 14,036.00
7/02/2025	Donna J Dama	Fitness instructor fee	\$ 130.00
7/02/2025	Donna Regina Chung	Rates Refund	\$ 18.00
7/02/2025	E Bentley	CPR Renewal	\$ 45.00
7/02/2025	Eamco Pty Ltd t/as EOS Electri	Electrical services - various locations	\$ 7,480.18
7/02/2025	Eclipse Soils Pty Ltd	Supply of Mulch	\$ 3,168.00
7/02/2025	Edward Souti	Grants Heritage assistance fund 50%	\$ 5,000.00
7/02/2025	Electricity Networks Corp	Leederville Oval Leederville Design Fee	\$ 3,300.00
7/02/2025	Ellenby Pty Ltd	Supply of plants and trees	\$ 4,684.17
7/02/2025	Emily Hill-Ogbonnaya	School Holiday Event - 2 x 1 hour sessions	\$ 500.00
7/02/2025	ER NG Woolf	Reimbursement for child care expenses	\$ 632.50
7/02/2025	Everengi Pty Ltd	EV Transition Plan per WALGA eQuote	\$ 5,151.30
7/02/2025	Fairway Building	Refund of infrastructure bond	\$ 1,000.00

7/02/2025	FE Technologies Pty Ltd	Panel Number PSP005-003 Advantech PC EPC	\$ 5,427.40
7/02/2025	Finestone Investments Pty Ltd	Plumbing services - various locations	\$ 19,798.13
7/02/2025	Flexi Staff Group Pty Ltd	Hire of agency staff	\$ 20,610.07
7/02/2025	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 2,871.00
7/02/2025	From The Tips Pty Ltd	Refund of infrastructure bond	\$ 3,000.00
7/02/2025	FVS Fire Pty Ltd	Fire equipment maintenance - various locations	\$ 4,868.91
7/02/2025	Go Doors Pty Ltd	Auto door maintenance - 6 monthly variou	\$ 1,232.00
7/02/2025	Green Options Pty Ltd	Maintenance of Leederville Oval - Oct 20	\$ 12,712.92
7/02/2025	Greenlite Electrical Contracto	Lighting design for Water Corp car park	\$ 1,562.00
7/02/2025	Guardian Tactile Systems Pty L	Directional integrated yellow tactile pa	\$ 1,047.86
7/02/2025	Gypsum Solutions	Purchase towels for resale in retail sto	\$ 295.35
7/02/2025	Heavy Automatics Pty Ltd	P3526 - Trans not selecting reverse/gear	\$ 3,626.70
7/02/2025	Hocking Planning & Architectur	Local Heritage Survey	\$ 7,123.60
7/02/2025	iSUBSCRIBE Pty Ltd	Subscriptions	\$ 140.57
7/02/2025	J & A Hondros	Rates Refund	\$ 609.05
7/02/2025	J Blackwood & Son Ltd	Hardware supplies	\$ 4,365.73
7/02/2025	JB Hi Fi Limited	Ranger Mobile Phones, Otterbox defender and bulk delivery	\$ 21,670.94
7/02/2025	Jennifer Anson	Refund of part dog registration fee	\$ 100.00
7/02/2025	Jessica Newland	Fitness instructor fee	\$ 130.00
7/02/2025	Jill Brackenreg	Rates Refund	\$ 896.59
7/02/2025	Joslin Colli	Reimbursement of part fee- Bachelor	\$ 2,370.00
7/02/2025	K Edwards	Refund of infrastructure bond	\$ 2,000.00
7/02/2025	Katherine Larcombe	Purchase of hangers for retail shop BPLC	\$ 104.61
7/02/2025	Kevin Ronald White	Assistance with Design & Drafting	\$ 2,740.50
7/02/2025	Kingdale Investments Pty Ltd	1000x beach towels - embroidered logo	\$ 19,998.00
7/02/2025	Kone Elevators Pty Ltd	Elevator servicing -Mt Hawthorn CC 05.12	\$ 209.55
7/02/2025	Landmark Settlements Trust Acc	Rates Refund	\$ 5,535.29
7/02/2025	Leila Richards	Refund of infrastructure bond	\$ 5,000.00
7/02/2025	Leo Heaney Pty Ltd	Street Tree Planting & Watering	\$ 42,537.00
7/02/2025	Leonie Helen Thompson t/as The	Printing and distribution of posters and	\$ 532.95
7/02/2025	LG Solutions Pty Ltd	Financial reporting templates FY 24-25	\$ 8,965.00
7/02/2025	LG Solutions Pty Ltd	Month end licence fee FY 24-25	\$ 8,470.00
7/02/2025	Line Marking Specialists	Line marking services - various location	\$ 5,049.99
7/02/2025	Liveable Group Pty Ltd	Tree pruning & removal services various locations	\$ 23,670.56
7/02/2025	LIZO Pty Ltd	Repairs and Maintenance of Equipment	\$ 3,578.70
7/02/2025	Magic Dale	Junior School Holiday Event January 202	\$ 550.00
7/02/2025	Main Roads Operating	Installation of Signage and Pavement -	\$ 17,692.94
7/02/2025	Main Roads Operating	Raglan Road-MRWA Line Marking Installation	\$ 9,221.09
7/02/2025	Mary Slater	Fitness instructor fee	\$ 210.00
7/02/2025	Max Wax Auto Detailing	Vehicle detailing	\$ 555.50
7/02/2025	McMullen Nolan Group Pty Ltd	Field surveying including survey control	\$ 21,417.00
7/02/2025	Military Pty T/As SAS Locksmit	Key cutting and lock maintenance service	\$ 107.53
7/02/2025	Mina Asadbelgi	Refund of infrastructure bond	\$ 3,000.00
7/02/2025	Mindarie Regional Council	Non processable waste and processable waste , reimbursement of admin expenses	\$ 75,400.45
7/02/2025	Monique Humich	Fitness instructor fee	\$ 455.00
7/02/2025	Mr Matthew George Jajko	Fitness instructor fee	\$ 65.00
7/02/2025	Mrs L. Meneghello	Rates Refund	\$ 5,535.29
7/02/2025	Ms D Zuks	Photography events	\$ 1,072.50
7/02/2025	National Tyre & Wheel Pty Ltd	P3524 Fit 2 x steers	\$ 1,448.88
7/02/2025	Naturalis Spring Water	12-month delivery water for reception	\$ 15.00
7/02/2025	Newground Water Services Pty L	Keith frame loftus Centre - Claim 4	\$ 7,661.06
7/02/2025	NEXUS HOME IMPROVEMENTS	Refund of infrastructure bond	\$ 3,000.00
7/02/2025	Nicola Mondia	Refund of infrastructure bond	\$ 3,000.00
7/02/2025	Nightlife Music Pty Ltd	Supply Crowd DJ for the gym February 2025	\$ 417.94
7/02/2025	O'Brien Harrop Access Pty Ltd	Changing Places Assessment BPLC	\$ 1,375.00
7/02/2025	Officeworks Ltd	Stationery and Office Supplies	\$ 1,181.23
7/02/2025	Omnicom Media Group Australia	Advertising various - Public notices	\$ 1,734.48
7/02/2025	Open Systems Technology Pty Lt	Professional Services - Payroll support, CMRS Support , General Support	\$ 13,312.75
7/02/2025	Oxford Retail Pty Ltd	Printing services - A1 posters	\$ 130.75
7/02/2025	Paint Smart Solutions	Repairing the William Topp Parklet	\$ 2,530.00
7/02/2025	Pei-Chea Tran	Fitness instructor fee	\$ 260.00
7/02/2025	Perth Auto Alliance P/L AHG Fo	Services and repairs	\$ 1,730.00
7/02/2025	Perth International Jazz Festi	2024 Event sponsorship - Final Payment	\$ 3,000.00
7/02/2025	Pirtek Pty Ltd	Plant repairs and maintenance - various	\$ 807.25
7/02/2025	Pool Robotics Perth	Repairs and Maintenance of Equipment	\$ 1,334.85
7/02/2025	Pressure Masters	High Pressure Pump Service	\$ 90.20
7/02/2025	Print and Sign Co	Printing services - Various	\$ 511.61
7/02/2025	Pro Turf Services	Plant repairs and maintenance	\$ 7,068.71
7/02/2025	Rachel Freitas	Fitness instructor fee	\$ 420.00
7/02/2025	Rosemount Hotel	Citizenship Ceremony - March 2025	\$ 2,390.00
7/02/2025	RPG Auto Electrics	Precinct auto electrical repairs - January 2025	\$ 356.51
7/02/2025	Ryalls Water Workout	Aqua Buoyancy Belts BPLC	\$ 920.00
7/02/2025	S & S Massey	Milk supplies 07.12.24 to 03.01.25	\$ 190.20
7/02/2025	Sarah Mawson	Rates Refund	\$ 795.24

7/02/2025	Scarboro Motors Pty Ltd	P1285- Service and Repairs	\$ 590.48
7/02/2025	Sherina Patchett	Fitness instructor fee	\$ 265.00
7/02/2025	Shop for Shops Pty Ltd & Hange	Purchase items for display and use in retail store - BPLC	\$ 71.00
7/02/2025	Silvana Mirenda	Refund of part dog registration fee: 104	\$ 51.66
7/02/2025	Slavin Architects Pty Ltd	Fee refund - 188 Vincent Online applicat	\$ 294.00
7/02/2025	Snap Send Solve Pty Ltd	Prepaid : Subcription - 08 Dec 24 to 08 Nov 25	\$ 41,558.00
7/02/2025	Softwoods Timberyards	Refund of infrastructure bond	\$ 2,000.00
7/02/2025	Sports Turf Technology Pty Ltd	Leederille Oval Redevelopment	\$ 5,775.00
7/02/2025	Stott Hoare	Adtec Wall Mount - TV bracket	\$ 385.00
7/02/2025	Suzanne Smart	Fitness instructor fee	\$ 295.00
7/02/2025	Synergy	Electricity charges - various locations	\$ 41,633.82
7/02/2025	T J Depiazzi & Sons	40m3 of soft fall mulch to be delivered	\$ 3,390.20
7/02/2025	Telstra Limited	4268061300 -Service and Equipment rental	\$ 195.00
7/02/2025	Temptations Catering	The Cariad Project Baking a Difference	\$ 283.71
7/02/2025	The BBQ Man	Outdoor Artwork Cleaning & BBQ cleaning	\$ 5,340.22
7/02/2025	The Cariad Project	Cariad Project - Baking a Difference	\$ 1,400.00
7/02/2025	The Fruit Box Group Pty Ltd	Supply milk to BPLC	\$ 60.00
7/02/2025	The Royal Life Saving Society	Aids Memorial and Hyde Park Water Playground Monthly charges	\$ 6,019.96
7/02/2025	Thi Mai Ha	Grants heritage assistance fund - 50% to	\$ 2,900.00
7/02/2025	Totally Workwear Mt Hawthorn	Uniform supplies - various	\$ 2,238.15
7/02/2025	Tow-Safe Pty Ltd	Jockey wheel replacement - P4037 , P4040	\$ 1,440.00
7/02/2025	Tracklink WA Pty Ltd	Excavator and Trailer hire - Barnett s	\$ 6,600.00
7/02/2025	Transpacific Industries PL	140L , 240 & 360 Liters residential waste bin collections , Events Bins various	\$ 88,014.32
7/02/2025	Travis Hayto	Photography for the new Birdwood Square	\$ 330.00
7/02/2025	Tree Amigos	Street trees & parks pruning/removal - Z	\$ 7,062.00
7/02/2025	Universal Diggers	Bobcat Hire	\$ 3,770.25
7/02/2025	Vanessa K Walsh	Refund of part membership fee PT BPLC	\$ 493.00
7/02/2025	Vorgee Pty Ltd	Supply vorgee stock for resale in retail	\$ 1,320.00
7/02/2025	WA Apiarists' Society	Prepaid - membership FY 12 Jan 25 to 12	\$ 85.00
7/02/2025	WA Land Information Authority	Gross Rental Value	\$ 771.52
7/02/2025	WA Library Supplies	Custom label print	\$ 213.00
7/02/2025	WA Local Government Associatio	Report Writing for Informed Decision Makers	\$ 654.50
7/02/2025	Walcott Industries Pty Ltd	Skip Bin. BPLC	\$ 759.00
7/02/2025	Water Corporation	Water charges - various locations	\$ 11,923.80
7/02/2025	Way Funky Company Pty Limited	Funkita stock for resale in the retail BPLC	\$ 856.24
7/02/2025	WC Convenience Management	Maintenance exelooos - Oxford Park Toilet	\$ 4,458.96
7/02/2025	Westbooks	Library books	\$ 47.88
7/02/2025	Western Building Pty Ltd	Refund of infrastructure bond	\$ 1,000.00
7/02/2025	Western Irrigation Pty Ltd	Retic Parts	\$ 8,380.94
7/02/2025	Western Resource Recovery Pty	Grease trap maintenance - Charles Veryard and Loftus St	\$ 450.74
7/02/2025	Wheelers Books Pty Ltd	Book Purchase for Library Collection	\$ 13.49
7/02/2025	Winc Australia Pty Limited	Stationary Supplies for BPLC	\$ 72.07
7/02/2025	Xiuzhen Li	Community Event with Jane Li	\$ 340.00
7/02/2025	Zanzara	x2 PP101 - Complete Traps with Verandah	\$ 629.50
10/02/2025	Alchemy Saunas Pty Ltd	Monthly rental fee for 2 saunas	\$ 2,860.00
10/02/2025	Alison Austin	Health and Fitness Instructor at Beatty	\$ 715.00
10/02/2025	Allpipe Technologies	Catchments Drainage Improvements	\$ 29,733.00
10/02/2025	AlSCO Pty Ltd	Air freshner supplies 19.12.24 to 13.02.	\$ 71.65
10/02/2025	Arbor West Pty Ltd	Powerline pruning	\$ 87,593.00
10/02/2025	ARMA Group Holdings Pty Ltd	2024/2025 Professional Fee - Debt recove	\$ 18,259.12
10/02/2025	Arup Australia Services Pty Lt	Consultancy services for the North Perth	\$ 68,728.00
10/02/2025	Asphaltech Pty Ltd	Asphalt supplies	\$ 1,507.56
10/02/2025	Australia Post	Commission charges - Jan 2025	\$ 341.34
10/02/2025	Australian HVAC Services	Air-conditioning maintenance - Loftus	\$ 1,193.72
10/02/2025	Australian Renovation Group Pt	Refund of building application fee	\$ 1,456.03
10/02/2025	Bao Bag Pty Ltd	30 lockable wall mounted shower soap di	\$ 3,393.00
10/02/2025	Briskleen Supplies	Supply Toiletry and Cleaning Supplies BP	\$ 3,818.48
10/02/2025	Bunnings Group Limited	Supply 8 off 10kg tubs of dry chlorine.	\$ 555.36
10/02/2025	CA AND PR CHARLESTON	Printing services - LibraryCraft A3 and	\$ 247.50
10/02/2025	Civica Pty Ltd	Milesonte 4 - P2P invoicing configuratio	\$ 11,528.00
10/02/2025	Commercial Aquatics Australia	Water Treatment at BPLC	\$ 594.00
10/02/2025	Contra-Flow Pty Ltd	Traffic management - Bond Street	\$ 3,495.80
10/02/2025	CTI Security Systems Pty Ltd	Attend to fault in alarm system Rainbow	\$ 370.00
10/02/2025	D&L Studio Pty Ltd	Swim School Name Badges with magnet back	\$ 100.10
10/02/2025	Dalin Electrical Controls	Geothermal system for BPLC	\$ 7,495.95
10/02/2025	Devco Builders	Maintenance and repairs - various locations	\$ 8,182.47
10/02/2025	Exteria	frankland 240L bin surround	\$ 4,816.90
10/02/2025	Finestone Investments Pty Ltd	Plumbing services - various locations	\$ 7,730.73
10/02/2025	Flick Anticimex Pty Ltd	Pest control services - Joel Terrace	\$ 121.00
10/02/2025	Fortis Security Pty Ltd	Reinstate a swipe reader - Loftus Library	\$ 407.00
10/02/2025	FVS Fire Pty Ltd	Fire equipment maintenance - BPLC	\$ 272.25
10/02/2025	GB & M Mann	Refund of easy park payment - Broome st	\$ 3.04
10/02/2025	Go Doors Pty Ltd	Auto door maintenance - Mt Hawthorn CC & BPLC	\$ 1,296.70
10/02/2025	GRAYD Pty Ltd	Refund of infrastructure bond	\$ 3,000.00
10/02/2025	HFM Asset Management Pty Ltd	Undertake level 2 energy audit	\$ 2,200.00

10/02/2025	James Chung	Fitness instructor fee	\$ 685.00
10/02/2025	KC C Jack	Locker hire October - December 2024	\$ 2,077.80
10/02/2025	KC Distributors (Aust) P/L	Supply 40 off platform waist bags as per	\$ 786.50
10/02/2025	Kingsway Bay Pty Ltd	Zoggs stock for sale in retail shop	\$ 6,279.90
10/02/2025	Kone Elevators Pty Ltd	Elevator servicing -Mt Hawthorn CC	\$ 1,693.80
10/02/2025	Les Mills	Les Mills Music License Fees	\$ 1,465.08
10/02/2025	Liveable Group Pty Ltd	Tree pruning 22 Mary St- REF INV 1791	\$ 303.60
10/02/2025	Living Turf	Supply and application of sportsground f	\$ 16,148.00
10/02/2025	Local Government Professionals	Grant writing and Business Case Development	\$ 980.00
10/02/2025	Mindarie Regional Council	Non processable waste 13.01.25	\$ 1,521.83
10/02/2025	Natale Group Australia Pty Ltd	Security services - BPLC	\$ 5,349.87
10/02/2025	Officeworks Ltd	Office and Stationery supplies	\$ 248.60
10/02/2025	Open Systems Technology Pty Lt	Professional services - SSS Integration and power automate per user plan	\$ 7,378.32
10/02/2025	P & R Trust t/as Workwear Supp	Uniform supplies	\$ 66.66
10/02/2025	Peak Property Investments	Refund for incorrect amount paid	\$ 78.70
10/02/2025	Phillip Meyerkort	Group Fitness Instructor -October 2024 - January 2025	\$ 3,718.00
10/02/2025	PJA Holdings (Australia) Pty L	Norfolk St SAS detailed design	\$ 27,731.00
10/02/2025	Print and Sign Co	Printing services various	\$ 3,938.00
10/02/2025	Programmed Skilled Workforce L	Hire of agency staff	\$ 3,482.14
10/02/2025	Rachel Freitas	Fitness instructor fee	\$ 60.00
10/02/2025	Rada Mirceta	Weekly cleaning / after hours cleaning of indoor pool , Gym and spa	\$ 12,760.00
10/02/2025	Renata Popis	Yoga classes	\$ 350.00
10/02/2025	Retch Rubber	Repairs to softfall play area - various	\$ 1,760.00
10/02/2025	Robinson St Pty Ltd t/as Pragm	Legal advice -vesting of land	\$ 3,595.84
10/02/2025	Sam Monaghan	Refund for purchase of sprayers and inse	\$ 149.70
10/02/2025	Shaaron Taylor	Aqua Fitness Instructor	\$ 600.00
10/02/2025	Stott Hoare	UAG plasma case for surface pro	\$ 677.60
10/02/2025	Tabata Australia Pty Ltd	Purchase Tabata goggles for resale in re	\$ 1,755.20
10/02/2025	Temptations Catering	Catering for Council Meeting 10 December	\$ 452.07
10/02/2025	The BBQ Man	Pressure cleaning - Oxford street reserv	\$ 660.00
10/02/2025	The Royal Life Saving Society	Hyde Park Water Playground - Feature pum	\$ 299.20
10/02/2025	WA Land Information Authority	Geospatial Data and Online shop and GRV	\$ 910.68
10/02/2025	Yolande Gomez	Group Fitness Instructor - Beatty Park	\$ 1,800.00
11/02/2025	Payroll	Payroll deductions	\$ 841,866.06
14/02/2025	Alexandra Castle	February 2025 - Deputy Mayor Allowance and meeting fee	\$ 3,522.92
14/02/2025	Alison Xamon	February 2025 - Mayor fee and Meeting attendance fee	\$ 8,521.50
14/02/2025	Ashlee La Fontaine	February 2025- Meeting attendance fee	\$ 2,094.75
14/02/2025	Ashley Wallace	February 2025 - Meeting attendance fee	\$ 2,094.75
14/02/2025	ER NG Woolf	February 2025 - Meeting attendance fee	\$ 2,094.75
14/02/2025	Jonathan Hallett	February 2025 - Meeting attendance fee	\$ 2,094.75
14/02/2025	RJ & MT Alexander	February 2025 - Meeting attendance fee	\$ 2,094.75
14/02/2025	Sophie M Greer	February 2025 - Meeting attendance fee	\$ 2,094.75
14/02/2025	Suzanne Worner	February 2025 - Meeting attendance fee	\$ 2,094.75
18/02/2025	Australian Taxation Department	PP 17- Payroll deductions	\$ 248,073.00
19/02/2025	Australian Services Union	PP 17 - Payroll deductions	\$ 159.00
19/02/2025	City of Vincent	PP 17- Payroll deductions	\$ 1,011.94
19/02/2025	City of Vincent Social Club	PP17 - Payroll Deductions	\$ 468.00
19/02/2025	Department of Social Serivces	PP17 - Payroll Deductions	\$ 1,009.80
19/02/2025	ES Vincent	PP 17 Payroll Deductions	\$ 6,099.25
19/02/2025	Health Insurance Fund of Austr	PP 17 Payroll Deductions	\$ 201.85
21/02/2025	A D Wallace & JB Pitos	Refund of infrastructure bond	\$ 500.00
21/02/2025	Alerton Australia	Maintenance Contract - December 2024	\$ 1,919.96
21/02/2025	APARC Pty Ltd	LHC sensors - January 2025. Please check	\$ 1,062.57
21/02/2025	Aquatic Leisure Technologies	Refund of building application fee - 88	\$ 110.00
21/02/2025	Arbor West Pty Ltd	Powerline pruning services	\$ 3,626.15
21/02/2025	Australasian Performing Right	Music License Fees for Halls 01.01.25-31	\$ 1,728.56
21/02/2025	Barry Malcolm Anderson	Rates Refund	\$ 352.92
21/02/2025	Benjamin Clairs	Refund of infrastructure bond	\$ 3,000.00
21/02/2025	BF and RL Bott	Refund of infrastructure bond	\$ 500.00
21/02/2025	Bing Technologies Pty Ltd	Printing and photocopying - 03.01.25 to	\$ 14,024.57
21/02/2025	Bladerunner Trust	Bobcat Hire	\$ 2,343.00
21/02/2025	Boc Gases Australia Limited	Supply 1st aid medical oxygen	\$ 121.21
21/02/2025	Broomstick Prod & Cold Crankin	Fitness audio E-Mic Black	\$ 598.00
21/02/2025	Bunnings Group Limited	Hardware supplies	\$ 575.59
21/02/2025	Choiceone Pty Ltd	Hire of agency staff	\$ 9,876.14
21/02/2025	Civil Engineering Assignments	Assist with Designs and Drafting	\$ 1,509.20
21/02/2025	Coffey Communications	Staff attendance to event	\$ 1,749.00
21/02/2025	Collaborative Place Design	DRP advice	\$ 1,375.00
21/02/2025	Contra-Flow Pty Ltd	Traffic management - Fitzgerald St	\$ 1,065.68
21/02/2025	Corsign WA	Sign supplies - Regulatory warning signs	\$ 191.44
21/02/2025	Cromag Pty Ltd t/as Sigma Telf	Supply pool chemicals for BPLC	\$ 1,926.10
21/02/2025	D Del Borrello	Refund of infrastructure bond	\$ 3,000.00
21/02/2025	Dawn Express Partitioning and	Refund of infrastructure bond	\$ 3,000.00
21/02/2025	Devco Builders	Maintenance and repairs - Admin	\$ 66.00
21/02/2025	Discus on Demand Pty Ltd	Printing services	\$ 486.20

21/02/2025	Dismantle Main Account	Main Arterial Verge Mowing	\$ 4,323.00
21/02/2025	Donegan Enterprises Pty Ltd	Braithwaite park Nature play inspection	\$ 990.00
21/02/2025	Eamco Pty Ltd t/as EOS Electri	Electrical services - Volleyball WA	\$ 811.58
21/02/2025	Elite Compliance Pty Ltd	Refund of building application fee	\$ 180.00
21/02/2025	Erban Development	Refund of infrastructure bond	\$ 5,000.00
21/02/2025	Finestone Investments Pty Ltd	Plumbing services - various locations	\$ 2,901.67
21/02/2025	Flexi Staff Group Pty Ltd	Hire of agency staff	\$ 5,307.80
21/02/2025	FM Construction Pty Ltd	Refund of infrastructure bond	\$ 10,000.00
21/02/2025	Ford Family Building Co Pty Lt	Refund of infrastructure bond	\$ 2,500.00
21/02/2025	Geoff's Tree Service Pty Ltd	Powerline pruning	\$ 6,930.00
21/02/2025	Halytech	Annual Subscription Illuminator Central	\$ 1,980.00
21/02/2025	HouseSmart Real Estate Pty Ltd	Rates Refund	\$ 405.01
21/02/2025	Insight Urbanism Pty Ltd	Design Review Panel Meeting - 30 October 25	\$ 825.00
21/02/2025	James Shin	Rates Refund	\$ 60.00
21/02/2025	Joel Adams	Refund of building application fee	\$ 110.00
21/02/2025	Joseph Abberton	Rates Refund	\$ 775.27
21/02/2025	Kasse M McCumiskey	Les Mills Instructor at Beatty Park	\$ 325.00
21/02/2025	Kayleigh Peace	Les Mills Instructor at Beatty Park	\$ 195.00
21/02/2025	Kone Elevators Pty Ltd	Administration Lift Renewal - Claim 60%	\$ 122,100.00
21/02/2025	Leo Heaney Pty Ltd	Street Tree Planting & Watering	\$ 37,785.00
21/02/2025	Liveable Group Pty Ltd	Tree pruning & removal services	\$ 404.80
21/02/2025	Lydia & Mark Armstrong	Refund of infrastructure bond	\$ 1,000.00
21/02/2025	Mladen Savic	Refund of infrastructure bond	\$ 3,000.00
21/02/2025	Mr S A Laing	Rates Refund	\$ 440.20
21/02/2025	N T P & T L Honiss	Refund of infrastructure bond	\$ 1,000.00
21/02/2025	Narelle Mounsey	Refund of infrastructure bond	\$ 3,000.00
21/02/2025	Noma Pty Ltd	DRP Advice	\$ 2,310.00
21/02/2025	North Perth Dynamites	10 Pads for Robertson Park Netball court	\$ 1,460.50
21/02/2025	Northsands Resources	Paving Sand	\$ 757.33
21/02/2025	Officeworks Ltd	Stationery and Office Supplies	\$ 341.34
21/02/2025	Phillip Browne	Refund of infrastructure bond	\$ 1,000.00
21/02/2025	Programmed Skilled Workforce L	Hire of agency staff	\$ 6,438.10
21/02/2025	Rosevale Electrical	Electrical services - BPLC	\$ 2,962.30
21/02/2025	SJ & YJ Bradley	Refund of infrastructure bond	\$ 275.00
21/02/2025	St Sava Serbian Orthodox Churc	Rates Refund	\$ 1,981.51
21/02/2025	Stiles Electrical & Communicat	Progress claim #3- Sullivan Logistics Oval	\$ 543,979.30
21/02/2025	Synergy	Electricity charges - various locations	\$ 66,047.04
21/02/2025	T Drabble	Refund of infrastructure bond	\$ 1,000.00
21/02/2025	Tamala Park Regional Council	Account for GST payable & receivable January 2025	\$ 23,416.49
21/02/2025	Team Traction Trasnaction Acc	Team development workshop 12.03.25	\$ 1,815.00
21/02/2025	Totally Workwear Mt Hawthorn	Uniform supplies and PPEwear	\$ 347.67
21/02/2025	Truck Centre (WA) Pty Ltd	P3524 Fan clutch on constantly - Repairs and maintenance	\$ 1,131.16
21/02/2025	Universal Diggers	Bobcat Hire	\$ 808.50
21/02/2025	Urbis Pty Ltd	DRP advice	\$ 440.00
21/02/2025	Urbis Pty Ltd	DRP advice	\$ 440.00
21/02/2025	WA Local Government Associatio	Effective Supervision Training	\$ 1,199.00
21/02/2025	Waste Management and Resource	Prepaid membership subscription 01.01.25	\$ 1,937.00
21/02/2025	Water Corporation	Water charges - various locations	\$ 2,096.82
21/02/2025	Western Australian Land Inform	Online shop - January 2025	\$ 252.80
21/02/2025	Willrem Pty Ltd	Refund of infrastructure bond	\$ 6,000.00
21/02/2025	Winc Australia Pty Limited	Office and kitchen supplies	\$ 272.26
21/02/2025	Worldwide Online Printing Cann	Printing services various	\$ 1,392.00
21/02/2025	Zac and Sarah Morrow	Rates Refund	\$ 739.54
21/02/2025	Zenien	CCT system consulting and installation and alarm maintenace	\$ 42,181.66
25/02/2025	Payroll	Payroll deductions	\$ 878,371.73
Grand Total			\$ 4,903,223.30

Creditors Report - Payments by Direct Debit				
01 February 2025 to 28 February 2025				
Credit Card Transactions for the Period - 01 February 2025 to 28 February 2025				
Card Holder	Date	Payee	Description	Amount
CEO	10/02/2025	WA news DTI Osborne ParkWA	West Australian Newspaper Subscription - 9/02/2025	\$ 83.60
				\$ 83.60
Executive Director Infrastructure & Environment				
	19/02/2025	Good Grocer I0030 Leederville WA	Catering - Grants commission meeting	\$ 157.00
	26/02/2025	Woolworths online Bella Vista ns	Office supplies - staff kitchen	\$ 188.12
				\$ 345.12
Executive Director Strategy & Development				
	28/02/2025	SQ *Bunn Mee - caterin Leederville WA	Catering - Council briefing	\$ 355.35
				\$ 355.35
Manager Marketing and Partnerships				
	3/02/2025	Facebk *g7pvzj48r2 fb.me/ads irl	Facebook advertising	\$ 328.14
	3/02/2025	Spacetoco venue hire Perth NSW	Refund Community centre room hire	-\$ 204.75
	10/02/2025	Facebk *42mrmjq7r2 fb.me/ads irl	Facebook advertising	\$ 95.01
	12/02/2025	Tsuke ba Leederville AUS	Catering for Council Council meeting	\$ 255.80
	12/02/2025	Mailchimp*misc Mailchimp.coga	Enewsletter platform	\$ 791.03
	12/02/2025	Anaconda pty ltd Sth MelbournAUS	Walking poles for seniors events	\$ 349.90
	14/02/2025	International transaction fee	Website live chat - int'l transaction fee	\$ 3.95
	14/02/2025	Pure chat, inc. (a sub chesapeake	Website Live Chat	\$ 158.17
	17/02/2025	International transaction fee	Online form- int'l transaction fee	\$ 1.71
	17/02/2025	Jotform pty ltd Mortlake aus	Online form software	\$ 68.45
	19/02/2025	SQ*Bunn Mee Leederville wa	Council meeting catering	\$ 355.17
	24/02/2025	International transaction fee	Marketing scheduling tool- int'l transaction fee	\$ 29.93
	24/02/2025	Asana.com San Franciscas	Marketing scheduling tool	\$ 1,197.00
	25/02/2025	Surveymonkeycore	Survey platform	\$ 384.00
	26/02/2025	Tsuke ba Leederville AUS	Catering Council workshop	\$ 222.40
	26/02/2025	Darringtons Pastry Burswood AUS	Catering for meeting	\$ 50.00
	27/02/2025	Shutterstock Ireland I dublin 2 irl	Stock photo subscription	\$ 99.00
	28/02/2025	International transaction fee	Social sharing tool	\$ 4.68
	28/02/2025	planoly Austin tx	Social sharing tool	\$ 187.25

<i>Card Holder</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
				\$ 4,376.84
Council Liaison Officer				
	26/02/2025	WALGA Events West LeedervWA	Refund WALGA urban Forest conference	-\$ 190.00
				-\$ 190.00
Branch Librarian				
	6/02/2025	Seton Greystances AUS	Scissor lift trolley	\$ 1,016.69
	6/02/2025	Seton Greystances AUS	Courier Scissor lift trolley	\$ 150.44
	10/02/2025	Planet Books Mount Lawley WA	Story book competition prize	\$ 150.00
	24/02/2025	Bowers5 Pty Ltd West Leederville	Local History Map Digitisation	\$ 82.00
				\$ 1,399.13
Manager ICT				
	3/02/2025	international transaction fee	Asset Sonar	\$ 16.54
	3/02/2025	Assetsonar.com Carson City nv	Asset Sonar	\$ 661.41
	4/02/2025	International transaction fee	Yodeck Digital Signage	\$ 10.89
	4/02/2025	Yodeck.com flipnode San Franciscca	Yodeck Digital Signage	\$ 435.62
	5/02/2025	International transaction fee	Sendgrid for Beatty Park	\$ 3.69
	5/02/2025	Twilio Sendgrid San Franciscca	Sendgrid for Beatty Park	\$ 147.77
	5/02/2025	Easypark Prahran aus	Perth Inner City Group Meeting	\$ 5.26
	6/02/2025	International transaction fee	Landis Contact Centre	\$ 35.68
	6/02/2025	Landis Technologies ll ephrata pa	Landis Contact Centre	\$ 1,427.18
	10/02/2025	Nodeone Geraldton WA	NodeOne Wireless Internet	\$ 228.00
	10/02/2025	Microsoft	Microsoft Sentinel Security Charges	\$ 11.70
	13/02/2025	Ezi*m2m one pty ltd Kensington AUS	Irrigation Payments	\$ 515.96
	19/02/2025	Simplybook.me limassol nic	SimplyBookMe for Creche	\$ 80.00
	19/02/2025	Onetouch enterprises pyrmont NSW	SMS Communication	\$ 50.70
	26/02/2025	Wilson parking austral Perth WA	Parking fee	\$ 6.00
				\$ 3,630.40
Manager Engineering - Infrastructure & Environment				
	27/02/2025	Coles Online 0314 MirraboAUS	Catering - Waste staff BBQ	\$ 235.82
				\$ 235.82

<i>Card Holder</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
Procurement and Contracts Officer				
	5/02/2025	SQ *Bunn Mee Leederville WA	Catering for Council Briefing	\$ 356.94
	10/02/2025	ASIC Sydney NSW	ASIC search	\$ 10.00
	19/02/2025	Good Grocer I0030 Leederville WA	Catering for Environment Inner City Group Meeting	\$ 5.99
	19/02/2025	Good Grocer I0030 Leederville WA	Catering for Environment Inner City Group Meeting	\$ 99.00
	19/02/2025	Snap Print Solutions s Subiaco WA	Council Workshop documents print and bound	\$ 412.95
				\$ 884.88
Total Corporate Credit Cards				\$ 11,121.14
Direct Debits				
	3/02/2025	HP Financials		\$ 20,621.70
	21/02/025	PB Leasing		\$ 395.83
			Total Leasing	\$ 21,017.53
Loan Repayments				
	3/02/2025	WA Treasury corp		\$ 60,916.88
	10/02/2025	WA Treasury corp		\$ 95,597.36
	25/02/2025	WA Treasury corp		\$ 376,847.69
			Total Treasury Corporation	\$ 533,361.93
Bank Fees and Charges				
	28/02/2025	CBA bank fee		\$ 25,363.86
			Bank fees	\$ 25,363.86
Total Direct Debits including Credit Cards				\$ 590,864.46

Creditors Report - Payments by Cheque				
01 February 2025 to 28 February 2025				
<i>Creditor</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
00082794	7/02/2025	Petty Cash	Recoup petty cash - Finance	\$ 372.55
00082795	10/02/2025	Petty Cash	Recoup petty cash - BPLC	\$ 198.10
Total Net Cheque Payments				\$ 570.65

**CITY OF VINCENT
FUEL CARDS REPORT
FOR THE MONTH OF 28 FEBRUARY 2025**

Payee	Date	Type	Total Cost
AMPOL FOODARY CARINE	01/02/2025	Fuel	69.21
AMPOL FOODARY CARINE	22/02/2025	Fuel	63.87
AMPOL FOODARY DOUBLEVIEW	8/02/2025	Fuel	114.69
AMPOL FOODARY DOUBLEVIEW	19/02/2025	Fuel	133.05
AMPOL FOODARY EAST PERTH	14/02/2025	Fuel	109.18
AMPOL FOODARY EAST PERTH	1/02/2025	Fuel	112.22
AMPOL FOODARY EAST PERTH	13/02/2025	Fuel	121.87
AMPOL FOODARY EAST PERTH	25/02/2025	Fuel	404.02
AMPOL FOODARY EAST PERTH	27/02/2025	Fuel	311.02
AMPOL FOODARY EAST PERTH	7/02/2025	Fuel	323.54
AMPOL FOODARY EAST PERTH	01/02/2025	Fuel	195.56
AMPOL FOODARY EAST PERTH	3/02/2025	Fuel	378.44
AMPOL FOODARY EAST PERTH	12/02/2025	Fuel	81.53
AMPOL FOODARY EAST PERTH	11/02/2025	Fuel	106.10
AMPOL FOODARY EAST PERTH	6/02/2025	Fuel	218.50
AMPOL FOODARY EAST PERTH	18/02/2025	Fuel	48.79
AMPOL FOODARY EAST PERTH	19/02/2025	Fuel	126.67
AMPOL FOODARY EAST PERTH	21/02/2025	Fuel	95.61
AMPOL FOODARY EAST PERTH	24/02/2025	Fuel	109.78
AMPOL FOODARY EAST PERTH	26/02/2025	Fuel	159.82
AMPOL FOODARY EAST PERTH	5/02/2025	Fuel	44.91
AMPOL FOODARY EAST PERTH	2/02/2025	Fuel	48.03
AMPOL FOODARY GLENDALOUGH	14/02/2025	Fuel	95.78
AMPOL FOODARY GLENDALOUGH	1/02/2025	Fuel	304.51
AMPOL FOODARY GLENDALOUGH	13/02/2025	Fuel	574.35
AMPOL FOODARY GLENDALOUGH	25/02/2025	Fuel	424.83
AMPOL FOODARY GLENDALOUGH	27/02/2025	Fuel	382.52
AMPOL FOODARY GLENDALOUGH	7/02/2025	Fuel	160.48
AMPOL FOODARY GLENDALOUGH	01/02/2025	Fuel	300.82
AMPOL FOODARY GLENDALOUGH	3/02/2025	Fuel	734.83
AMPOL FOODARY GLENDALOUGH	12/02/2025	Fuel	430.00
AMPOL FOODARY GLENDALOUGH	11/02/2025	Fuel	396.58
AMPOL FOODARY GLENDALOUGH	4/02/2025	Fuel	889.26
AMPOL FOODARY GLENDALOUGH	6/02/2025	Fuel	399.54
AMPOL FOODARY GLENDALOUGH	18/02/2025	Fuel	373.10
AMPOL FOODARY GLENDALOUGH	19/02/2025	Fuel	422.02
AMPOL FOODARY GLENDALOUGH	20/02/2025	Fuel	258.49
AMPOL FOODARY GLENDALOUGH	21/02/2025	Fuel	479.52
AMPOL FOODARY GLENDALOUGH	24/02/2025	Fuel	362.77
AMPOL FOODARY GLENDALOUGH	26/02/2025	Fuel	520.94
AMPOL FOODARY GLENDALOUGH	17/02/2025	Fuel	340.36
AMPOL FOODARY GLENDALOUGH	5/02/2025	Fuel	199.97
AMPOL FOODARY GLENDALOUGH	10/02/2025	Fuel	131.84
AMPOL FOODARY GLENDALOUGH	23/02/2025	Fuel	75.98
AMPOL FOODARY GREENFIELDS	3/02/2025	Fuel	88.29
AMPOL FOODARY GREENFIELDS	8/02/2025	Fuel	94.61
AMPOL FOODARY JOONDALUP	7/02/2025	Fuel	94.66
AMPOL FOODARY JOONDALUP	21/02/2025	Fuel	122.54
AMPOL FOODARY KINGSLEY	7/02/2025	Fuel	67.49
AMPOL FOODARY KINGSLEY	22/02/2025	Fuel	64.63
AMPOL FOODARY LEEDERVILLE	14/02/2025	Fuel	1,029.03
AMPOL FOODARY LEEDERVILLE	13/02/2025	Fuel	529.28
AMPOL FOODARY LEEDERVILLE	25/02/2025	Fuel	659.07
AMPOL FOODARY LEEDERVILLE	27/02/2025	Fuel	850.69
AMPOL FOODARY LEEDERVILLE	7/02/2025	Fuel	678.14
AMPOL FOODARY LEEDERVILLE	01/02/2025	Fuel	819.83
AMPOL FOODARY LEEDERVILLE	3/02/2025	Fuel	111.29
AMPOL FOODARY LEEDERVILLE	12/02/2025	Fuel	741.88
AMPOL FOODARY LEEDERVILLE	11/02/2025	Fuel	891.21
AMPOL FOODARY LEEDERVILLE	4/02/2025	Fuel	167.31
AMPOL FOODARY LEEDERVILLE	6/02/2025	Fuel	324.50
AMPOL FOODARY LEEDERVILLE	18/02/2025	Fuel	393.10
AMPOL FOODARY LEEDERVILLE	19/02/2025	Fuel	414.79
AMPOL FOODARY LEEDERVILLE	20/02/2025	Fuel	465.63

AMPOL FOODARY LEEDERVILLE	21/02/2025	Fuel	535.28
AMPOL FOODARY LEEDERVILLE	24/02/2025	Fuel	62.59
AMPOL FOODARY LEEDERVILLE	26/02/2025	Fuel	514.27
AMPOL FOODARY LEEDERVILLE	17/02/2025	Fuel	343.52
AMPOL FOODARY LEEDERVILLE	5/02/2025	Fuel	529.76
AMPOL FOODARY LEEDERVILLE	9/02/2025	Fuel	216.11
AMPOL FOODARY LEEDERVILLE	10/02/2025	Fuel	318.92
AMPOL FOODARY LEEDERVILLE	23/02/2025	Fuel	51.01
AMPOL FOODARY LEEDERVILLE	22/02/2025	Fuel	135.69
AMPOL FOODARY LEEDERVILLE	15/02/2025	Fuel	79.75
AMPOL FOODARY MALAGA DRIVE S/STN	7/02/2025	Fuel	63.25
AMPOL FOODARY MALAGA DRIVE S/STN	12/02/2025	Fuel	108.76
AMPOL FOODARY MALAGA DRIVE S/STN	19/02/2025	Fuel	110.26
AMPOL FOODARY MALAGA DRIVE S/STN	23/02/2025	Fuel	65.66
AMPOL FOODARY MOUNT LAWLEY (INGLEWOOD)	6/02/2025	Fuel	65.25
AMPOL FOODARY MOUNT LAWLEY (INGLEWOOD)	21/02/2025	Fuel	136.97
AMPOL FOODARY SUBIACO	1/02/2025	Fuel	95.50
AMPOL FOODARY SUBIACO	12/02/2025	Fuel	70.42
AMPOL FOODARY SUBIACO	22/02/2025	Fuel	95.02
EG AMPOL 94240 OSBORNE PARK	27/02/2025	Fuel	152.27
EG AMPOL 94240 OSBORNE PARK	12/02/2025	Fuel	217.04
EG AMPOL 94240 OSBORNE PARK	4/02/2025	Fuel	83.93
EG AMPOL 94240 OSBORNE PARK	6/02/2025	Fuel	61.61
EG AMPOL 94240 OSBORNE PARK	21/02/2025	Fuel	118.71
EG AMPOL 94240 OSBORNE PARK	17/02/2025	Fuel	59.35
EG AMPOL 94243 GREENWOOD	1/02/2025	Fuel	70.59
EG AMPOL 94243 GREENWOOD	20/02/2025	Fuel	76.74
EG AMPOL 94243 GREENWOOD	9/02/2025	Fuel	62.85
AMPOL FOODARY ASCOT	8/02/2025	Fuel	56.94
AMPOL FOODARY NORTHLANDS - BALCATT	21/02/2025	Fuel	129.77
AMPOL FOODARY NORTHLANDS - BALCATT	17/02/2025	Fuel	58.66
AMPOL FOODARY BELMONT	9/02/2025	Fuel	112.94
AMPOL FOODARY KARRINYUP	25/02/2025	Fuel	61.63
AMPOL FOODARY KARRINYUP	10/02/2025	Fuel	68.01
EG AMPOL 94203 BALLAJURA	15/02/2025	Fuel	65.35
AMPOL FOODARY MALAGA	26/02/2025	Fuel	109.33
AMPOL FOODARY BUTLER S/STN	14/02/2025	Fuel	82.69
AMPOL FOODARY CLARKSON	20/02/2025	Fuel	73.11
AMPOL FOODARY CLARKSON	2/02/2025	Fuel	64.32
AMPOL FOODARY LAKELANDS	8/02/2025	Fuel	103.73
AMPOL BUSSELTON S/STN	10/02/2025	Fuel	49.98
AMPOL FOODARY SECRET HARBOUR	27/02/2025	Fuel	62.40
AMPOL FOODARY SECRET HARBOUR	6/02/2025	Fuel	63.22
AMPOL FOODARY SECRET HARBOUR	20/02/2025	Fuel	63.93
AMPOL FOODARY SECRET HARBOUR	2/02/2025	Fuel	43.86
AMPOL WOOLWORTHS ASHBY	2/02/2025	Fuel	60.24
Grand Total			26,074.06

11.3 INVESTMENT REPORT AS AT 28 FEBRUARY 2025

Attachments: 1. Investment Report as at 28 February 25  

RECOMMENDATION:

That Council **NOTES** the Investment Statistics for the month ended 28 February 2025 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the nature and value of the City's Investments as at 28 February 2025 and the interest amounts earned YTD.

DELEGATION:

Regulation 34 (4) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare a statement of financial activity each month, which is to be presented to Council within two months after the end of the relevant month.

BACKGROUND:

The City's surplus funds are invested in bank term deposits for various terms to facilitate maximum investment returns in accordance with the City's Investment Policy (No. 1.2.4).

Details of the investments are included in **Attachment 1** and outline the following information:

- Investment performance and policy compliance charts;
- Investment portfolio data;
- Investment interest earnings; and
- Current investment holdings.

DETAILS:**Summary of Key Investment Decisions in this Reporting Period**

No funds were invested during the month of February 2025 and \$5m of funds matured during the period.

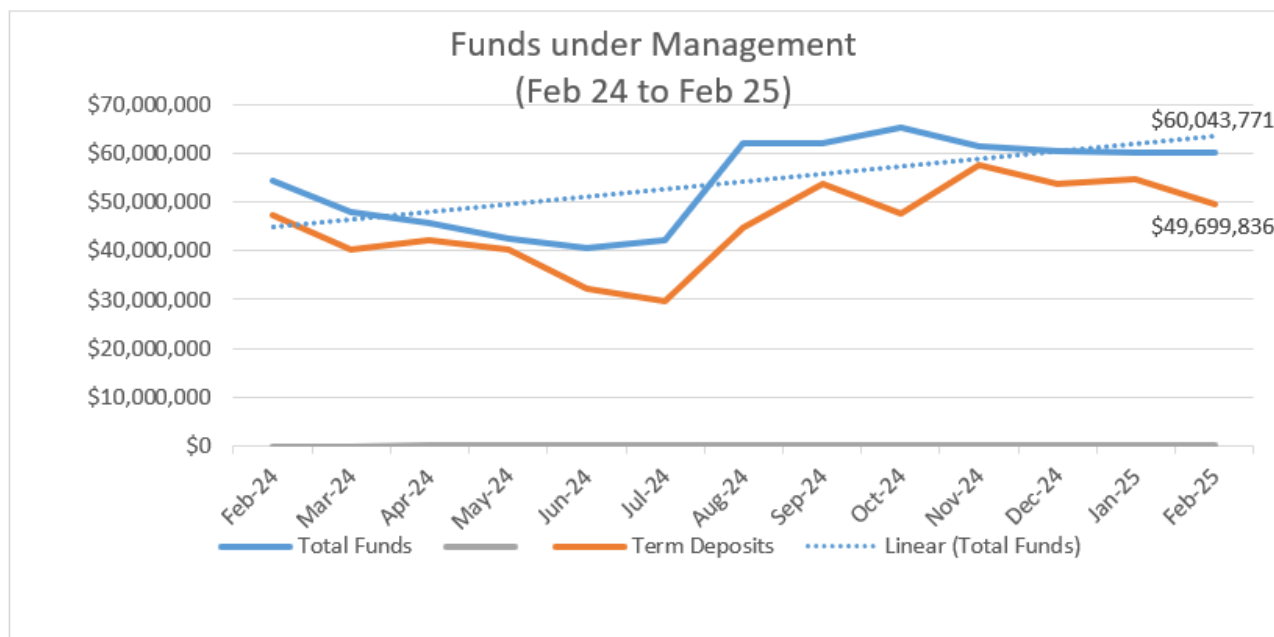
Investment Status

The City's investment portfolio is diversified across several accredited financial institutions.

As at 28 February 2025, the total funds held in the City's operating accounts (including on call) was \$60,043,771 compared to \$54,271,505 for the period ended 29 February 2024. All funds are interest bearing as at 28 February 2025.

The total term deposit investments for the period ended 28 February 2025 were \$49,699,836 compared to \$47,236,954 for the period ended 29 February 2024.

The following chart shows funds under management from February 2024 to February 2025:



Interest Status

Total accrued interest earned on investments as at 31 January 2025 is:

Total Accrued Interest Earned on Investment	Budget Annual	Budget YTD	Actual YTD	% of YTD Budget	FY23/24 Actual
Municipal	860,000	851,328	946,474	111.18%	1,385,886
Reserve	800,000	703,328	784,558	111.55%	887,673
Subtotal	1,660,000	1,554,656	1,731,032	111.35%	2,273,559
Leederville Gardens Inc. Surplus Trust*	0	0	129,285	N/A	193,472
Total	1,660,000	1,554,656	1,860,317	119.66%	2,467,031

*Interest estimates for Leederville Gardens Inc. Surplus Trust were not included in the 2024/25 Budget as actual interest earned is restricted.

The City has a weighted average interest rate of 4.79% for current investments compared to the Reserve Bank 90 day accepted bill rate for January 2025 of 4.17%.

Sustainable Investments

The City's investment policy requires that in the first instance, the City considers rate of return of the fund. All things being equal, the City then prioritises funds with no current record of funding fossil fuels. The City can increase the number of non-fossil fuel investments but will potentially result in a lower rate of return.

Administration utilises a platform called 'Yield Hub' to ascertain the level of exposure banks have in fossil fuel activities and to determine daily interest rates published by banks.

The investment guidelines which is the supplementary document to the Council Investment Policy sets the maximum exposure limits to financial institutions at 90% as reflected in the below table. The majority of financial institutions lie within A-2 and A-1+ categories.

Short Term Rating (Standard & Poor's) or Equivalent	Direct Investments Maximum %with any one institution		Maximum % of Total Portfolio	
	Guideline	Current position	Guideline	Current position
A-1+	30%	35.6%	90%	60.1%
A-1	25%	0%	90%	0%
A-2	20%	14.9%	90%	39.9%

Administration will continuously explore options to ascertain if a balanced investment strategy can be developed where investments in divested banks can be increased with a minimal opportunity cost of loss in interest rate returns for instances when banks not divested in fossil fuel activities offer a higher rate of return.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Section 19(2)(b) of the *Local Government (Financial Management) Regulations 1996* requires that a local government establish and document procedures to enable the identification of the nature and location of all investments.

RISK MANAGEMENT IMPLICATIONS

Low: Administration has developed effective controls to ensure funds are invested in accordance with the City's Investment Policy. This report enhances transparency and accountability for the City's investments.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2023-2032:

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

Our community is aware of what we are doing and how we are meeting our goals.

Our community is satisfied with the service we provide.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, however focussing on non-fossil fuel investments contributes to a sustainable environment.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes of the City's Public Health Plan 2020-2025.

FINANCIAL/BUDGET IMPLICATIONS:

The financial implications of this report are as noted in the details section of the report. Administration is satisfied that appropriate and responsible measures are in place to protect the City's financial assets.

**CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 28 FEBRUARY 2025**

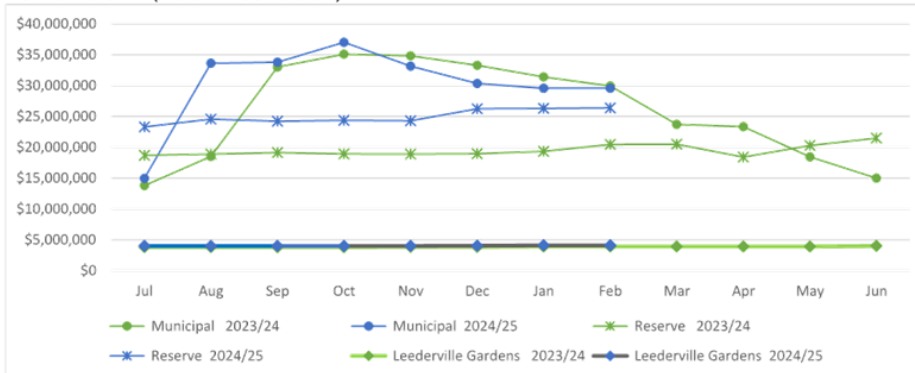
Funds	Institution	Investment Date	Maturity Date	Interest Rate	Principal \$
<u>OPERATING ACCOUNTS</u>					
Municipal	Commonwealth Bank of Australia	Ongoing		3.85%	5,149,724
Municipal	Commonwealth Bank of Australia	Ongoing		4.25%	2,404,685
Reserve	Commonwealth Bank of Australia	Ongoing		3.85%	2,789,526
Total Operating Funds					10,343,935
<u>TERM DEPOSITS</u>					
Leederville Gardens Inc Surplus Trust	National Australia Bank	22/08/2024	22/08/2025	4.95%	2,167,750
Leederville Gardens Inc Surplus Trust	AMP Bank	18/12/2024	17/12/2025	5.10%	935,347
Leederville Gardens Inc Surplus Trust	AMP Bank	24/01/2025	23/01/2026	4.95%	996,738
Municipal	Commonwealth Bank of Australia	30/09/2024	3/03/2025	4.80%	4,000,000
Municipal	National Australia Bank	30/09/2024	1/04/2025	5.00%	2,000,000
Municipal	Beyond Bank	7/11/2024	7/04/2025	5.05%	3,000,000
Municipal	Commonwealth Bank of Australia	9/05/2024	9/05/2025	4.99%	3,000,000
Municipal	Beyond Bank	7/11/2024	10/05/2025	5.10%	3,000,000
Municipal	AMP Bank	22/08/2024	10/06/2025	5.02%	4,000,000
Municipal	Bendigo and Adelaide Bank	24/01/2025	23/07/2025	4.90%	3,000,000
Municipal	AMP Bank	24/01/2025	23/01/2026	4.95%	3,000,000
Reserve	Bank of Queensland	30/04/2024	29/04/2025	5.10%	2,000,000
Reserve	National Australia Bank	30/04/2024	29/04/2025	5.20%	2,600,000
Reserve	G&C Mutual	9/05/2024	9/05/2025	5.35%	1,000,000
Reserve	Judo Bank	24/01/2025	23/07/2025	4.95%	3,000,000
Reserve	Commonwealth Bank of Australia	22/08/2024	22/08/2025	4.75%	4,000,000
Reserve	National Australia Bank	22/08/2024	22/08/2025	4.95%	1,000,000
Reserve	National Australia Bank	7/11/2024	7/11/2025	5.00%	4,000,000
Reserve	National Australia Bank	24/01/2025	23/01/2026	4.85%	3,000,000
Total Term Deposits					49,699,836
Total Funds available					60,043,771

**CITY OF VINCENT
INVESTMENT PORTFOLIO
AS AT 28 FEBRUARY 2025**

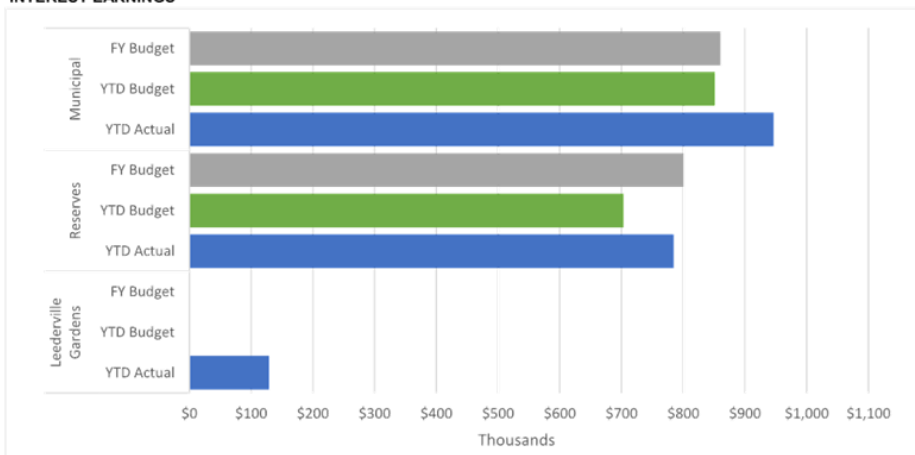
	Municipal	Reserve	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	%
BY INVESTMENT HOLDINGS					
Municipal Account	5,149,724	2,789,526	0	7,939,250	13.2%
Online Saver	2,404,685	0	0	2,404,685	4.0%
Term Deposits	22,000,000	23,600,000	4,099,836	49,699,836	82.8%
	29,554,410	26,389,526	4,099,836	60,043,772	100.0%
BY INSTITUTION					
Bank of Queensland	0	2,000,000	0	2,000,000	3.3%
Bendigo and Adelaide Bank	0	3,000,000	0	3,000,000	5.0%
Commonwealth Bank of Australia	14,554,410	6,789,526	0	21,343,936	35.6%
Beyond Bank	6,000,000	0	0	6,000,000	10.0%
National Australia Bank	2,000,000	10,600,000	2,167,750	14,767,750	24.6%
AMP Bank	7,000,000	0	1,932,086	8,932,086	14.9%
Judo Bank	0	3,000,000	0	3,000,000	5.0%
G&C Mutual	0	1,000,000	0	1,000,000	1.7%
	29,554,410	26,389,526	4,099,836	60,043,772	100.0%
BY CREDIT RATINGS (SHORT-TERM ISSUE)					
A-1+	16,554,410	17,389,526	2,167,750	36,111,686	60.1%
A-2	13,000,000	9,000,000	1,932,086	23,932,086	39.9%
	29,554,410	26,389,526	4,099,836	60,043,772	100.0%
BY TERMS					
0-30 days	7,554,410	2,789,526	0	10,343,936	17.2%
91-180 days	7,000,000	6,000,000	0	13,000,000	21.7%
181-270 days	5,000,000	0	0	5,000,000	8.3%
271-365 days	10,000,000	17,600,000	4,099,836	31,699,836	52.8%
	29,554,410	26,389,526	4,099,836	60,043,772	100.0%
BY MATURITY					
0-30 days	11,554,410	2,789,526	0	14,343,936	23.9%
31-90 days	11,000,000	5,600,000	0	16,600,000	27.7%
91-180 days	4,000,000	11,000,000	2,167,750	17,167,750	28.6%
181-270 days	0	4,000,000	0	4,000,000	6.7%
271-365 days	3,000,000	3,000,000	1,932,086	7,932,086	13.2%
	29,554,410	26,389,526	4,099,836	60,043,772	100.0%
BY FOSSIL FUEL EXPOSURE					
Fossil Fuel Investments	16,554,410	17,389,526	2,167,750	36,111,686	60.1%
Non Fossil Fuel Investments	13,000,000	9,000,000	1,932,086	23,932,086	39.9%
	29,554,410	26,389,526	4,099,836	60,043,772	100.0%

**CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 28 FEBRUARY 2025**

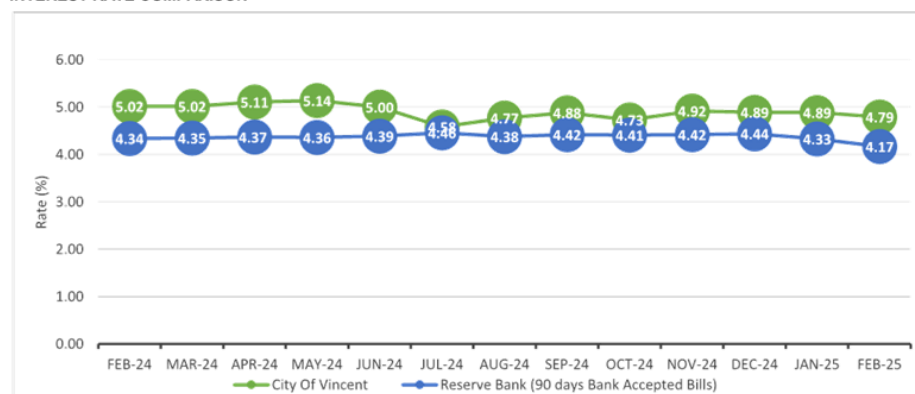
FUNDS INVESTED (TERM DEPOSITS ONLY)



INTEREST EARNINGS

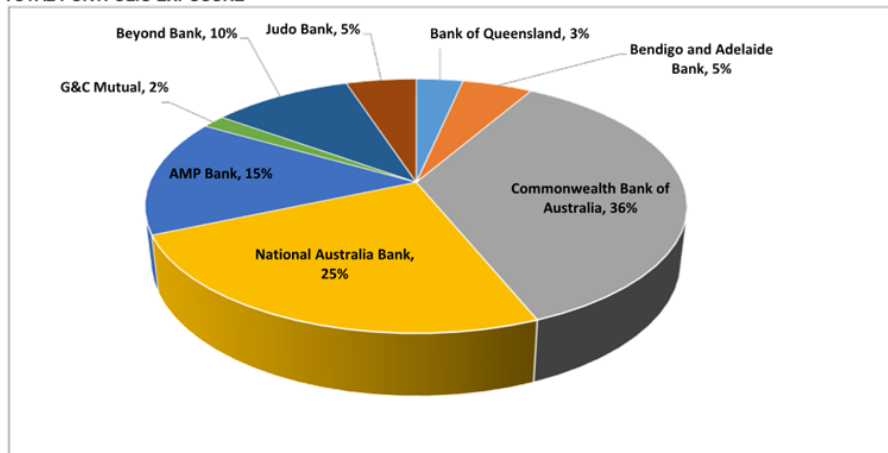


INTEREST RATE COMPARISON

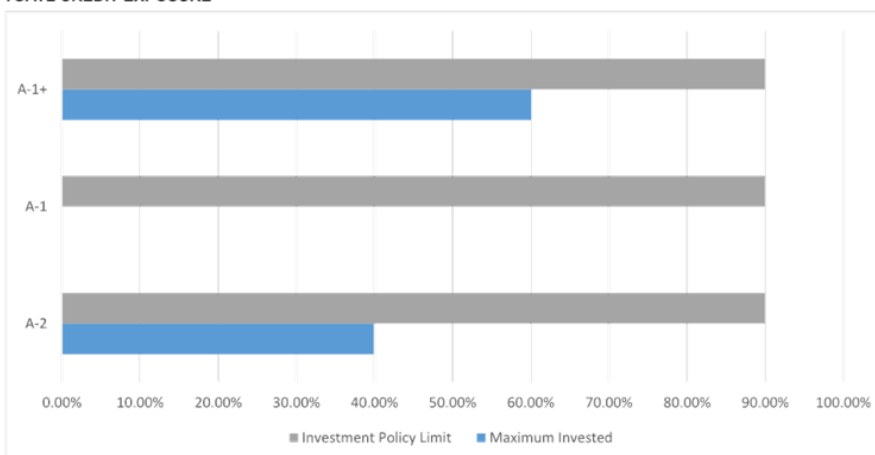


**CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 28 FEBRUARY 2025**

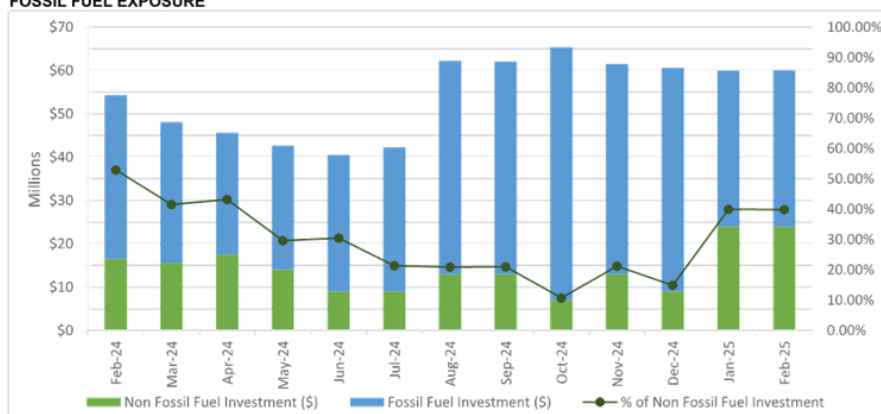
TOTAL PORTFOLIO EXPOSURE



TOATL CREDIT EXPOSURE



FOSSIL FUEL EXPOSURE



11.4 OUTCOME OF ADVERTISING AND ADOPTION OF FREEDOM OF INFORMATION POLICY

- Attachments:**
1. **Policy 4.1.4 Freedom of Information Requests July 2022**  
 2. **Policy 4.1.4 Freedom of Information Requests**  

RECOMMENDATION:

1. **ADOPTS** the Freedom of Information Policy 4.1.4 at Attachment 1; and
2. **REPEALS** Freedom of Information Policy 4.1.4 at Attachment 2.

PURPOSE OF REPORT:

To present the outcome of community consultation and seek approval of the proposed Freedom of Information Policy at **Attachment 1** and repeal of Freedom of Information Policy 4.1.4 at **Attachment 2**.

DELEGATION:

Section 2.7 of the *Local Government Act 1995* sets out the Role of Council as being to 'determine the local government's policies'. There is no delegation to Administration to make, review or repeal policies.

BACKGROUND:

At its 10 December 2024 Meeting, Council approved conducting community consultation of its intention to amend the Freedom of Information Policy.

In accordance with the City's Community and Stakeholder Engagement Policy, community consultation was undertaken between 22 January 2025 and 20 February 2025, which is in excess of the 21 days required.

The policy was advertised on:

- 30 January 2025: City of Vincent website news item (3 views)
- 30 January 2025 and 13 February 2025: City of Vincent E-news (10,000 circulation) promoting the City's public notices
- 1 February 2025: Perth Voice newspaper public notice
- January and February 2025: notice exhibited on the notice board at the City's Administration and Library and Local History Centre.

No public submissions were received.

DETAILS:**Requirement for a documented City position (including community need or legislative requirement):**

The policy enables the City to fast-track its response to information requests without the need to require lodgement of a formal application and appropriate fee.

There is no legislative requirement for this policy however in its absence all access applications would require a formal application to be lodged and there would be no mechanism in place to provide third party information outside of the *Freedom of Information Act 1992*.

Examples of current / best practice:

The current policy is not heavily used. In 2023/2024, two access applicants were able to obtain their requested documents within one day of the initial request without the requirement of submitting a formal application. The revised policy provides greater flexibility to the public and City officers but is not expected to result in significant change in application numbers.

CONSULTATION/ADVERTISING:

No further consultation is required.

LEGAL/POLICY:

Section 2.7(2)(b) of the *Local Government Act 1995* provides Council with the power to determine policies.

The City's [Policy Development and Review Policy](#) sets out the process for the development and review of the City's policy documents.

In accordance with section 2.3 of the Policy Development and Review Policy:

The purpose of a policy is to provide a general rule or principle to guide Administration and the community on the City's decision making and advocacy;

The purpose of the proposed is to allow for determination of FOI applications and to set provisions for waiving the prescribed FOI fee.

LOCAL GOVERNMENT DECISION MAKING HIERARCHY



Freedom of Information Act 1992

Freedom of Information Regulations 1993

State Records Act 2000

RISK MANAGEMENT IMPLICATIONS

Low: Adopting the proposed policy is low risk as the policy outlines how the City will effectively deal with Freedom of Information applications.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Innovative and Accountable

We embrace good ideas or innovative approaches to our work to get better outcomes for Vincent and our community.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased mental health and wellbeing

FINANCIAL/BUDGET IMPLICATIONS:

Nominal. The application fee for a Freedom of Information application is set at \$30.00.

COMMENTS:

The amended Freedom of Information policy allows for improved access to documents by members of the public and demonstrates the City's accountability and transparency in its decision making process.



FREEDOM OF INFORMATION REQUESTS

Legislation / local law requirements	<i>Freedom of Information Act 1992</i> <i>Freedom of Information Regulations 1993</i>
Relevant delegations	17.2 - Appointment of Principal Decision Maker
Related policies, procedures and supporting documentation	Guide 1. Recordkeeping Awareness Roles and Responsibilities Guide 2. Recordkeeping Awareness Unauthorised Disclosure of Official Information Guide 13. Freedom of Information Awareness Recordkeeping Procedure - Release of Planning approvals and associated stamped approved plans

PRELIMINARY

INTRODUCTION

Section 44 of the *State Records Act 2000* states:

"If a government record is not a State archive, any right that a person may have to be given access to it is to be determined under the FOI Act."

There is no legislative requirement for this policy however in its absence all access applications would require a formal application to be lodged and there would be no mechanism in place to provide third party information outside of the *Freedom of Information Act 1992*.

PURPOSE

The purpose of this policy is to allow for determination of FOI applications and to set provisions for waiving the prescribed FOI fee.

OBJECTIVE

To:

- provide information to the public, free of charge where possible, while maintaining the privacy of third parties in accordance with the Act.
- reaffirm the City's commitment to accountability.
- recognise and support the public right to access information held by local government.

FREEDOM OF INFORMATION REQUESTS



POLICY

Upon receiving a Freedom of Information request, the Chief Executive Officer or their delegate will determine the status of the request in accordance with the provisions of the Act.

If the determination is such that the information can be provided:

1. with less than two hours of officer time; *and*
2. unedited or edited to the extent that identification of a third party is protected

then the fee, as prescribed by the Council, will be waived.

If the applicant is not satisfied with this outcome, then they will be required to lodge a formal Freedom of Information request and pay the appropriate fee in accordance with the regulations.

OFFICE USE ONLY	
Responsible Officer	Coordinator Information
Initial Council Adoption	14/04/1998
Previous Title	Freedom of Information Requests
Reviewed / Amended	22/07/2003, 22/04/2008, 26/02/2013,
Next Review Date	12/2029

CITY OF VINCENT POLICY MANUAL
CHIEF EXECUTIVE OFFICER
POLICY NO: 4.1.4
FREEDOM OF INFORMATION REQUESTS

POLICY NO: 4.1.4**FREEDOM OF INFORMATION REQUESTS****OBJECTIVES**

To provide information to the public free of charge where possible while maintaining the privacy of third parties in accordance with the Freedom of Information Act.

POLICY STATEMENT

Upon receiving a Freedom of Information request the City's Freedom of Information Co-ordinator or Chief Executive Officer or his nominee will determine the status of the request in accordance with the provisions of the Freedom of Information Act.

If the determination is such that the information can be provided:

1. with less than one hour of officer time; and
2. unedited or edited to the extent that identification of a third party is protected;


then the fee, as prescribed by the Council, will be waived.

If the applicant is not satisfied with this outcome then they will be required to lodge a formal Freedom of Information request and pay the appropriate fee in accordance with the Act.

Date Adopted:	14 April 1998
Date Amended:	22 July 2003
Date Reviewed:	22 July 2003, 22 April 2008, 26 February 2013
Date of Next Review:	February 2018

12 CHIEF EXECUTIVE OFFICER

12.1 OUTCOME OF ADVERTISING AND ADOPTION OF AMENDED POLICY DEVELOPMENT AND REVIEW POLICY

- Attachments:**
1. Corporate Document Development Policy [↓](#) 
 2. Policy Development and Review Policy (marked up) [↓](#) 

RECOMMENDATION:

That Council **ADOPTS** the amended Policy Development and Review Policy, renamed as Corporate Document Development Policy, at Attachment 1.

PURPOSE OF REPORT:

To present the outcome of community consultation and seek adoption of the amended Corporate Document Development Policy at **Attachment 1**.

DELEGATION:

Section 2.7 of the *Local Government Act 1995* sets out the Role of Council as being to 'determine the local government's policies. There is no delegation to Administration to make, review or repeal policies.

BACKGROUND:

At its 10 December 2024 Meeting, Council approved conducting community consultation of its intention to amend the [Policy Development and Review Policy](#) (Policy)

In accordance with the City's [Community and Stakeholder Engagement Policy](#), community consultation was undertaken between 30 January 2025 and 28 February 2025, which is in excess of the 21 days required.

The proposed policy was advertised on the City of Vincent website as follows:

- The consultation webpage was published on the Imagine Vincent website from 30 January 2025 to 28 February 2025 and received 34 views.
- News Item on the City's website – 30 January 2025 received 13 views; and
- E- news publication on 30 January and 13 February.

No public submissions were received.

DETAILS:

The Policy was developed in consultation with Council Members and adopted at the Council Meeting 15 December 2020. The Policy was created in response to the growing need for timely and systematic reviews of outdated policies and the requirement for Council direction and oversight. The Policy ensures that all policy documents, including policies, strategies, and action plans, are regularly reviewed, updated, and aligned with the City's strategic priorities and legislative requirements.

A documented position remains essential to guarantee ongoing accountability and to reduce the backlog of overdue policy reviews, providing clear processes for their management and alignment with Council objectives.

The Policy was reviewed by Administration in accordance with clause 5.1. The findings of this review identified the following substantive changes to the Policy:

Title and Scope Clarification:

The current title, Policy Development and Review Policy, may be misleading as it does not explicitly reference strategies or action plan. To reflect its broader scope, a more inclusive title such as Corporate Document Development Policy is recommended. This would better communicate that the policy governs the creation and maintenance of all strategic documents, not just policies. The name reflects the comprehensive nature of the policy's application across all Council documented positions, including policies, strategies, and action plans, ensuring clarity.

Effectiveness of consultation

The review highlighted an opportunity to enhance consultation practices by categorising amendments based on their significance and potential impact on the community. This approach ensures that all changes are communicated clearly, and that the community is adequately consulted and engaged wherever appropriate.

To achieve this, it is proposed to introduce a classification system similar to that used for local planning scheme amendments. Amendments would be categorised as *Complex, Standard, or Administrative*, ensuring transparency and consistency in consultation practices while maintaining alignment with the [Community and Stakeholder Engagement Policy](#).

Complex Amendments

- Definition: Substantial changes that alter a policy's objectives, purpose, or have a significant impact on the community.
- Consultation Requirement: Broad public engagement is required, in accordance with the Community and Stakeholder Engagement Policy, to ensure that significant changes are communicated effectively, and that the community has ample opportunity to provide input.

Standard Amendments

- Definition: Modifications to policy provisions that do not fundamentally change the policy's core objectives but may adjust its implementation.
- Consultation Requirement: Standard amendments will be advertised for a minimum of 21 days in accordance with the Community and Stakeholder Engagement Policy. The level of consultation will be tailored to the nature and potential impact of the changes, with recommendations for engagement platforms presented to Council for determination.

Administrative Amendments (formerly referred to as Minor Amendments)

- Definition: Amendments of a non-substantive nature that do not affect the intent, purpose, or application of the policy. These include:
 - Grammatical and formatting corrections.
 - Updates to titles, organisational structures, or position names.
 - Adjustments to reflect changes in legislation or regulatory references.
- Consultation and Council Approval: Administrative amendments have not previously required consultation or Council approval, in accordance with clause 5.6 of the Policy, as they are procedural and do not materially impact policy objectives or community outcomes. This approach will continue to ensure that administrative updates can be actioned efficiently. The term *Administrative Amendments* has been proposed to provide greater clarity and better align with the procedural nature of these updates. This change eliminates any confusion around the term "Minor Amendments" by clearly reflecting the intent that such changes are administrative in scope and do not require public consultation or Council approval.

The categorisation system reinforces Council's commitment to ensuring that the community is engaged and consulted on all amendments that may affect them, while enabling Council and Administration to prioritise resources on those that require more extensive engagement efforts.

This approach ensures that consultation efforts are both meaningful and proportional, strengthening community engagement for impactful changes while maintaining efficiency for minor, non-substantive updates.

Additional Clause to Support Prioritisation of Early Consultation

To streamline the review process, an additional dot point to clause 1.3 has been introduced requiring the identification of the amendment category during early consultation.

By clearly outlining the significance of proposed changes, this clause will assist Council Members in prioritising their review of early consultation materials. It enables focused attention on amendments most likely to impact policy outcomes and require Council input to shape the direction of the document prior to formal drafting. This will ensure Council's time and resources are effectively allocated.

A tracked version of the policy, highlighting proposed amendments, is included at **Attachment 2**.

CONSULTATION/ADVERTISING:

No further consultation is required

LEGAL/POLICY:

Section 2.7(2)(b) of the *Local Government Act 1995* provides Council with the power to determine policies.

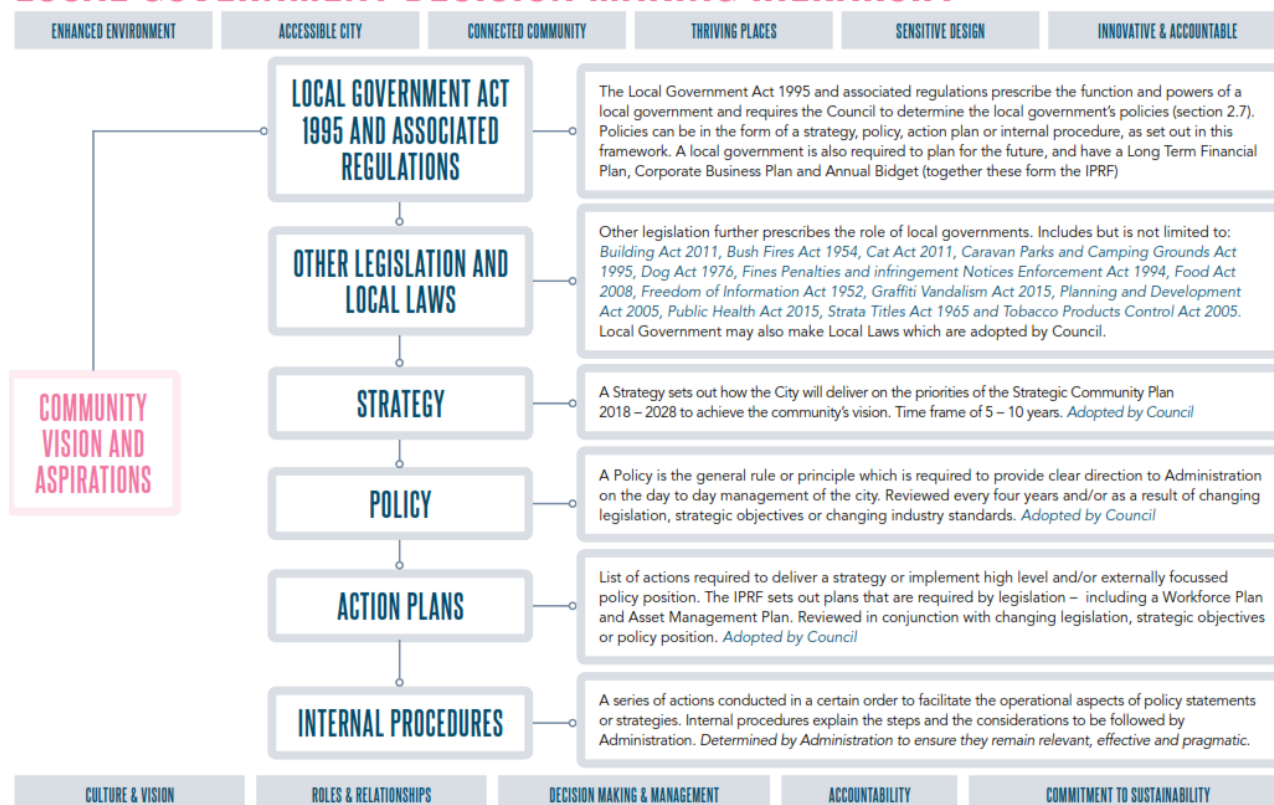
The City's [Policy Development and Review Policy](#) sets out the process for the development and review of the City's policy documents.

In accordance with section 2.3 of the Policy Development and Review Policy:

The purpose of a policy is to provide a general rule or principle to guide Administration and the community on the City's decision making and advocacy;

The purpose of the Policy is to provide guidance on the development and review of the City's strategies, policies and action plans (policy documents) to achieve transparent and consistent decision making which aligns with the City's objectives, strategic priorities and legislative requirements.

LOCAL GOVERNMENT DECISION MAKING HIERARCHY



RISK MANAGEMENT IMPLICATIONS

Risk Category	Risk Appetite and tolerance statement	description/clarifications
Governance, Due diligence, Accountability and Sustainability	The City has a low risk tolerance for less than better practice decision making for governance, due diligence, accountability, and sustainability, as measured by accepted industry standards and practices.	The Corporate Document Development Policy establishes clear structures and processes for developing, reviewing, and implementing strategies, policies, and action plans. This ensures that decision-making is transparent, consistent, and aligned with legislative requirements and the City's strategic priorities. The policy mandates consultation with Council Members, stakeholder engagement, and a hierarchy for governing documents, which supports accountable governance and reduces the risk of poorly considered or inconsistent decisions. By setting structured review cycles and clear amendment classifications, the policy also ensures that governance documents remain current and effective, mitigating risks associated with outdated or unclear policies. Furthermore, the policy supports the City's high risk appetite for strong community engagement by requiring public consultation for significant policy changes, enabling participatory decision-making while maintaining structured and evidence-based governance processes.

Low: It is low risk for Council to adopt the amended Policy as these changes improve clarity, accountability and enshrine Council's expectations in regard to the preparation of corporate documents.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

*Our community is aware of what we are doing and how we are meeting our goals.
We are open and accountable to an engaged community.*

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

Improving community engagement and enhancing early consultation practices will ensure that Council allocates its time and resources efficiently.



CORPORATE DOCUMENT DEVELOPMENT POLICY

Legislation / local law requirements	Section 2.7 of the <i>Local Government Act 1995</i> Policy 4.1.5 – Community Consultation - appendix 2
Relevant delegations	Nil
Related policy procedures and documents	Local Government Decision Making Hierarchy – D20/148390 Register and Review Plan – D20/126085 & D21/3270 Development and Review Procedure – D20/84189 Development and Review Guidelines – D20/84086 Policy Template – D20/84083 Procedure Template – D20/84084

PURPOSE

To provide guidance on the development and review of the City's strategies, policies and action plans (**Corporate Documents**) to achieve transparent and consistent decision making which aligns with the City's objectives, strategic priorities and legislative requirements.

OBJECTIVES

To:

- identify the hierarchy of governing documents that drive the delivery of the community's long-term vision as set out in the City's Strategic Community Plan (**SCP**);
- align the City's Corporate Documents with the priorities of the SCP; and
- guide Council and Administration on the development, consultation requirements, implementation, review, amendment and repeal of Corporate Documents.

SCOPE

This policy applies to the development and review of Corporate Documents including policies, strategies, and action plans.

DEFINITIONS

Corporate Document: Documents that guide the City's strategic direction, operations and decision-making processes, including policies, strategies, action plans, and other governance or planning documents developed to align with the priorities set out in the City's Strategic Community Plan.

Early Consultation: The process of engaging Council Members and relevant stakeholders at the initial stages of developing or amending a Corporate Document. Early consultation provides an opportunity to present objectives, preliminary ideas, or proposed changes, ensuring alignment with the City's strategic priorities and enabling feedback to shape the direction of the document prior to formal drafting or community engagement.



CITY OF VINCENT

CORPORATE DOCUMENT DEVELOPMENT POLICY

Community Engagement: The process of consulting with stakeholders, including residents, businesses, and other interested parties, to inform, involve, or collaborate on the development or review of Corporate Documents. Engagement is conducted in accordance with the Community and Stakeholder Engagement Policy.

Complex Amendments: Substantial changes that alter a Corporate Document's objectives, purpose, or have a significant impact on the community. These amendments typically require extensive consultation to ensure the proposed changes are communicated effectively and allow for meaningful community input.

Standard Amendments: Modifications to specific provisions within a Corporate Document that do not fundamentally alter its objectives but may adjust its implementation. Consultation requirements for these amendments are tailored based on their potential impact and are undertaken in accordance with the Community and Stakeholder Engagement Policy.

Administrative Amendments: Non-substantive amendments that do not affect the intent, purpose, or application of a strategic document. These include:

- Grammatical and formatting corrections.
- Updates to titles, organisational structures, or position names.
- Adjustments to reflect changes in legislation or regulatory references.

Amendment Categories: The classification of proposed changes to Corporate Documents as Complex, Standard, or Administrative, which informs the level of consultation required and ensures resources are allocated proportionally based on the impact and significance of the changes.

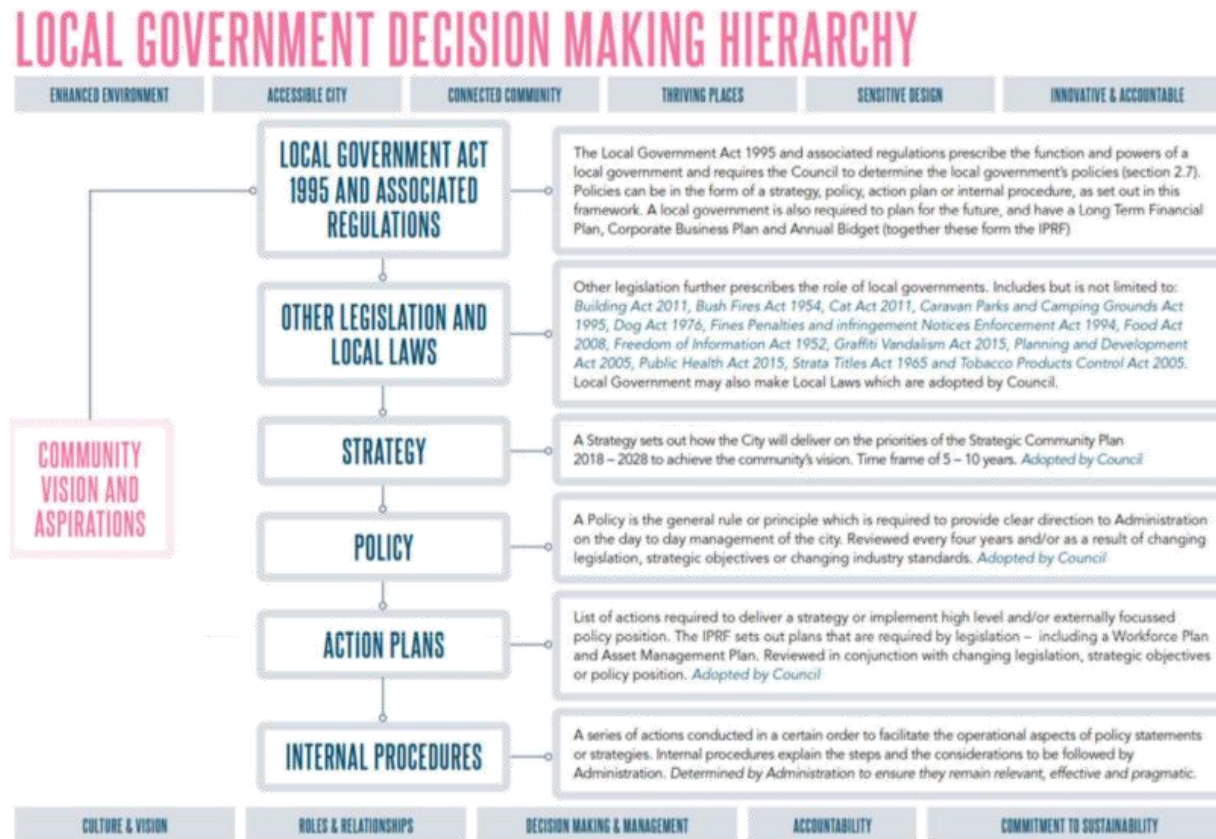
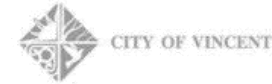
Council Member: a person who is currently serving a term of office as an elected member of the Council in accordance with the *Local Government Act 1995*.

LOCAL GOVERNMENT DECISION MAKING HIERARCHY

The below hierarchy of documents drives the delivery of the City's long-term vision, as set out in the SCP. It also establishes the process by which each Corporate Document is developed and reviewed in consultation with Council and the community.

CORPORATE DOCUMENT DEVELOPMENT POLICY

Local Government Decision Making Hierarchy





CORPORATE DOCUMENT DEVELOPMENT POLICY

POLICY

1. Objective and Agenda Setting

- 1.1 the development of a Corporate Document is required to establish the City's objective or agenda on an issue or to provide further guidance in respect to a legislative requirement. The following may result in the requirement for the City to form and document an objective or agenda position through a Corporate Document:
 - a legislative requirement;
 - new or changing industry standards;
 - to meet the City's strategic objectives;
 - there is a community need or expectation; or
 - as a result of a Council resolution.
- 1.2 documenting the City's objective or agenda should result in:
 - clarity and consistency in decision making;
 - improved efficiency and effectiveness; or
 - improved customer and community outcomes.
- 1.3 objective and agenda setting must occur in consultation with Council Members. Council Members will be provided with the following information:
 - a draft objective for the Corporate Document;
 - the requirement for a documented City position (including evidence of a community need or legislative requirement);
 - how the objectives align with the SCP;
 - examples of current / best practice;
 - proposed level of community engagement required;
 - an evaluation of the effectiveness of any existing relevant Corporate Document;
 - an assessment of where the proposed document sits within the local government decision making hierarchy;
 - the proposed review timeframe and expiry period, if applicable; and
 - any financial impacts arising from the proposed Corporate Document, including any impact on the adopted budget or the City's Long-Term Financial Plan; and
 - where amendments are proposed the relevant amendment category will be summarised in the title field of the early consultation materials

2. Corporate Document hierarchy

- 2.1 depending on the nature of the objective or agenda, it may be appropriate to prepare one or more Corporate Documents;
- 2.2 the purpose of a strategy is to set out at a high level how the City will deliver on the long-term priorities of the SCP to achieve the community's vision;
- 2.3 the purpose of a policy is to provide a general rule or principle to guide Administration and the community on the City's decision making and advocacy;
- 2.4 the purpose of an action plan is to set the pathway or process to deliver a strategy or implement high level and/or externally focused policy positions; and
- 2.5 Corporate Documents must align with one or more objectives in the SCP.



CORPORATE DOCUMENT DEVELOPMENT POLICY

3. Content of Corporate Document

Corporate Document should be:

- 3.1 consistent with the City's strategic priorities, values, and risk appetite and tolerance;
- 3.2 compliant with relevant legislation and any State policies and schemes;
- 3.3 consistent with the City's Writing Style Guide; and
- 3.4 written in plain English and convey clear and concise direction.

4. Consultation

- 4.1 the formation of an objective or agenda position is to occur in consultation with Council Members, as specified in clause 1.3
- 4.2 following objective or agenda setting the development of a Corporate Document will incorporate consultation with relevant statutory and regulatory agencies and any other key stakeholders (including preliminary community engagement if required) that may be impacted by the proposed Corporate Documents;
- 4.3 draft Corporate Documents will then be presented to Council for approval and authorisation to commence community consultation. All proposed changes, other than those covered by clause 5.6, will be advertised in accordance with, but not limited to, the requirements of the City's Community Engagement Policy and guided by the following amendment classifications;
 - **Complex Amendments** - Broad public engagement will be required, aligned with the Community and Stakeholder Engagement Policy, to ensure significant changes are thoroughly communicated and reviewed.
 - **Standard Amendments** - Will be advertised for a minimum of 21 days in accordance with the Community and Stakeholder Engagement Policy. Consultation methods will be tailored based on the potential impact of the amendments, with recommendations presented to Council for determination.
- 4.4 a summary of submissions received and Administrations response to submissions will be presented to Council along with a recommendation that the Corporate Document is either adopted as originally presented, or adopted with amendments based on the submissions received;
- 4.5 if no submissions are received a report is prepared for Council advising this, and recommending that the Corporate Document is adopted; and
- 4.6 once adopted all Corporate Documents are to be included in the City's Local Government Hierarchy, recorded in the City's Corporate Document Register and Review Plan.

5. Review

- 5.1 Policies are to be reviewed at least every four years, or more frequently as specified in the document (and reflected in the Corporate Document Register and Review Plan);
- 5.2 Strategies and Action Plans are to be reviewed at the end of their adopted lifespan. This review may include a close-out report measuring the success and outcomes of the strategy or plan;
- 5.3 the Corporate Document review process includes a review of where the document sits in the Local Government Hierarchy;
- 5.4 the City's Corporate Document Register and Review Plan is to be reviewed annually by Administration, with a report presented to Council at the outcome of the annual review;
- 5.5 the outcome of each Corporate Document review is to be presented to Councillors for review and comment. This includes a review which results in no recommended change to the document content or position in the local government hierarchy;

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CITY OF VINCENT

CORPORATE DOCUMENT DEVELOPMENT POLICY

- 5.6 the outcome of each review is to be noted in the Corporate Document and recorded in the City's Corporate Document Register and Review Plan;
- 5.7 Complex or standard amendments, require the approval of Council in the same manner as a new Corporate Document would which includes community consultation in accordance with clauses 4.1 to 4.6;
- 5.8 Administrative amendments do not require the approval of Council or community consultation; and
- 5.9 Council approval of the repeal of a Corporate Document is required.

OFFICE USE ONLY	
Responsible Officer	Executive Manager Corporate Strategy and Governance.
Initial Council adoption	DATE: 15/12/2020, REF# <TRIM REF>
Reviewed / Amended	DATE: <APPROVAL DATE>, REF#: <TRIM REF>
Next Review Date	DATE: 15/12/2024,

CORPORATE DOCUMENT POLICY DEVELOPMENT

POLICY



CITY OF VINCENT

Legislation / local law requirements	Section 2.7 of the <i>Local Government Act 1995</i> Policy 4.1.5 – Community Consultation - appendix 2
Relevant delegations	Nil
Related policy procedures and documents	Local Government Decision Making Hierarchy – D20/148390 Register and Review Plan – D20/126085 & D21/3270 Development and Review Procedure – D20/84189 Development and Review Guidelines – D20/84086 Policy Template – D20/84083 Procedure Template – D20/84084

PURPOSE

To provide guidance on the development and review of the City's strategies, policies and action plans (~~policy documents~~ **Corporate Documents**) to achieve transparent and consistent decision making which aligns with the City's objectives, strategic priorities and legislative requirements.

OBJECTIVES

To:

- identify the hierarchy of governing documents that drive the delivery of the community's long-term vision as set out in the City's Strategic Community Plan (**SCP**);
- align the City's ~~policy documents~~ **Corporate Document** with the priorities of the SCP; and
- guide Council and Administration on the development, consultation requirements, implementation, review, amendment and repeal of ~~policy documents~~ **Corporate Document**.

SCOPE

This policy applies to the development and review of ~~policy documents by the City~~ **Corporate Document** including policies, strategies, and action plans.

DEFINITIONS

Corporate Document: Documents that guide the City's strategic direction, operations and decision-making processes, including policies, strategies, action plans, and other governance or planning documents developed to align with the priorities set out in the City's Strategic Community Plan.

Early Consultation: The process of engaging Council Members and relevant stakeholders at the initial stages of developing or amending a Corporate Document. Early consultation provides an opportunity to present objectives, preliminary ideas, or proposed changes, ensuring alignment with the City's strategic priorities and enabling feedback to shape the direction of the document prior to formal drafting or community engagement.

Community Engagement: The process of consulting with stakeholders, including residents, businesses, and other interested parties, to inform, involve, or collaborate on the development or review of Corporate

CORPORATE DOCUMENT POLICY DEVELOPMENT

POLICY



CITY OF VINCENT

Document. Engagement is conducted in accordance with the Community and Stakeholder Engagement Policy.

Complex Amendments: Substantial changes that alter a Corporate Document's objectives, purpose, or have a significant impact on the community. These amendments typically require extensive consultation to ensure the proposed changes are communicated effectively and allow for meaningful community input.

Standard Amendments: Modifications to specific provisions within a Corporate Document that do not fundamentally alter its objectives but may adjust its implementation. Consultation requirements for these amendments are tailored based on their potential impact and are undertaken in accordance with the Community and Stakeholder Engagement Policy.

Administrative Amendments: Non-substantive amendments that do not affect the intent, purpose, or application of a strategic document. These include:

- Grammatical and formatting corrections.
- Updates to titles, organisational structures, or position names.
- Adjustments to reflect changes in legislation or regulatory references.

Amendment Categories: The classification of proposed changes to Corporate Document as Complex, Standard, or Administrative, which informs the level of consultation required and ensures resources are allocated proportionally based on the impact and significance of the changes.

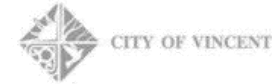
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LOCAL GOVERNMENT DECISION MAKING HIERARCHY

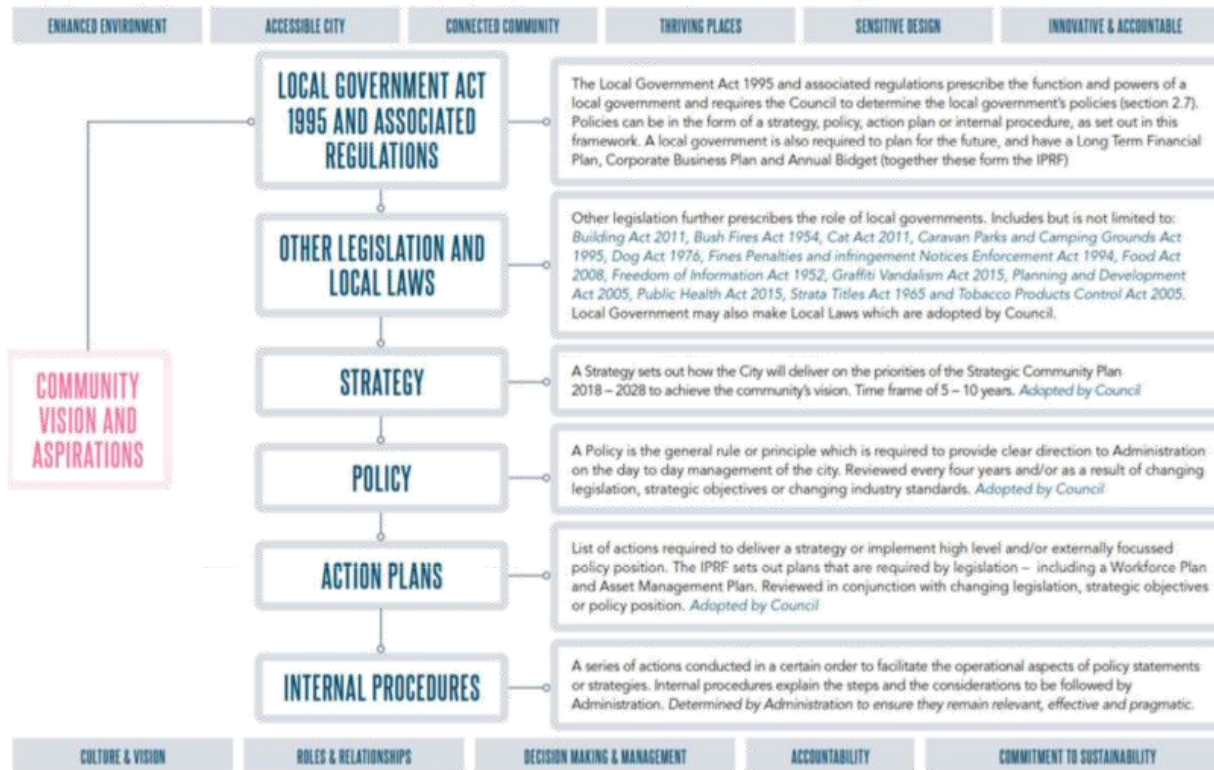
The below hierarchy of documents drives the delivery of the City's long-term vision, as set out in the SCP. It also establishes the process by which each ~~policy document~~ Corporate Document is developed and reviewed in consultation with Council and the community.

CORPORATE DOCUMENT POLICY DEVELOPMENT POLICY

Local Government Decision Making Hierarchy (Updated Grpahpic)



LOCAL GOVERNMENT DECISION MAKING HIERARCHY



CORPORATE DOCUMENT POLICY DEVELOPMENT

POLICY



CITY OF VINCENT

POLICY

1. Objective and Agenda Setting

- 1.1 the development of a Corporate Document is required to establish the City's objective or agenda on an issue or to provide further guidance in respect to a legislative requirement. The following may result in the requirement for the City to form and document an objective or agenda position through a policy-document Corporate Document:
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 - a draft objective for the policy-document Corporate Document;
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 - how the objectives align with the SCP;
 - examples of current / best practice;
 - proposed level of community engagement required;
 - an evaluation of the effectiveness of any existing relevant policy-document Corporate Document;
 - an assessment of where the proposed document sits within the local government decision making hierarchy;
 - the proposed review timeframe and expiry period, if applicable; and
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2. Policy-Document Corporate Document hierarchy

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- 2.3 the purpose of a policy is to provide a general rule or principle to guide Administration and the community on the City's decision making and advocacy;

CORPORATE DOCUMENT ~~POLICY~~ DEVELOPMENT

POLICY



CITY OF VINCENT

- 2.4 the purpose of an action plan is to set the pathway or process to deliver a strategy or implement high level and/or externally focused policy positions; and
- 2.5 ~~policy-documents~~ Corporate Document must align with one or more objectives in the SCP.
- 3. Content of ~~Policy-Documents~~Corporate Document**
- ~~Policy-documents~~ Corporate Document should be:
- 3.1 consistent with the City's strategic priorities, values, and risk appetite and tolerance;
 - 3.2 compliant with relevant legislation and any State policies and schemes;
 - 3.3 consistent with the City's Writing Style Guide; and
 - 3.4 written in plain English and convey clear and concise direction.
- 4. Consultation**
- 4.1 the formation of an objective or agenda position is to occur in consultation with Council Members, as specified in clause 1.3
 - 4.2 following objective or agenda setting the development of a ~~policy-documents~~ Corporate Document will incorporate consultation with relevant statutory and regulatory agencies and any other key stakeholders (including preliminary community engagement if required) that may be impacted by the proposed ~~policy-document~~ Corporate Document;
 - 4.3 draft ~~policy-documents~~ Corporate Document will then be presented to Council for approval and authorisation to commence community consultation. All proposed changes, other than those covered by clause 5.6, will be advertised in accordance with, but not limited to, the requirements of the City's Community Engagement Policy and guided by the following amendment classifications:
- Complex Amendments
- Broad public engagement will be required, aligned with the Community and Stakeholder Engagement Policy, to ensure significant changes are thoroughly communicated and reviewed.
- Standard Amendments
- Standard amendments will be advertised for a minimum of 21 days in accordance with the Community and Stakeholder Engagement Policy. Consultation methods will be tailored based on the potential impact of the amendments, with recommendations presented to Council for determination.
- 4.4 a summary of submissions received and Administrations response to submissions will be presented to Council along with a recommendation that the ~~policy-document~~ Corporate Document is either adopted as originally presented, or adopted with amendments based on the submissions received;
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CORPORATE DOCUMENT POLICY DEVELOPMENT

POLICY



CITY OF VINCENT

5. Review

5.1 ~~Policy documents Policies~~ are to be reviewed at least every four years, or more frequently as specified in the document (and reflected in the ~~Policy Corporate~~ Document Register and Review Plan);

5.15.2 ~~Strategies and Action Plans are to be reviewed at the end of their adopted lifespan. This review may include a close-out report measuring the success and outcomes of the strategy or plan;~~

5.25.3 ~~the policy document Corporate Document~~ review process includes a review of where the document sits in the Local Government Hierarchy;

5.35.4 ~~the City's Policy Corporate~~ Document Register and Review Plan is to be reviewed annually by Administration, with a report presented to Council at the outcome of the annual review;

5.45.5 ~~the outcome of each policy document Corporate Document~~ review is to be presented to Council Members for review and comment. This includes a review which results in no recommended change to the document content or position in the local government hierarchy;

5.55.6 ~~the outcome of each review is to be noted in the policy document Corporate Document~~ and recorded in the City's ~~Policy Document Corporate Document~~ Register and Review Plan;

5.6 ~~if minor amendments to a policy document are required these can be made administratively. Minor amendments are amendments that are not of a substantive nature, and include grammatical and formatting changes, changes to positions, titles or organisation structure and legislative references or requirements;~~

5.7 ~~Complex or standard amendments any substantive amendments, which are changes to the policy document content,~~ require the approval of Council in the same manner as a new ~~policy document Corporate Document~~ would which includes community consultation in accordance with clauses 4.1 to 4.6;

5.8 ~~Administrative amendments do not require the approval of Council or community consultation;~~ and

5.2 5.9 Council approval of the repeal of a ~~policy document Corporate Document~~ is required.

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12.2 ADVERTISING OF AMENDED FRAUD AND CORRUPTION PREVENTION POLICY

- Attachments:**
1. Updated Fraud and Corruption Policy - Draft [↓](#) 
 2. Fraud and Corruption Prevention Policy - Current [↓](#) 

RECOMMENDATION

That Council **APPROVES** the draft Fraud and Corruption Prevention Policy, at Attachment 1, for the purpose of community consultation, which is proposed to replace the Fraud and Corruption Prevention Policy, at Attachment 2.

PURPOSE OF REPORT:

For Council to approve, for the purpose of community consultation, the proposed amendments to the Fraud and Corruption Prevention Policy as detailed at **Attachment 1**.

DELEGATION:

Section 2.7 of the *Local Government Act 1995* sets out the Role of Council as being to 'determine the local government's policies'. There is no delegation to Administration to make, review or repeal policies.

BACKGROUND:

The City's Policy was approved by Council at its meeting on 22 June 2021. The Policy articulates the City's zero tolerance for fraud and corruption and outlines the City's commitment to taking all necessary steps to prevent fraud or corruption from occurring.

The Policy is due for its periodic review in 2025.

At its November 2024 meeting, Council (through the Audit and Risk Committee) approved the Fraud and Corruption Risk Register, Control Review Schedule, and the City's first Integrity Framework.

The Integrity Framework incorporates key findings from the Fraud and Corruption Risk Register, including enhanced risk analysis and planning for integrity. It focuses on high-priority areas such as:

- Procurement;
- Invoice fraud;
- Asset misappropriation; and
- Payroll fraud.

The Framework emphasises:

- Robust internal controls to mitigate integrity risks;
- Regular audits and governance systems to detect and respond to breaches; and
- Continuous improvement practices, ensuring that control measures are regularly reviewed and updated based on audit findings and risk assessments.

Review of the Policy is now required to ensure integration with the Integrity Framework, alignment with the current standard, and responsiveness to emerging risks.

The requirement of provisions outlined in clause 1.3 of the [Policy Development and Review Policy](#) were presented to Council Members through the monthly Policy Paper in February 2025 and to the Audit and Risk Committee at its 26 February 2025 meeting.

DETAILS:

Requirement for a documented City position (including community need or legislative requirement):

In accordance with the Australian Standard AS 8001:2021 – Fraud and Corruption Control, organisations are required to implement a Fraud and Corruption Control System (FCCS) that integrates prevention, detection, and response mechanisms into broader governance practices.

While there is no explicit legislative requirement for a fraud and corruption prevention policy, it is considered best practice for local governments to maintain a documented position outlining their commitment to integrity and accountability.

A documented policy provides:

1. A clear framework for managing fraud and corruption risks across all operations;
2. A mechanism to align with community expectations for ethical governance and transparency; and
3. Support for compliance with external oversight and accountability requirements under legislation such as the *Corruption, Crime and Misconduct Act 2003*.

By aligning the Policy with the Fraud and Corruption Risk Register and the Integrity Framework, the City is positioned to:

- Meet best practice standards as defined by AS 8001:2021;
- Demonstrate leadership in integrity to the community; and
- Proactively address vulnerabilities identified in high-risk areas such as procurement, invoice fraud, asset misappropriation, and payroll fraud.

Examples of current / best practice:

1. Australian Standard AS 8001:2021:

The updated Standard promotes an integrated Fraud and Corruption Control System (FCCS) that goes beyond standalone plans to incorporate fraud control into broader organisational governance. This approach focuses on risk-based assessments, enhanced internal controls, and continuous monitoring for improvement.

2. Public Sector Commission (PSC) Integrity Framework:

The City's Integrity Framework is based on the PSC template, which emphasises ethical conduct, robust risk management, and clear governance structures. PSC guidance advocates for proactive risk analysis and planning in priority areas, which has been incorporated into the City's Fraud and Corruption Risk Register.

3. OAG Better Practice Guide:

The OAG highlights the importance of transparency and accountability in fraud prevention. Recommended practices include strong controls in high-risk areas such as procurement, invoice validation, and asset management, as well as regular audits and governance oversight.

An evaluation of the effectiveness of the existing policy:

The findings of Administration's review are as follows:

Integration with the Integrity Framework

Reference to the Integrity Framework (Framework) as the overarching structure for fraud and corruption control is proposed to establish the Framework as the central mechanism for ensuring ethical conduct and integrity. Detailed operational elements, such as roles and responsibilities, which are comprehensively covered in the Framework, should be removed from the policy to avoid duplication and ensure it remains high-level.

Purpose Statement

The purpose requires update to explicitly reflect alignment with the Framework, positioning it as the City's overarching structure for fraud and corruption prevention. Additionally, references to the Australian Standard AS 8001:2021 and the OAG Better Practice Guide should be included to acknowledge and embed contemporary best practices, replacing the previous Fraud and Corruption Prevention Plan.

High-Level Policy Focus

Operational details, such as specific roles and responsibilities, investigative procedures, and training programs, should be removed from the policy. These elements are already comprehensively addressed in the Framework. This change will ensure that the policy remains concise and strategic, avoiding duplication and maintaining its status as a high-level corporate document in line with best practice policy design principles.

Policy Objectives

The policy objectives should be rewritten to focus on broad, actionable outcomes: prevention, detection, and response. These objectives are now explicitly linked to the Framework for operational detail and responsibilities, providing clarity and consistency with the updated structure of the Framework. This approach emphasises the overarching goals of fraud and corruption control, ensuring the policy remains forward-looking and actionable.

Roles and Responsibilities

Specific references to roles and responsibilities, such as those of the CEO, managers, and the Audit and Risk Committee should be removed. Instead, a general statement referencing the Framework should be included. This change aligns with a high-level approach, focusing on outcomes rather than operational details, as the Framework already defines these responsibilities comprehensively.

Alignment with Risk Management

The Fraud and Corruption Risk Register should be referenced as a tool for identifying and managing risks, linking it to the Corporate Risk Register. This integration ensures that fraud and corruption prevention is part of the City's broader Risk Management Framework, promoting a consistent and systematic approach to risk mitigation. The policy's prevention and detection measures are now linked to vulnerabilities identified in the Register, incorporating findings into the City's approach to fraud and corruption control. This prioritises and enhances the effectiveness of controls in critical risk areas, with regular review and update to the Risk Register highlighted as part of the City's proactive risk management practices.

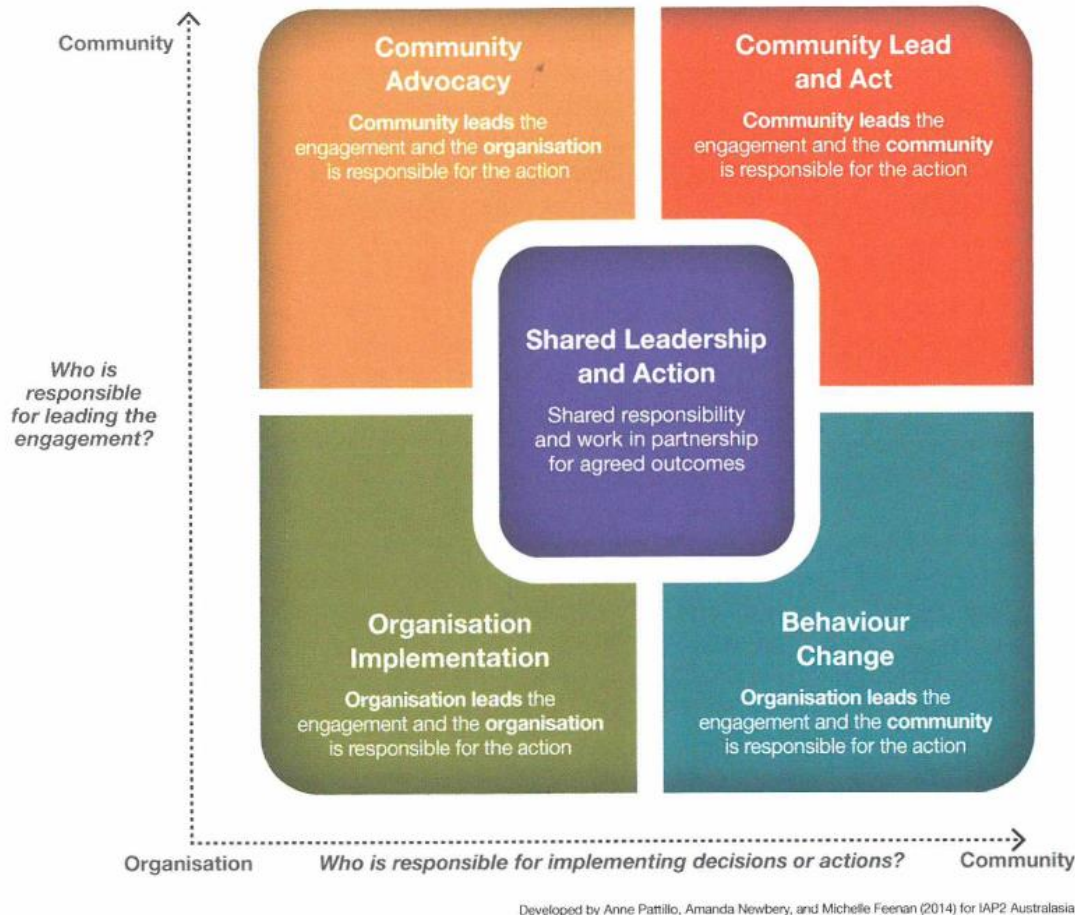
Reporting and Investigation

Reporting mechanisms should be consolidated into a high-level statement referencing the Integrity Framework for specific guidance. References to statutory obligations, such as reporting to the CCC or WA Police, should be retained. This streamlines the policy, avoiding duplication of detailed reporting procedures included in the Integrity Framework, while maintaining compliance with legislative requirements.

Compliance with Australian Standard AS 8001:2021

The language requires updates to reflect the transition to a Fraud and Corruption Control System (FCCS) rather than a standalone plan. This change ensures alignment with AS 8001:2021, which recognises fraud and corruption control as part of an integrated framework. This update will align the policy with contemporary standards and embeds fraud and corruption control within the broader governance structure.

CONSULTATION/ADVERTISING:

**Organisation Implementation**

Organisations lead engagement and seek input, shape the policies, projects and services for which they are responsible. This is a familiar and traditional approach to policy development, project management and service delivery.

Tension: People feel forced leading to an unresponsive process.

Mitigation: Increasing the level of influence, and implementing a transparent, robust process.

Required under regulations/legislation

Communicate how community and stakeholder input has influenced the decision-making or implementation

In accordance with the City's [Community and Stakeholder Engagement Policy](#), community consultation of all new and significantly amended policies must be provided for a minimum 21 days in the following ways:

- notice published on the City's website.

LEGAL/POLICY:

Section 2.7(2)(b) of the *Local Government Act 1995* provides Council with the power to determine policies.

The City's [Policy Development and Review Policy](#) sets out the process for the development and review of the City's policy documents.

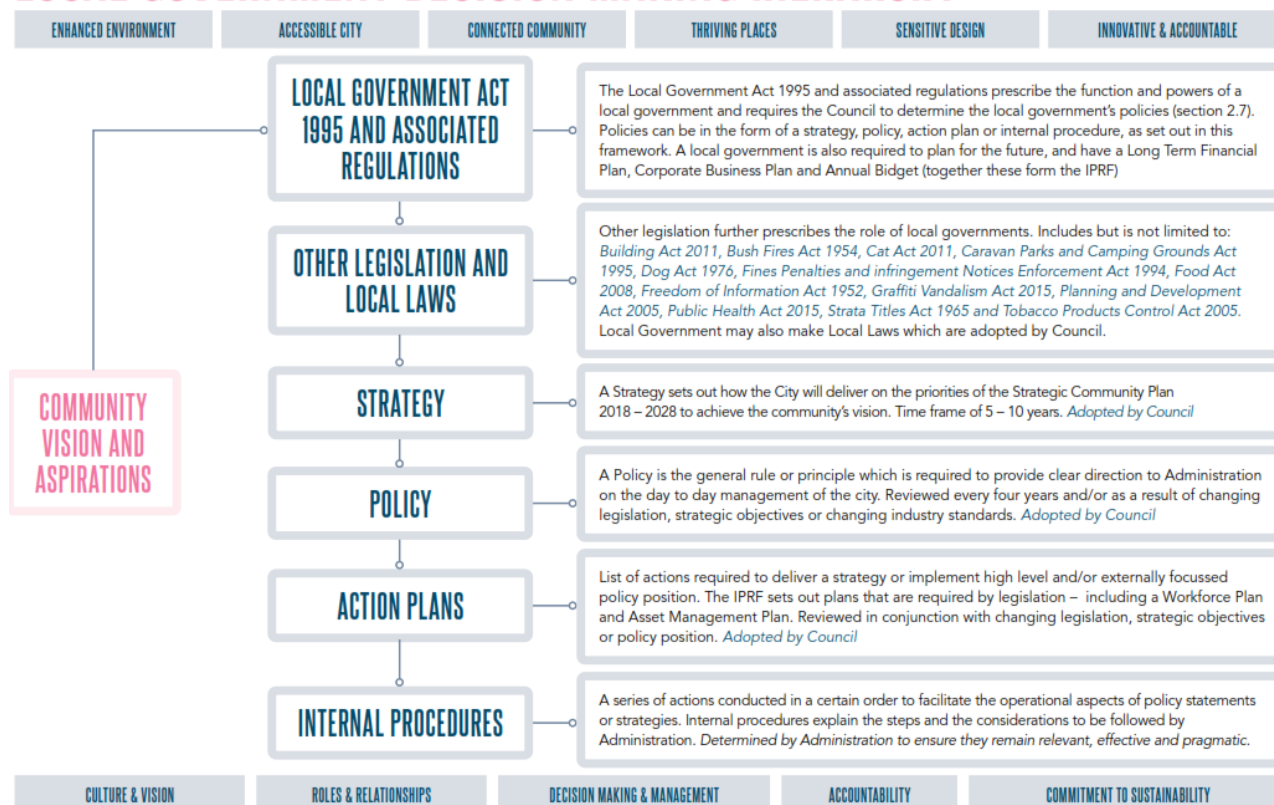
In accordance with section 2.3 of the Policy Development and Review Policy:

The purpose of a policy is to provide a general rule or principle to guide Administration and the community on the City's decision making and advocacy;

The purpose of the updated policy is to:

- Demonstrate the City's zero tolerance for fraud and corruption in all operations;
- Support the City's Integrity Framework by providing a high-level approach to fraud and corruption prevention, detection, and response;
- Promote ethical behaviour, accountability, and public trust by safeguarding the City's resources and reputation.

LOCAL GOVERNMENT DECISION MAKING HIERARCHY



RISK MANAGEMENT IMPLICATIONS

Risk Category	Risk Appetite and tolerance statement	description/clarifications
Governance, Due diligence, Accountability and Sustainability	The City has a low risk tolerance for less than better practice decision making for governance, due diligence, accountability, and sustainability, as measured by accepted industry standards and practices.	The updated Fraud and Corruption Prevention Policy aligns with this risk appetite by integrating fraud and corruption control measures within the Integrity Framework, ensuring a structured and transparent approach. The policy's focus on prevention, detection, and response reinforces governance best practices and supports ongoing oversight through the Fraud and Corruption Risk Register and Risk Management Framework. This ensures the City's fraud controls remain effective and responsive to emerging risks.
Fraud and Corruption Risk Management	The City has no tolerance for fraud, corruption, or misconduct in its operations.	The policy establishes a Fraud and Corruption Control System (FCCS), replacing the previous plan-based approach. The Fraud and Corruption Risk Register is now explicitly linked to the Corporate Risk Register, ensuring fraud risks are assessed, monitored, and mitigated as part of the City's broader Risk Management Framework.

Low: It is low risk for Council to approve amendments to the Fraud and Corruption Prevention Policy for the purpose of advertising, as these changes enhance clarity, accountability, and alignment with best practice standards. The updated policy integrates fraud and corruption controls within the Integrity Framework, ensuring a structured and transparent approach. These amendments streamline governance processes, remove duplication, and reinforce Council's commitment to ethical conduct, risk management, and public trust.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

*Our community is aware of what we are doing and how we are meeting our goals.
We are open and accountable to an engaged community.*

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

FRAUD AND CORRUPTION PREVENTION POLICY



CITY OF VINCENT

Legislation / local law requirements	<ul style="list-style-type: none"> • <i>Public Interest Disclosure Act 2003 (PID Act)</i> • <i>Corruption, Crime and Misconduct Act 2003</i> • <i>Local Government (Financial Management) Regulations 1996</i> • <i>Local Government (Audit) Regulations 1996</i>
Relevant delegations	17.1.1 - Appointment of Public Interest Disclosure Officer
Related policies, procedures and supporting documentation	<ul style="list-style-type: none"> • Integrity Framework • Governance Framework • Risk Management Framework • Fraud and Corruption Risk Register • Code of Conduct • Public Interest Disclosure Guidelines • Australian Standard AS 8001:2021 – Fraud and Corruption Control • OAG Better Practice Guide

PRELIMINARY

INTRODUCTION

Fraud and corruption pose significant risks to the integrity and effectiveness of any organisation. These unethical practices can lead to financial losses, damage to reputation, and a decrease in public trust. The City recognises the importance of maintaining a robust framework to prevent, detect, and respond to fraud and corruption. This policy outlines the City's commitment to upholding the highest standards of integrity and ethical behaviour, ensuring that all employees and stakeholders act in accordance with established guidelines and procedures. By implementing comprehensive measures for prevention, reporting, and investigation, the City aims to foster a culture of transparency and accountability.

PURPOSE

The purpose of this policy is to:

- Demonstrate the City's zero tolerance for fraud and corruption in all operations;
- Support the City's Integrity Framework by providing a high-level approach to fraud and corruption prevention, detection, and response;
- Promote ethical behaviour, accountability, and public trust by safeguarding the City's resources and reputation.

OBJECTIVE

The objective of this policy is to:

1. Prevent fraud and corruption by embedding a culture of integrity and ethical behaviour;
2. Detect fraud and corruption through effective risk management and reporting mechanisms;
3. Respond promptly and effectively to suspected or actual incidents of fraud or corruption;
4. Ensure alignment with the City's Integrity Framework, which provides detailed roles, responsibilities, and operational guidance.

FRAUD AND CORRUPTION PREVENTION POLICY



CITY OF VINCENT

SCOPE

This policy applies to:

- All Council Members, employees, contractors, and volunteers;
- All activities, decisions, and services undertaken on behalf of the City.

DEFINITIONS

Fraud: Dishonest activity causing actual or potential gain or loss to any person or organisation, including theft of money or property by persons internal or external to the organisation. Fraud may also involve deception, misrepresentation, or the misuse of position or authority to achieve an unlawful or unfair benefit (Australian Standard AS 8001:2021).

Corruption: Dishonest or unethical activity by a person in a position of trust (e.g., director, employee, contractor) that breaches their duty to act in the best interests of the organisation. This can include abuse of position, conflicts of interest, or collusion to secure a personal or improper advantage (Australian Standard AS 8001:2021).

Fraud and Corruption Control System (FCCS): Framework for controlling the risk of fraud and corruption against or by and organisation.

Integrity Framework: A guiding document that integrates the City's principles, policies, and practices to promote ethical behaviour, accountability, and compliance. It links internal controls, audits, governance systems, and continuous improvement processes to prevent, detect, and respond to misconduct, creating a shared understanding of integrity across the organisation.

Fraud and Corruption Risk Register: A comprehensive tool that identifies and analyses the City's vulnerabilities to fraud and corruption, prioritising high-risk areas, control effectiveness and risk management actions.

Risk Management Framework: Suite of interconnected documents that guide how the City identifies, analyses, treats, and reports on risks

Council Member: a person who is currently serving a term of office as an elected member of the Council in accordance with the Local Government Act 1995.

FRAUD AND CORRUPTION PREVENTION POLICY



CITY OF VINCENT

POLICY PROVISIONS

POLICY

1. Commitment to Integrity

The City is committed to:

- Maintaining robust systems and controls to prevent and detect fraud and corruption;
- Ensuring all employees and stakeholders act in accordance with the Integrity Framework;
- Investigating all allegations of fraud and corruption promptly and confidentially;
- Meeting statutory obligations to report serious misconduct to external oversight bodies where necessary.

2. Fraud and Corruption Prevention

Fraud and corruption prevention will be achieved by:

- Managing risks through the Fraud and Corruption Risk Register and Corporate Risk Register;
- Implementing strong internal controls, including segregation of duties and validation procedures;
- Conducting fraud awareness training to ensure staff and Council Members understand their obligations;
- Encouraging ethical behaviour as outlined in the City's Code of Conduct and Integrity Framework.

3. Reporting and Investigation

- The City will provide confidential and accessible mechanisms for reporting suspected fraud or corruption, as detailed in the Integrity Framework.
- Investigations will be conducted fairly, transparently, and in accordance with legislative requirements.
- The City will take appropriate corrective action, including referral to external agencies such as the Corruption and Crime Commission (CCC) or WA Police, where required.

4. Oversight and Review

- Oversight of fraud and corruption prevention activities will be conducted in alignment with the City's Integrity Framework.
- This policy will be reviewed biennially, or earlier, if necessary, to ensure its continued effectiveness and relevance.

FRAUD AND CORRUPTION PREVENTION POLICY



CITY OF VINCENT

DRAFT

OFFICE USE ONLY	
Responsible Officer	Please use title only
Initial Council Adoption	DD/MM/YYYY
Previous Title	Applicable if the policy has been renamed
Reviewed / Amended	DD/MM/YYYY
Next Review Date	MM/YYYY

FRAUD AND CORRUPTION PREVENTION POLICY



Legislation / local law requirements	Local Government (Audit) Regulations 1996 – r.17 – CEO to review certain systems and procedures Local Government (Financial Management) Regulations 1996 – r.5 – CEO's duties as to financial management
Relevant delegations	Nil.
Related policy procedures and supporting documentation	Code of Conduct Governance Framework Fraud and Corruption Prevention Plan

PURPOSE

To set out the City's approach to fraud and corruption prevention, detection, monitoring and reporting. This Policy is supported by a Fraud and Corruption Prevention Plan, which provides a structured framework for fraud and corruption prevention, detection, monitoring and reporting.

OBJECTIVE

To show that the City has zero tolerance for fraud and corruption and will take all necessary steps to prevent fraud or corruption occurring.

POLICY

1. All Elected Members, employees and contractors have a responsibility to safeguard against damage and loss through fraud, corruption or misconduct and have an obligation to support efforts to reduce associated risk by behaving with integrity and professionalism in undertaking their duties.
2. The City expects its Elected Members and employees to act in compliance with the respective Code of Conduct and the City's Governance Framework and behave ethically and honestly when performing their functions and during their interactions with each other, the community and all other stakeholders.
3. The Chief Executive Officer will ensure that appropriate systems and procedures are in place to prevent, detect, report and investigate incidents of fraudulent or corrupt behaviour, and ensure that everyone is aware of their responsibilities.
4. All suspected instances of fraudulent or corrupt conduct are to be thoroughly investigated and the appropriate reporting, disciplinary, prosecution and recovery actions initiated.
5. The Chief Executive Officer will review the Fraud and Corruption Prevention Plan annually and present the outcome of the review to the Audit Committee.

FRAUD AND CORRUPTION PREVENTION POLICY




SCOPE

This policy applies to Elected Members and Administration.

OFFICE USE ONLY	
Responsible Officer	Executive Manager Corporate Strategy and Governance
Initial Council adoption	DATE: 22/06/2021, REF# D21/106344
Reviewed / Amended	DATE: <APPROVAL DATE>, REF#: <TRIM REF>
Next Review Date	DATE: 22/07/2025,

12.3 INFORMATION BULLETIN

- Attachments:**
1. Catalina Regional Council Special Council Meeting Minutes - 19 December 2024 [↓](#) 
 2. Unconfirmed Minutes of the Catalina Regional Council Meeting held on 20 February 2025 [↓](#) 
 3. Unconfirmed Minutes of the Mindarie Regional Council Meeting held on 27 February 2025 [↓](#) 
 4. Public Open Space Strategy Implementation Annual Update [↓](#) 
 5. Statistics for Development Services Applications as at the end of March 2025 [↓](#) 
 6. Register of Legal Action and Prosecutions Monthly - Confidential
 7. Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 20 March 2025 [↓](#) 
 8. Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel - Current [↓](#) 
 9. Register of Applications Referred to the Design Review Panel - Current [↓](#) 
 10. Quarterly Update - Unrecoverable Parking Infringements Write-Off [↓](#) 
 11. Register of Petitions - Progress Report April 2025 [↓](#) 
 12. Register of Notices of Motion - Progress Report - April 2025 [↓](#) 
 13. Register of Reports to be Actioned - Progress Report - April 2025 [↓](#) 
 14. Council Workshop Items since 12 February 2025 [↓](#) 
 15. Council Briefing Notes - 4 March 2025 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated April 2025.



Special Meeting of Council

Thursday 19 December 2024

MINUTES

Held electronically.

*Constituent Members:
Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo
Towns of Cambridge and Victoria Park*

Minutes CRC Special Meeting of Council – 19 December 2024

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Minutes CRC Special Meeting of Council – 19 December 2024

MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Jane Cutler	Cr Michael Le Page
City of Joondalup	Cr John Chester Cr Lewis Hutton	Cr Russ Fishwick Cr Phillip Vinciullo
City of Perth	Cr Raj Doshi	Cr Viktor Ko
City of Stirling	Cr Tony Krsticevic (CHAIR) Cr David Lagan Cr Suzanne Migdale (DEPUTY) Cr Karlo Perkovic	Cr Teresa Onlow Cr Rob Paparde
Town of Victoria Park	Cr Claire Anderson	Cr Bronwyn Ife
City of Vincent	Cr Ashley Wallace	Cr Suzanne Worner
City of Wanneroo	Cr Helen Berry Cr Sonet Coetzee	Cr Eman Seif

Minutes CRC Special Meeting of Council – 19 December 2024

PRESENT

Chair	Cr Tony Krsticevic
Councillors	Cr Claire Anderson Cr John Chester Cr Sonet Coetzee Cr Jane Cutler Cr Raj Doshi Cr Lewis Hutton Cr David Lagan Cr Karlo Perkovic (joined meeting at 12:03pm)
Alternate Members	Nil
Staff	Mr Chris Adams (Chief Executive Officer) Ms Vickie Wesolowski (EA/Office Manager) Ms Sonia Starr (Project Support Officer)
Apologies Councillors	Cr Helen Berry Cr Suzanne Migdale Cr Ashley Wallace
Leave of Absence	Nil
Absent	Nil
Consultants	Nil
Apologies Participant Councils' Advisers	Mr David MacLennan (City of Vincent) Mr Bill Parker (City of Wanneroo) Mr James Pearson (City of Joondalup) Ms Michelle Reynolds (City of Perth) Mr Kelton Hincks (Town of Cambridge) Mr Duncan Olde (Town of Victoria Park) Mr Stevan Rodic (City of Stirling)
In Attendance Participant Councils' Advisers	Nil
Members of the Public	Nil
Press	Nil

Minutes CRC Special Meeting of Council – 19 December 2024

PRELIMINARIES**1. OFFICIAL OPENING**

The Chair declared the meeting open at 12:02pm.

2. APOLOGIES AND LEAVE OF ABSENCE

Nil

3. DISCLOSURE OF INTERESTS

Nil

4. PUBLIC STATEMENT/QUESTION TIME

Nil

5. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)

Nil

6. PETITIONS

Nil

7. ADMINISTRATION REPORTS AS PRESENTED**7.1 STATEMENT OF FINANCIAL ACTIVITY FOR NOVEMBER 2024**

Moved Cr Lagan, Seconded Cr Cutler.

RECOMMENDATION

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 30 November 2024.

The Motion was put and declared CARRIED by exception resolution (8/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Hutton, Krsticevic and Lagan.

Against: Nil

Minutes CRC Special Meeting of Council – 19 December 2024

7.2 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR NOVEMBER 2024

Moved Cr Lagan, Seconded Cr Cutler.

RECOMMENDATION

That the Council:

- 1. RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for November 2024:**

November 2024 - \$6,611,851.89

- 2. APPROVES the Credit Card Statement for November 2024.**

The Motion was put and declared CARRIED by exception resolution (8/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Hutton, Krsticevic and Lagan.

Against: Nil

7.3 PROJECT FINANCIAL REPORT – OCTOBER 2024

Moved Cr Lagan, Seconded Cr Cutler.

RECOMMENDATION

That the Council RECEIVES the Project Financial Report (October 2024) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED by exception resolution (8/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Hutton, Krsticevic and Lagan.

Against: Nil

8. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

Cr Perkovic joined the meeting at 12:03pm.

9. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

10. URGENT BUSINESS APPROVED BY THE CHAIR

Nil

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Minutes CRC Special Meeting of Council – 19 December 2024

11. GENERAL BUSINESS

Nil

12. FORMAL CLOSURE OF MEETING

The Chair declared the meeting closed at 12:04pm.



Ordinary Meeting of Council

Thursday 20 February 2025

MINUTES

City of Stirling, 25 Cedric Street, Stirling

*Constituent Members:
Cities of Perth, Joondalup, Stirling, Vincent, and Wanneroo
Towns of Cambridge and Victoria Park*

Minutes CRC Ordinary Meeting of Council – 20 February 2025

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Minutes CRC Ordinary Meeting of Council – 20 February 2025

MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Jane Cutler	Cr Michael Le Page
City of Joondalup	Cr John Chester Cr Lewis Hutton	Cr Russ Fishwick Cr Phillip Vinciullo
City of Perth	Cr Raj Doshi	Cr Viktor Ko
City of Stirling	Cr Tony Krsticevic Cr David Lagan Cr Suzanne Migdale Cr Karlo Perkovic	Cr Teresa Olow Cr Rob Paparde
Town of Victoria Park	Cr Claire Anderson	Cr Bronwyn Ife
City of Vincent	Cr Ashley Wallace	Cr Suzanne Worner
City of Wanneroo	Cr Helen Berry Cr Sonet Coetzee	Cr Eman Seif

Minutes CRC Ordinary Meeting of Council – 20 February 2025

PRESENT

Chair	Cr Tony Krsticevic
Councillors	Cr Claire Anderson Cr John Chester Cr Sonet Coetzee Cr Jane Cutler Cr Raj Doshi Cr Lewis Hutton Cr David Lagan Cr Karlo Perkovic Cr Ashley Wallace Cr Eman Seif - alternate for Cr Berry
Alternate Members	Nil
Staff	Mr Chris Adams (Chief Executive Officer) Mr Simon O'Sullivan (Project Manager) Ms Vickie Wesolowski (EA/Office Manager)
Apologies Councillors	Cr Helen Berry
Leave of Absence	Nil
Absent	Cr Suzanne Migdale
Consultants	Nil
Apologies Participant Councils' Advisers	Mr David MacLennan (City of Vincent) Mr Bill Parker (City of Wanneroo) Mr James Pearson (City of Joondalup) Ms Michelle Reynolds (City of Perth) Mr Kelton Hincks (Town of Cambridge) Mr Carl Askew (Town of Victoria Park) Mr Stevan Rodic (City of Stirling)
In Attendance Participant Councils' Advisers	Nil
Members of the Public	Nil
Press	Nil

Minutes CRC Ordinary Meeting of Council – 20 February 2025

PRELIMINARIES**1. OFFICIAL OPENING**

The Chair declared the meeting open at 6:02pm.

2. APOLOGIES AND LEAVE OF ABSENCE

Apologies: Cr Helen Berry

3. DISCLOSURE OF INTERESTS

Cr Cutler declared an impartial interest in Item 10.3 (Independent Chair of ARIC) as the Applicant is known to her.

4. PUBLIC STATEMENT/QUESTION TIME

Nil

5. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)

Nil

6. PETITIONS

Nil

7. CONFIRMATION OF MINUTES

Moved Cr Lagan, Seconded Cr Hutton.

Recommendation in the Agenda:

That the minutes of the Ordinary Meeting of Council of 5 December 2024 and the Special Meeting of Council of 19 December 2024 be CONFIRMED as true and accurate records of proceedings.

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

Minutes CRC Ordinary Meeting of Council – 20 February 2025

8. BUSINESS ARISING FROM MINUTES

Nil

9. ADMINISTRATION REPORTS AS PRESENTED

9.1 BUSINESS REPORT – PERIOD ENDING 31 JANUARY 2025

Moved Cr Lagan, Seconded Cr Cutler.

Recommendation in the Agenda:

That the Council RECEIVES the Business Report for the period ending 31 January 2025.

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

9.2 STATEMENT OF FINANCIAL ACTIVITY FOR DECEMBER 2024

Moved Cr Lagan, Seconded Cr Cutler.

Recommendation in the Agenda:

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 31 December 2024.

The Motion was put and declared CARRIED (11/0) by exception resolution.

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR DECEMBER 2024

Moved Cr Cutler, Seconded Cr Anderson.

Recommendation in the Agenda:

That the Council:

1. RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for December 2024 - \$28,883,818.07.

2. APPROVES the Credit Card Statement for December 2024.

The Motion was put and declared CARRIED (11/0).

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Minutes CRC Ordinary Meeting of Council – 20 February 2025

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

9.4 PROJECT FINANCIAL REPORT – NOVEMBER 2024

Moved Cr Chester, Seconded Cr Hutton.

Recommendation in the Agenda:

That the Council RECEIVES the Project Financial Report (November 2024) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

9.5 PROJECT FINANCIAL REPORT – DECEMBER 2024

Moved Cr Lagan, Seconded Cr Cutler.

Recommendation in the Agenda:

That the Council RECEIVES the Project Financial Report (December 2024) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (11/0) by exception resolution.

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

9.6 SALES AND SETTLEMENT REPORT – PERIOD ENDING 31 DECEMBER 2024

Moved Cr Lagan, Seconded Cr Migdale.

Recommendation in the Agenda:

That the Council RECEIVES the Sales and Settlement Report for the period ending 31 December 2024.

The Motion was put and declared CARRIED (11/0) by exception resolution.

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

9.7 UDIA 2025 NATIONAL CONGRESS

Moved Cr Lagan, Seconded Cr Chester.

Recommendation in the Agenda:

That the Council AUTHORISES the Chair to attend the Urban Development Institute of Australia National Congress in Brisbane to be held on 17-19 March 2025.

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

9.8 STATEMENT OF FINANCIAL ACTIVITY FOR JANUARY 2025

Moved Lagan, Seconded Cr Cutler.

Recommendation in the Agenda:

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 31 January 2025.

The Motion was put and declared CARRIED (11/0) by exception resolution.

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

9.9 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR JANUARY 2025

Moved Cr Lagan, Seconded Cr Cutler.

Recommendation in the Agenda:

That the Council:

- 1. RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for January 2025 - \$3,230,219.05.**
- 2. APPROVES the Credit Card Statement for January 2025.**

The Motion was put and declared CARRIED (11/0) by exception resolution.

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

Minutes CRC Ordinary Meeting of Council – 20 February 2025

10. COMMITTEE REPORTS

AUDIT, RISK and IMPROVEMENT COMMITTEE (13 FEBRUARY 2025)

10.1 CRC FYE 2025 BUDGET REVIEW

Moved Cr Doshi, Seconded Cr Cutler.

Recommendation in the Agenda:

That the Council ADOPTS the Budget Review with the variations for the period 1 July 2024 to 30 June 2025, as detailed in the Budget Analysis Worksheet attached.

The Motion was put and declared CARRIED (11/0) by ABSOLUTE MAJORITY.

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

10.2 COMPLIANCE AUDIT RETURN 2024

Moved Cr Cutler, Seconded Cr Seif.

Recommendation in the Agenda:

That the Council recommends the Compliance Audit Return for the Catalina Regional Council for the year ended 31 December 2024 be ADOPTED, RECORDED in the minutes, CERTIFIED and SENT to the Director General of the Department of Local Government, Sport and Cultural Industries, in accordance with the *Local Government Act* and Regulations.

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

10.3 APPOINTMENT OF INDEPENDENT CHAIR – AUDIT, RISK and IMPROVEMENT COMMITTEE

Moved Cr Cutler, Seconded Cr Lagan.

Recommendation in the Agenda:

That the Council:

1. **NOTES that, after two rounds of public advertising for applicants to be members of the CRC Audit, Risk and Improvement Committee (ARIC), one application was received with that Applicant subsequently withdrawing their nomination.**
2. **NOTES that a late application was received from an individual whose Curriculum Vitae indicates that they have relevant experience and skills to fulfill the role of Independent Chair of the ARIC.**

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Minutes CRC Ordinary Meeting of Council – 20 February 2025

3. INVITES the late applicant to have further discussions with the current Chair of the ARIC and the Chair of the CRC re this role.
4. Subject to the ARIC Chair and the CRC Chair being supportive of the appointment of the Applicant post the discussions outlined in Point 3 above, APPROVES the appointment of the Applicant to be the external independent Chair of the ARIC for the term 24 February 2025 to 18 October 2025.

The Motion was put and declared CARRIED (11/0) by ABSOLUTE MAJORITY.

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

10.4 REVIEW OF PAYMENT OF ACCOUNTS POLICY

Moved Cr Cutler, Seconded Cr Hutton.

Recommendation in the Agenda:

That the Council APPROVES the Payment of Accounts Policy (February 2025).

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

11. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

12. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

13. URGENT BUSINESS APPROVED BY THE CHAIR

Nil

14. GENERAL BUSINESS

Nil

15. DECISION TO MOVE TO CONFIDENTIAL SESSION

Moved Cr Lagan, Seconded Cr Perkov.

Page 10 of 12

Minutes CRC Ordinary Meeting of Council – 20 February 2025

That the Council:

Moves into Closed Session and excludes members of the press and public from the meeting of the Closed Session and access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld. This action is taken in accordance with Section 5.23 of the *Local Government Act 1995*, as item 15.1 Sale of Lot 2401 Portofino Promenade, Mindarie – Beach Commercial Site deals with:

- c) *A contract entered into, or which may be entered into, by the CRC and which relates to a matter to be discussed at a meeting (section 5.23(2)(c)); and*
- e) *A matter that if disclosed, would reveal -*
 - i) *information that has a commercial value to a person; or*
 - ii) *information about the business, professional, commercial, or financial affairs of a person;**where the information is held by, or is about, a person other than the CRC (section 5.32(2)(e)).*

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

At 6:15pm the meeting was closed to the public, and all attendees who were not required left the meeting prior to consideration of Item 15.1.

15.1 CONFIDENTIAL: SALE OF LOT 2401 PORTOFINO PROMENADE, MINDARIE – CATALINA BEACH COMMERCIAL SITE

Moved Cr Lagan, Seconded Cr Hutton.

That the Council:

1. **PROCEEDS** with the confidential recommendation as outlined in the Confidential Agenda.
2. **RESOLVES** that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act 1995*.

The Motion was put and declared CARRIED (11/0).

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

Moved Cr Cutler, Seconded Cr Lagan.

That the meeting be REOPENED to the public.

The Motion was put and declared CARRIED (11/0).

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Minutes CRC Ordinary Meeting of Council – 20 February 2025

For: Councillors Anderson, Chester, Coetzee, Cutler, Doshi, Krsticevic, Hutton, Lagan, Perkov, Seif and Wallace.

Against: Nil.

16. FORMAL CLOSURE OF MEETING

The Chair declared the meeting closed at 6:18pm.

DATE: THURSDAY, 27 FEBRUARY 2025

TIME: 6:30 PM

LOCATION: CITY OF JOONDALUP, BOAS AVENUE, JOONDALUP



Ordinary Meeting

Minutes

mrc.wa.gov.au


mrc.wa.gov.au

NOTICE OF MEETING

Councillors of the Mindarie Regional Council are advised that an Ordinary Council Meeting will be held on Thursday, 27 February 2025 commencing at 6:30 PM at City of Joondalup, Boas Avenue, Joondalup.

The agenda pertaining to the meeting follows.
Your attendance is respectfully requested.

Yours faithfully

SCOTT CAIRNS
Chief Executive Officer

MINDARIE REGIONAL COUNCIL – MEMBERSHIP

Cr S Proud, JP (Stephanie) - Chair	City of Stirling
Cr K Vernon (Karen) Deputy Chair	Town of Victoria Park
Cr G Mack (Gary)	Town of Cambridge
Cr C May, JP (Christopher)	City of Joondalup
Cr R Fishwick, JP (Russ)	City of Joondalup
Cr L Gobbert, JP (Liam)	City of Perth
Cr A Creado (Andrea)	City of Stirling
Cr J Ferrante (Joe)	City of Stirling
Cr C Hatton (Chris)	City of Stirling
Cr A Xamon (Alison)	City of Vincent
Cr P Miles (Paul)	City of Wanneroo
Cr J Wright (Jordan)	City of Wanneroo

NB: Although some Councils have nominated alternate members, it is a requirement that a Council carries a specific resolution for each occasion that the alternate member is to act.



City of Joondalup



City of Stirling



Town of Victoria Park



City of Vincent



City of Wanneroo

Mindarie Regional Council (MRC) constituent members: Town of Cambridge; City of Joondalup; City of Perth; City of Stirling; Town of Victoria Park; City of Vincent; City of Wanneroo



1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 Declaration of Opening / Announcement of Visitors

The Chair declared the meeting open at 6.38 pm.

2 ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

2.1 Attendance / Apologies / Leave of Absence

Councillors Gobbert and Mack have been authorised to attend the meeting electronically under s14C Local Government Administration Regulations 1996. Councillors had previously confirmed that they are located in a private room and can maintain confidentiality when the meeting is in closed session.

Member Council	Councillor Present
Town of Cambridge	Cr Gary Mack - <i>joined meeting on line at 6.43 pm via MS Teams</i>
City of Joondalup	Cr Christopher May, JP - <i>entered the meeting at 6.40 pm</i> Cr Russ Fishwick, JP
City of Perth	Cr Liam Gobbert, JP
City of Stirling	Cr Andrea Creado Cr Chris Hatton Cr Stephanie Proud, JP (Chair)
Town of Victoria Park	Cr Karen Vernon (Deputy Chair)
City of Vincent	Cr Alison Xamon
City of Wanneroo	Cr Paul Miles Cr Jordan Wright

Apologies

Cr Joe Ferrante - City of Stirling

Approved Leave of Absence

Nil

MRC OFFICERS TITLE	NAME
Chief Executive Officer	Scott Cairns
Executive Manager Corporate Services	Adnana Arapovic
Manager Projects & Procurement	Darren Turner
Executive Manager Operations	Matthew Allen
Executive Assistant	Deborah Toward


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MRC OFFICERS TITLE	NAME
Human Resources Manager	Sonia Cherico
Communication Officer	Robert Davies

MRC Observers

Nil

Visitors

Nil

The following Member Council Observers were also present.

Member Council	Observers
Town of Cambridge	Mr Andrew Head
City of Joondalup	Mr Nico Claassen Mr Mathew Pennington
City of Stirling	Mr Andrew Murphy Ms Yvette Plimbley
Town of Victoria Park	Mr John Wong
City of Vincent	Mr Peter Varris Ms Aaron Griffiths
City of Wanneroo	Mr Harminder Singh Mr John Gault



3 DECLARATION OF INTERESTS

3.1 Declaration Of Interests

Declaration of Financial/Conflict of Interest to be recorded prior to dealing with each item.

Disclosure of Financial and Proximity Interests

- a. Members must disclose the nature of their interest in matters to be discussed at the meeting. (Section 5.65 of the Local Government Act 1995).
- b. Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Sections 5.70 and 5.71 of the Local Government Act 1995).

Disclosure of Interest Affecting Impartiality

- a. Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee has given or will give advice.

DECLARATION OF INTEREST	
Nil	

4 PUBLIC QUESTION TIME

4.1 Public Question Time

Cr May entered the meeting at 6.40 pm

Question time opened at 6.40 pm

QUESTIONS ASKED VERBALLY AT THE COUNCIL MEETING HELD ON FEBRUARY 27, 2025.

Ms S Raines, Kinross

QUESTION 1: I have logged tens if not hundreds of complaints about the smell. In November 2024 the Ombudsman said that the MRC had not received a formal complaint from myself. In all correspondence the odour reports are referred to as complaints, so my question is: why is the complaint resolution process not being followed in relation to complaints of odours?

MRC RESPONSE: The processes we have in place internally are being followed. We have also received communication from the Ombudsman, we would be willing to sit down with you and go through the communication with you.

mrc.wa.gov.au**Ms M O'Byrne, Kinross**

QUESTION 1: Why hasn't the MRC consistently funded community educational outreach at the doors and the letterboxes to ensure odour afflicted communities know that they could report odour and if ineffectively doing so - would then be helped to make their reporting effective?

MRC RESPONSE:

MRC does not have the resources available to conduct door-to-door visits to all homes in all the suburbs and areas which have reported odours over the past 18-or-so months.

MRC has identified the most effective way to reach these communities is through online resources. MRC provides a portal by which residents in these communities can report odours through the MRC website.

This portal is prominent on the MRC website homepage and has been optimised for usability, clarity and prominence when using search engines like Google.

For example, the search terms 'report Tamala Park', 'report smell mindarie', and 'smell tamala park' all return the MRC website's reporting portal as the top Google result. This is true of very many similar search terms.

MRC has – continuously – encouraged the community to continue to report incidents where they are affected by odours from Tamala Park, including at the public meeting in October 2024, through the media, through its website and through communications with the regulator.

All odour reports received by MRC are recorded and the total number of reports received per month are provided to the regulator. In each of the past three months, the number of reports which have been impossible to investigate (due to insufficient information being provided) has been one.

In instances where MRC receives a report missing information which would allow us to investigate it, the reporter is sent an email requesting that information.

QUESTION 2: What are the processes involved in a regional council such as the MRC handing over the operation and associated responsibilities for the landfill to the state government?

MRC RESPONSE: To my knowledge, no such processes - as described - exist.

Cr Mack joined meeting on line at 6.43pm



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Mr G Khalaf, Clarkson

QUESTION 1: At the end of day we are suffering from the smell, what are you asking us to do, simply?

MRC RESPONSE: Residents need to continue to report when they experience issues.

QUESTION 2: When will you close the landfill?

MRC RESPONSE: Currently the MRC's forecast, based upon the materials which we receive from our member councils, is that the landfill will close sometime in 2029.

Question time ended at 6.49 pm

5 ANNOUNCEMENT BY THE PRESIDING PERSON

5.1 Announcement by the Presiding Person

I warmly welcome to Councillor Alison Xamon to her first MRC Council meeting. I also extend a warm greeting to Mr Matthew Allen, newly appointed Executive Manager of Operations at MRC. As well, I'd like to take this opportunity to thank Scott and the team for managing the vacancy so adeptly since August 2024 to January 2025.

6 APPLICATION FOR LEAVE OF ABSENCE

6.1 Application for Leave of Absence - Cr Jordan Wright

RESPONSIBLE OFFICERS RECOMMENDATION

That Council:

Approves a leave of absence for Cr Jordan Wright for the dates 12 April 2025 to 27 April 2025 (inclusive).

Moved: Cr Vernon | Seconded: Cr Xamon

RESOLVED

That the Recommendation be adopted.

Carried - 11/0

For: Cr Proud, Cr Vernon, Cr Mack, Cr May, Cr Fishwick, Cr Gobbert, Cr Creado, Cr Hatton, Cr Xamon, Cr Miles, Cr Wright

Against: None



7 PETITIONS/DEPUTATIONS/PRESENTATIONS

7.1 Petition - ICT Allowance increase

RESPONSIBLE OFFICERS RECOMMENDATION

That Council:

Receive the petition and refer to the Chief Executive officer to provide a report to the next ordinary council meeting.

Moved: Cr Xamon |Seconded: Cr Vernon

RESOLVED

That the Recommendation be adopted.

Carried - 10/1

For: Cr Proud, Cr Vernon, Cr Mack, Cr May, Cr Fishwick, Cr Creado, Cr Hatton, Cr Xamon, Cr Miles, Cr Wright

Against: Cr Gobbert

7.2 Deputation -Ms Mary O'Byrne

Deputation Summary:

In 2010 an ECU student, Marie Lourdes Raphael studied options for Tamala Park's post closure based on a closure date of 2020.

The landfill did not close in 2020 and it remains operational, residents are doubtful it will close in 2028 unless political action is taken.

Residents are reporting odour issues affecting their health and their quality of life.

Many people are unaware they can report odours, the deputation calls for the MRC to develop an easy to use reporting app for phones. In addition, it calls for the MRC to reach out to assist the community with reporting, using volunteers?

A petition challenges the May 2024 Council decision to increase IT allowances for MRC Councillors, requesting that the increase is rescinded and used to help pay for restoration works at Tamala Park.



8 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

8.1 Ordinary Council Meeting - 12 December 2024

RESPONSIBLE OFFICERS RECOMMENDATION

That the minutes of the Ordinary Meeting of Council held on 12 December 2024 be confirmed as a true record of the proceedings.

Moved: Cr Hatton | Seconded: Cr Fishwick

RESOLVED

That the Recommendation be adopted.

Carried - 11/0

For: Cr Proud, Cr Vernon, Cr Mack, Cr May, Cr Fishwick, Cr Gobbert, Cr Creado, Cr Hatton, Cr Xamon, Cr Miles, Cr Wright

Against: None

9. CHIEF EXECUTIVE OFFICERS REPORTS

9.1 Financial Statements for the months ended 31 December 2024 and 31 January 2025

RESPONSIBLE OFFICERS RECOMMENDATION

That Council: Receive the Financial Statements set out in the Attachments for the months ended 31 December 2024 and 31 January 2025.

Moved: Cr Vernon | Seconded: Cr Fishwick

RESOLVED

That the Recommendation be adopted.

Carried - 11/0

For: Cr Proud, Cr Vernon, Cr Mack, Cr May, Cr Fishwick, Cr Gobbert, Cr Creado, Cr Hatton, Cr Xamon, Cr Miles, Cr Wright

Against: None



File No.	GF-20-000001331	
Voting Requirement:	Simple Majority	
Responsible Officer:	Executive Manager Corporate Services	
Attachment (s)	1.	Financial Report Dec 24
	2.	Financial Report Jan 25

Report Purpose

The purpose of this report is to provide Council with a set of financial reports in line with statutory requirements, which provides information on the financial performance of the Mindarie Regional Council (MRC).

Background

Financial Management Regulations 34 of the Local Government (Financial Management) Regulations 1996 defines reporting requirements.

The financial reports presented for each month consist of:

- Statement by Comprehensive Income by Nature
- Operating Income Statement by Program
- Statement of Financial Position
- Statement of Cash Flows
- Statement of Financial Activity
- Statement of Reserves
- Statement of Investing Activity
- Cash and Cash Equivalents and Schedule of Investments
- Tonnage Report

Detail

The attached reports provide an overview of the MRC's financial performance for the periods ending 31 December 2024 and 31 January 2025 and have been prepared in accordance with the Local Government Act 1995, the Local Government (Financial Management) Regulations 1996 and the Australian Accounting Standards. The reports fairly represent, in all material respects, the results of the MRC's operations for each month being reported.

The financial reports for the periods ended 31 December 2024 and 31 January 2025 are enclosed in the attachments to this item. The Schedule of Investments and Tonnage Report up to 31 January 2025 are also contained within the attachments.

Summary of results for the year-to-date period ended 31 January 2025



	YTD Budget	YTD Actual	Variance
	t	t	t
Tonnes – Members	106,261	103,532	(2,729)
Tonnes – Others	17,750	11,082	(6,668)
TOTAL TONNES	124,011	114,615	(9,396)
	\$	\$	\$
Revenue - Fees & Charges	23,899,094	22,205,819	(1,693,275)
Revenue - Other	4,563,831	4,947,970	384,138
TOTAL REVENUE	28,462,926	27,153,789	(1,309,137)
Expenses	(25,917,471)	(21,428,512)	4,488,959
Gross Profit	2,545,455	5,725,277	3,179,822
Profit / Loss on sales of assets	105,854	(46,526)	(152,380)
NET PROFIT	2,651,309	5,678,751	3,027,442

VARIANCES YEAR TO DATE

Mindarie Regional Council's financial result for the period ending 31 January 2025 reflects its performance from 1 July 2024 to 31 January 2025. The Council's operations have been conducted in line with the adopted budget at the OCM, 27 June 2024. In line with materiality adopted by the Council, variances below \$50k do not attract comments.

MRC recorded a net result of \$5.68m for the period ended 31 January 2025.

REVENUE

Revenue for the period to 31 January 2025 is significantly less than anticipated. Overall, Fees and Charges revenue is \$1.7m under budget, the major reasons being trade discount contracts not progressing, a Water Corporation contract ceasing and the City of Stirling tonnage being lower than estimated at budget adoption, which will result in at least a \$1m loss of revenue. Interest earning on term deposits was \$315k over budget. It should be noted that there have been no gas power generation sales yet, this is a timing issue, resulting in variance of \$423k.

EXPENDITURE

Expenses for the period to January are \$4.49m under budget. The main areas contributing to the variance are employee costs (\$389k), materials and contracts (\$3.6m) and depreciation (\$172k). Waste-to-Energy has not yet commenced resulting in a year-to-date saving of \$4.2m, partially offset by increased DEP levy of \$2m. Staff recruitment and operational restructures have contributed to the employee cost savings. The depreciation variance is mainly attributable to prior year revaluation adjustments.



STATEMENT OF FINANCIAL POSITION

As at 31 January 2025, the MRC's cash position is solid due to collection of fees and charges, \$315k positive earnings from investments, and budgeted capital expenditure that is yet to be incurred.

CAPITAL EXPENDITURE

There is \$2.8m or 17% capital expenditure incurred to 31 January 2025. This cost predominantly comes from landfill infrastructure Phase 2 capping work. The majority of budgeted capital expenditure is expected to be utilised by the year end. Minor reallocations of funds are expected at mid-year budget review.

RESERVE ACCOUNTS

The reserve accounts for the year-to-date have increased by \$3.5m due to planned transfers and interest earned, netted off by transfers out for capital expenditure for the period.

Consultation

Nil

Legal and Policy Compliance

Section 6.4 of the Local Government Act 1995 and regulations 34 & 35 of the Local Government (Financial Management) Regulations 1996.

Financial Implications

Nil

Risk Management Implications

Risk Impact Category	Register Reference	Risk Description	Level of Risk	Risk Mitigation
Financial	COR-16 COR-17	Misstatement or significant error in Financial Statements; Fraud	Low	The Financial Statements and reports are required to be prepared in accordance with the requirements of the Local Government Act 1995 and The Local Government (Financial Management) Regulations 1996. Risk is further treated by ensuring daily and monthly reconciliations are completed, internal controls and segregation of duties in place and internal and external audits conducted.
Natural Environment		Nil		


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Risk Impact Category	Register Reference	Risk Description	Level of Risk	Risk Mitigation
Health and Safety		Nil		
Compliance	COR-08	Non-compliance with Section 6.4 of the Local Government Act 1995 and Regulations 34 of the Local Government (Financial Management) Regulations 1996	Low	Provision of monthly financial reports to Council fulfils relevant statutory requirements and is consistent with good financial governance.
Reputation	COR-16 COR-17	Fraud	Low	Risk treated by timely presentation of financial performance tabled at each OCM. Annual audit by OAG.
Operational Efficiency	COR-03 COR-04	Organisation is not financially viable or sustainable into the future.	Low	Risk treated by effective financial management and accountability, promoting value for money for the protection of assets used for the delivery of MRC's services.

Strategic Alignment

Strategic Community Plan Objectives	
Objectives	Strategies
3: Deliver best practice governance processes and structures	3.1 Maintain efficient and equitable governance
	3.2 Ensure responsible use of organisational resources
	3.3 Retain financial sustainability with a commercial focus

**Comment**

Nil

9.2 List of Payments made for the months ended 31 December 2024 and 31 January 25

RESPONSIBLE OFFICERS RECOMMENDATION

That Council: Note the list of accounts paid under delegated authority to the Chief Executive Officer for the months ended 31 December 2024 and 31 January 2025, in accordance with regulation 13(1) of the Local Government (Financial Management) Regulation 1996.

Moved: Cr Creado | **Seconded:** None

RESOLVED

That the Recommendation be adopted.

Carried - 11/0

For: Cr Proud, Cr Vernon, Cr Mack, Cr May, Cr Fishwick, Cr Gobbert, Cr Creado, Cr Hatton, Cr Xamon, Cr Miles, Cr Wright

Against: None

File No.	GF-20-0001331
Voting Requirement:	Simple Majority
Responsible Officer:	Executive Manager Corporate Services
Attachment (s)	1. APP 2 Payment List December 2024
	2. APP 2 Payment List January 2025

Report Purpose

The purpose of this report is to provide details of payments made during the period identified above. This is in line with the requirement under the delegated authority to the Chief Executive Officer (CEO), that a list of payments made from the Municipal Fund since the last Ordinary Council meeting be presented to Council.

Background

In accordance with section 13(1) of the *Local Government Financial Management Regulations 1996*, Council has delegated to the Chief Executive Officer (CEO) the exercise of its power to make payments from its Municipal and Trust Funds. A list of accounts paid by the CEO is to be prepared each month (Fin Reg 13(2)) and be presented to the next Ordinary Council Meeting following such payments (Fin Reg 13(3)).



Additionally, regulation 13A of the *Local Government Financial Management Regulations 1996* was added to increase transparency and accountability in local government through greater oversight of incidental spending. The regulation covers purchasing cards such as Bunnings and Fuel cards issued by local government to their employees. Under this regulation, a transaction listing is included for the MRC's fuel cards and Bunnings Power Pass cards.

Detail

Summary of amounts paid for the months ended 31 December 2024 and 31 January 2025

Month Ended	Account	Vouchers	Amount \$
31 December 2024	General Municipal	Direct Payments	5,313,077.22
		EFT	1,062,939.07
		Cheques	3,162.54
		Inter-account transfers	-
			6,379,178.83
31 January 2025	General Municipal	Direct Payments	509,360.94
		EFT	5,037,397.10
		Cheques	-
		Inter-account transfers	-
			5,546,758.04

The list of accounts paid for the months ended 31 December 2024 and 31 January 2025 is attached.

Consultation

Nil

Legal and Policy Compliance

Regulation 13 of the *Local Government (Financial Management) Regulations 1996*

Financial Implications

Nil



Risk Management Implications

Risk Impact Category	Register Reference	Risk Description	Level of Risk	Risk Mitigation
Financial	COR-08	Non-compliance with Regulation 13 of the Local Government (Financial Management) Regulations 1996	Low	Risk treated by prudent management of MRC's funds and internal systems are in place that establish satisfactory controls, supported by the internal and external audit functions.
Natural Environment		Nil		
Health and Safety		Nil		
Compliance	COR-08	Non-compliance with s6.8 of the LGA 1995 and Regulation 13 of the Local Government (Financial Management) Regulations 1996	Low	Risk treatment by monthly payment listing to Council fulfils relevant statutory requirements, confirming expenditure incurred was in accordance with budget adopted.
Reputation		Nil		
Operational Efficiency		Nil		

**Strategic Alignment**

Strategic Community Plan Objectives	
Objectives	Strategies
3: Deliver best practice governance processes and structures	3.1 Maintain efficient and equitable governance
	3.2 Ensure responsible use of organisational resources
	3.3 Retain financial sustainability with a commercial focus

Comment

Nil

9.3 Budget Review 2024/25**MOTION****That Council:**

1. Adopt by absolute majority the 2024/25 budget review as detailed in Appendix 3
2. Approve the adjustments to the 2024/25 MRC Budget as detailed in this report and appendices, in accordance with section 6.8(1) of the *Local Government Act 1995*

Moved: Cr Vernon | Seconded: Cr Wright**PROPOSED AMENDMENT****Moved: Cr Fishwick | Seconded: Cr May****AMENDMENT**

At point 1, after the words Appendix 3, add the following words "subject to changing the gate fee for member councils from \$183 per tonne to \$172 per tonne for the 2024-25 financial year noting that any overpayments by member councils to be reimbursed to the respective councils"

Reasons for amendment:*Concerns Regarding the Blended Gate Fee for Waste to Energy****1. Lack of a Confirmed Waste to Energy Agreement***



The key issue is that member councils, including the City of Joondalup, are paying a blended gate fee that factors in Waste to Energy costs, despite there being no formal agreement in place. This means member councils are being charged for a service that has not been contractually secured, raising serious concerns about financial prudence and fairness in budget allocation.

2. Accumulation of Surplus Funds Without Transparency

By the end of the financial year, it is estimated that approximately \$2 million in surplus funds will have been collected due to the inflated gate fee. The City of Joondalup alone has already overpaid around \$200,000 in just the first half of the year. This surplus represents ratepayer funds that could be better utilised within member councils rather than being tied up in MRC's accounts without a clear strategy for its use or redistribution.

3. Discrepancy in Budget Reporting

The Budget Review reveals that expected savings from Waste to Energy have not materialised, leading to higher payments for the DWER waste levy. However, if the blended gate fee is higher than the landfill-only rate, and councils are paying this premium, it is unclear why MRC is not reporting a surplus from these additional contributions. The financial reporting does not align with the actual cost burden being placed on member councils.

4. Need for a Mid-Year Adjustment or Reimbursement

Given the low probability of a Waste to Energy agreement being finalised before June, there is a strong case for implementing a mid-year adjustment to align the gate fee with the reduced landfill rate of \$172.00 per tonne. This adjustment would ensure that member councils are not continuing to overpay for a service that is not yet secured. Alternatively, a reimbursement should be considered to return the overpaid funds to councils, allowing them to reinvest in their own waste management initiatives, which could be for my Council its "Waste Reserve".

Conclusion

Continuing to charge the blended gate fee under these circumstances is not financially responsible. Without an agreement in place, member councils should not be subsidising a future Waste to Energy service that may not materialise this financial year. A mid-year adjustment or reimbursement should be considered to ensure that funds are used efficiently and equitably across all councils.

Lost - 5/6

For: Cr May, Cr Fishwick, Cr Gobbert, Cr Miles, Cr Wright

Against: Cr Proud, Cr Vernon, Cr Mack, Cr Creado, Cr Hatton, Cr Xamon

THE AMENDMENT WAS LOST.

**SUBSTANTIVE MOTION****That Council:**

1. Adopt by absolute majority the 2024/25 budget review as detailed in Appendix 3
2. Approve the adjustments to the 2024/25 MRC Budget as detailed in this report and appendices, in accordance with section 6.8(1) of the *Local Government Act 1995*

Moved: Cr Vernon Seconded: Cr Wright**Lost - 6/5***For: Cr Proud, Cr Vernon, Cr Mack, Cr Creado, Cr Hatton, Cr Xamon**Against: Cr May, Cr Fishwick, Cr Gobbert, Cr Miles, Cr Wright***LOST FOR WANT OF AN ABSOLUTE MAJORITY****MEETING NOTE**

The Chair directed that this item will be tabled at a future Special Council meeting.

File No.	GF-21-0000172	
Voting Requirement:	Absolute Majority	
Responsible Officer:	Executive Manager Corporate Services	
Attachment (s)	1.	OCM Financial Statements MYB2425
	2.	Budget Review 2425 Adjustments

Report Purpose

To consider the financial position of Mindarie Regional Council (MRC) as of 31 December 2024 and to evaluate its performance for the period from 1 July 2024 to 31 December 2024, in relation to the adopted budget and projections estimated for the remainder of the financial year.

Background

The budget review has been prepared to include information required by the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996.

Financial Management Regulations (FMR) r.33A (1) requires that between 1 January and 31 March in each financial year, a Local Government is to carry out a review of its annual budget for the year.

FMR r.33 (2A) requires the review of an annual budget for a financial year to:
 Consider the local government's financial performance in the period beginning on 1 July and ending no earlier than 31 December in that financial year; and
 Consider the local government's position as at the date of the review; and



review the outcomes for the end of the financial year to be part of the review.

FMR r.33A (2) and (3) require the results of the budget review to be presented to the Council within 30 days of the review being completed. The Council is then to consider the review submitted to it and resolve (by absolute majority) to adopt the review or not and any recommendations associated with the review.

FRM r.33A (4) requires that after the Council has dealt with the review a copy of the review and determination (Council minutes) is to be provided to the Department within 14 days.

Detail

Council operations have been conducted in line with the Adopted Budget for 2024/25.

The budget review statements included in this report are based on the Statements of Financial Activity and the actual expenditure variations from the adopted budget. No budget adjustments have been presented during the six months period thus the revised budget reflects the same position as original adopted budget.

This report provides information based on the six-month period from 1 July to 31 December 2024.

The budget review reflects a view on the full year financial position of the MRC and highlights those items that reflect significant predicted variances to budgeted allocations and the anticipated revised financial projections to 30 June 2025.

The Statement of Financial Activity reflecting the Adopted Budget, Actual Income and Expenditure to 31 December 2024, Projected Income and Expenditure to 30 June 2025, variances to the Adopted budget, as well as the projected capital expenditure are enclosed in the appendices to this report.

The materiality threshold for the budget review in 2024/25 is consistent with the Council's adopted reporting variances. This report addresses only those items with projected variances exceeding \$50k. In certain cases, even if a variance falls outside this threshold, comments may still be provided due to the significance of the item. Additionally, this report outlines any budget adjustments identified during the review.



TONNAGE

The tonnage projections changed from the adopted budget, a significant 21,634 tonnes will not be received, details are explained in the revenue section.

	Original Budget 2024/2025	Projections Budget 30-Jun-25	Tonnage Variance
City of Perth	14,758	13,100	(1,658)
City of Stirling	57,165	49,447	(7,718)
City of Wanneroo	55,000	58,632	3,632
Town of Cambridge	4,300	3,900	(400)
City of Vincent	5,500	5,500	0
Town of Victoria Park	10,620	11,045	425
City of Joondalup	33,600	33,600	0
Total Members Charges	180,943	175,224	(5,719)
Total Casual Tonnage	31,400	15,485	(15,915)
Total Tonnage	212,343	190,709	(21,634)
Total Waste Delivered to Tamala Park	144,309	176,853	32,545
Total Waste Delivered to Waste To Energy	68,034	13,855	(54,179)

OPERATING REVENUE

Overall revenue for the year end is estimated to reduce by \$2.7m from \$48.9m to \$46.2m. This has been driven by several key factors as detailed in the report.

FEES AND CHARGES

Fees and Charges Revenue is projected to be \$2.8m lower than the adopted budget. The cessation of the Water Corporation contract and cancellation of trade discount contracts will reduce non-member tonnage by 16,915 tonnes. This reduction is partially offset by an additional 1,000 tonnes expected in casual revenue, bringing the net impact on non-member fees to a decrease of 15,915 tonnes and a loss of \$2m in fees and charges.

Member council tonnage projections are 5,719 tonnes less than the adopted budget, predominantly driven by the City of Stirling 7718 tonnes variance from the original estimates. The overall impact to the year-end position is approximately \$1m loss of revenue.

Revenue will improve for mattress collection by \$225k, as an additional member council is joining in, to utilise this service using MRC's contract.



Budget adjustment is proposed to recognise variances expected at year end.

INTEREST EARNINGS

The Bank of Australia (RBA) has maintained its official cash rate at 4.35%, holding steady since November 2023. This stability, combined with additional investments is expected to increase interest earnings by a potential \$583k compared to the adopted budget. An adjustment to increase interest earnings is proposed as part of the budget review.

OPERATING EXPENDITURE

Operating expenditure is projected to reduce by \$4.3m from \$47.2m to \$42.9m for the reasons outlined below.

EMPLOYEE COSTS

Employee cost projections due to operational restructuring and staff recruitment delays have resulted in projections being \$600k expected savings from the adopted budget. Of these savings, \$280k will be allocated to materials and contracts, specifically \$200k to critical landfill cover and \$80k to information technology. Part of the budget review will also address governance support required for ordinary council meetings. \$30k will be utilised from labour costs savings.

MATERIAL AND CONTRACTS

As part of the MRC's waste strategy and in collaboration with its members, plans to start diverting some tonnage from landfill to waste-to-energy were expected from October 2024. Delays in the commencement have resulted in more tonnage being sent to landfill, leading to higher projected waste levy costs. The expected savings from waste to energy and increased cost for DWER waste levy will see a reduction of \$4.4m versus the adopted budget.

Additionally, critical expenditures related to landfill cover (\$260k), odour management (\$70k) and the start of the City of Wanneroo's mattress collection (\$215k) are expected to increase costs within materials and contracts.

DEPRECIATION & AMORTISATION

Revaluation adjustments of land, buildings and infrastructure from the 2024 year have led to an increase in opening balances and year-to-date depreciation values of \$250k more than originally planned. A budget adjustment is proposed to recognise the expected position at 30 June 2025.

PROFIT AND LOSS ON SALE

Planned asset sales have been deferred, including the sale of a BOMAG compactor

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with a budgeted profit on the sale of \$349k, resulting in an overall projected profit on sale reduction of \$469k. Additionally, the unplanned disposal of two assets is estimated to slightly increase the loss on the sale of assets by \$62k.

As a result, a net adjustment to the profit/loss on the sale of assets of \$530k is proposed.

CAPITAL EXPENDITURE

A combination of increased acquisition costs driven by market prices and transfers between operating and capital will result in a \$668k additional capital expenditure. A necessary replacement of circuit breaker equipment for the RRF facility will be funded by a \$150k transfer from operational budgets making no overall impact on MRC net position, while \$204k required for a second Skid steer load, inadvertently missed from carry forwards will be funded from Capital reserve. One of MRC's operational vehicles requires early replacement, value expected for consideration and the budget required for replacement will see \$10k as additional funding. Information technology upgrades and acquisitions will require additional funding of \$12k for CCTV, \$62k for weighbridge DC hardware and \$75k for council meetings audio equipment. Overall \$527k is to be funded from surplus.

TRANSFER TO/FROM RESERVES (RESTRICTED ASSETS)

Capital reserve balance was originally budgeted at \$3.6m. That is however an insufficient level to what is required by MRC in the longer term and specifically pre-closure. Deferred asset sales and increased capital expenditure will see the estimated year end capital reserve balance still at \$4.2m. To bring this specific reserve more in line with its upcoming capital program obligations it is proposed to transfer \$6m from surplus bringing its balance to \$10.2m by the end of this financial year. The proposed budget adjustment is to transfer an additional \$6m into the Capital reserve, with further funds to be allocated in the 2025/2026 budget. This will ensure there is sufficient funding available to fund the critical capital program in the following year.

FUNDING SURPLUS (DEFICIT)

Mindarie Regional Council's projected net operating surplus will increase by \$1.6m. After considering the variances, projections and budget movements in the attached budget review, the net closing position will become \$41.3m.

Following the completion of the budget review and to consider the impact of estimated projections at 30 June 2025, some items have been identified as requiring a budget amendment. The budget adjustments have been included in the officer recommendation.

Consultation Member Councils in relation to tonnage forecast for the remainder of the 2024/25 financial year.



Legal and Policy Compliance This review is required to comply with regulation 33A of Local Government (Financial Management) Regulations 1996. The Budget Review is to be lodged with the Department of Local Government, Sport and Cultural Industries within 14 days of adoption.

Section 6.8(1) (b) of the Local Government Act 1995 sets out a local government is not to incur expenditure for an additional purpose (where no estimate has been included in the annual budget) prior to being authorised in advance by an absolute majority of Council. For compliance with LGA S6.8, a separate resolution to the budget review should be passed for amendments to the budget.

Financial Implications The significant financial implications have been detailed in the body of this report. Authorisation of expenditure through budget amendments recommended.

Risk Management Implications

Risk Impact Category	Register Reference	Risk Description	Level of Risk	Risk Mitigation
Financial	STRAT-15	Local Government Act 1995, Council is required to formally adopt the Annual Budget	Low	Adoption of Budget review Prudent financial management
Natural Environment		N/A		
Health and Safety	STRAT-10	Fail to provide for WHS Training and PPE.	Low	Adoption of Budget review
Compliance	COR-08	<i>Local Government (Financial Management) Regulations 1996</i>	Low	Adoption of Budget review
Reputation				
Operational Efficiency	COR-03 COR-04	Organisation is not financially viable or sustainable into the future.	Low	Adoption of Budget review

**Strategic Alignment**

The 2024/25 budget review has been developed having regard for the objectives and actions outlined in the MRC's integrated planning and reporting documents adopted by Council.

Comment Nil

9.4 Odour Management Report (Update)**MOTION**

That Council notes this report.

Moved: Cr Miles | **Seconded:** Cr Wright

PROPOSED AMENDMENT

Moved: Cr Fishwick | **Seconded:** Cr May

Amendment

Add a new point 2 to read

2 REQUESTS the MRC CEO to investigate options to expedite the closure of the MRC landfill in an orderly and timely manner and provide a report back at a future MRC Council meeting.

Reason for Amendment:

The addition of Clause 2 strengthens the MRC's commitment to proactively addressing odour concerns associated with the Tamala Park landfill by investigating options to expedite its timely and orderly closure. This approach aligns with the positions already adopted by the Catalina Regional Council and the City of Joondalup, ensuring a unified regional strategy in addressing the environmental and community impacts of landfill operations.

Lost - 3/8

For: Cr May, Cr Fishwick, Cr Gobbert

Against: Cr Proud, Cr Vernon, Cr Mack, Cr Creado, Cr Hatton, Cr Xamon, Cr Miles, Cr Wright

THE AMENDMENT WAS LOST.

**SUBSTANTIVE MOTION**

That Council notes this report.

Moved: Cr Miles | **Seconded:** Cr Wright

RESOLVED

That the Recommendation be adopted.

Carried - 11/0

For: Cr Proud, Cr Vernon, Cr Mack, Cr May, Cr Fishwick, Cr Gobbert, Cr Creado, Cr Hatton, Cr Xamon, Cr Miles, Cr Wright

Against: None

MEETING NOTE:

Cr Miles requested that responses from the regulator are noted in the report.

File No.	GF-25-0000069
Voting Requirement:	Simple Majority
Responsible Officer:	Chief Executive Officer
Attachment (s)	None

Report Purpose

At the December 2024 MRC Ordinary Council Meeting (OCM), the CEO presented a report on odour management at Tamala Park which was endorsed by council.

Council requested that *'the CEO bring a further report to the next OCM (February 2025) providing an update on odour management at Tamala Park, including details of MRC's compliant with the Environmental Protection Notice dated 28 November 2024.'*

This report has been prepared in response to that request.

Background

As detailed in the report provided to Council at the December 2024 OCM, Tamala Park (which is one of Western Australia's largest waste management facilities) has – in the past 18 or-so months – experienced increased numbers of complaints about odour from residents who live near the boundary of Tamala Park which are unusual in the context of the site's operational history. Prior to June 2022, it was expected


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that MRC would receive zero, one or two odour complaints from nearby residents per month.

This increase in complaints has resulted in higher interest in MRC as an organisation from the community, stakeholders, regulators, government agencies and the media.

Further to the report provided to Council at the December 2024 OCM, this report seeks to update councillors on odour management matters at Tamala Park and – in particular – MRC's progress against the items listed in the Environmental Protection Notice issued to MRC by the WA Department of Water and Environmental Regulation (DWER) on 28 November 2024.

Detail

DWER Environmental Protection Notice

On Thursday 28 November, MRC received an Environmental Protection Notice (EPN/the notice) from the WA Department of Water and Environmental Regulation (DWER). This notice was issued - in DWER's words - *'to ensure MRC addresses the odour emissions from the Tamala Park premises and the impact they are having on the community and investigates any increased risks to groundwater caused by elevated leachate levels in the landfill site.'*

The EPN was issued in relation to increased community concern over odours from the Tamala Park waste management facility and was as a result of several weeks of collaboration and information sharing between DWER and MRC, including a number of meetings and site visits.

MRC has publicly welcomed the EPN and is confident that the steps outlined by DWER are practicable and realistic. Many of the items listed in the EPN were and are already being actioned by MRC.

The 11 points listed in the EPN are detailed below, alongside the progress which MRC has made towards completing them.

#	Item	Status	DWER Response
1	<i>The Person to whom this Notice is given must, within 28 days of this Notice being given, provide to the CEO for approval, a plan to manage leachate volumes on the Premises. The plan must identify: a) The volume of leachate currently held at the premises and the methodologies used to arrive</i>	Completed 10 January 2025	DWER acknowledged receipt of the information provided by MRC on 10 January 2025. An informal response was provided by DWER on 7 February 2025 indicating the regulator required additional information on odour


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#	Item	Status	DWER Response
	<p><i>at the volume.</i></p> <p><i>b) The chemical characteristics of the leachate.</i></p> <p><i>c) A detailed methodology including times, dates and meteorological conditions under which any process involving leachate may be undertaken.</i></p> <p><i>d) The measures that will be taken to ensure that implementation of the plan does not cause odour emissions outside the premise boundary.</i></p> <p><i>e) Details of the monitoring that will be undertaken to assess the effectiveness of controls in preventing odour emissions outside the premises boundary.</i></p> <p><i>f) Records relating to the monitoring must be provided to the CEO every 14 days post implementation of the approved plan</i></p>		<p>monitoring and requested a meeting. That meeting was held on 11 February 2025, followed by a site visit by DWER on 21 February 2025.</p> <p>MRC provided a formal response to DWER on 25 February 2025. DWER has acknowledged receipt of the information provided but has provided no further formal response.</p>
2	<i>The Person to whom this Notice is given must within 7 days of this Notice being given, provide and thereafter maintain additional cover on any areas of the landfill where leachate seepage is visible, to minimise odour emissions from areas where leachate seepage has occurred.</i>	Completed 9 December 2024	DWER acknowledged receipt of the information provided by MRC on 9 December 2024 but has provided no further formal response.
3	<p><i>The Person to whom this Notice is given must within 30 days of this Notice being given:</i></p> <p><i>a) Inspect the integrity of any areas of the landfill with final capping for visible defects such as cracks which may allow for uncontrolled emissions landfill gas.</i></p> <p><i>b) Identify remedial action which can be taken to mitigate uncontrolled emissions of landfill gas resulting from any defects.</i></p>	Completed 14 January 2025	DWER acknowledged receipt of the information provided by MRC on 14 January 2025 but has provided no further formal response.


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#	Item	Status	DWER Response
	<p>c) Provide a report for the CEO's approval on the findings of the inspections, details of any remedial measures recommended and a timescale for the implementation of any recommendations.</p> <p>d) Implemented the recommendations once they are approved by the CEO.</p>		
4	<p>The Person to whom this Notice is given must, within 21 days of this Notice being given, provide to the CEO a review of the landfill gas (LFG) collection and management system, in the form of a report, to ensure it is appropriately optimised and working effectively to maximise gas collection. The report must contain:</p> <p>a) A map identifying the operational and non-operational wells.</p> <p>b) Details on the physical condition of each element of the collection and management system including collections wells, condensate traps, gas flare and gas engines.</p> <p>c) A maintenance schedule outlining any maintenance required for any element of the landfill gas collection and management system to ensure the on-going effectiveness of the system</p>	Completed 16 December 2024	DWER acknowledged receipt of the information provided by MRC on 16 December 2024 but has provided no further formal response.
5	<p>The Person to whom this Notice is given must, within 60 days of this Notice being given, submit a report to the CEO that contains a review of the existing landfill gas collection and management system to assess whether it is sufficient to control</p>	Completed 26 February 2025	DWER acknowledged receipt of the information provided by MRC on 26 February 2025 but has provided no further formal response.

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#	Item	Status	DWER Response
	<p><i>emissions of landfill gas to prevent them causing odour impacts on receptors outside of the Premises. The review must:</i></p> <p><i>a) Be undertaken by a suitably qualified landfill gas consultant;</i></p> <p><i>b) Detail the operational landfill gas infrastructure in each landfill stage;</i></p> <p><i>c) Identify the current landfill gas volumes being generated from each stage of the landfill, the collection and management capacity of the current system of each landfill stage and the estimated future gas generating potential of each landfill stage.</i></p> <p><i>d) Provide information to support the identification and estimation of landfill gas volumes required in c);</i></p> <p><i>e) Identify any necessary improvements including landfill gas collection and management infrastructure to prevent odour impacts outside the Premises as a result of landfill gas emissions with a timescale for completion of the recommended improvements.</i></p>		
6	<p><i>The Person to whom this Notice is given must implement the recommended improvements identified under requirement 5e) in accordance with a direction to do so by the CEO.</i></p>	Ongoing Awaiting reply of item 5	
7	<p><i>The Person to whom this Notice is given must install a pilot scale leachate treatment unit (leachate treatment unit) by the end of February 2025 and trial its effectiveness at treating leachate generated on the site for disposal to sewer, (Mindarie Regional Council, May 2024). At least 14</i></p>	Completed 23 January 2025	DWER acknowledged receipt of the information provided by MRC on 23 January 2025 but has provided no further formal response.



#	Item	Status	DWER Response
	<p>days prior to installation of the leachate treatment unit, the following information must be submitted to the CEO:</p> <p>for a period of up to 12 weeks as detailed in the Critical Infrastructure Plan entitled, "Critical Infrastructure Plan CIP, Mindarie Regional Council"</p> <p>a) The detailed specification of the leachate treatment unit;</p> <p>b) The proposed location of the leachate treatment unit;</p> <p>c) Details of how odour emissions from the construction and operation of the leachate treatment will be mitigated during the trial;</p> <p>d) Criteria by which the effectiveness of the trial will be measured.</p>		
8	<p>The Person to whom this Notice is given must, within 28 days of the completion of the trial in requirement 7, submit to the CEO a report that documents and provides evidence of the effectiveness of the trial against the trial criteria.</p>	Ongoing Awaiting completion of item 7 (a 3-month trial)	
9	<p>The Person to whom this Notice is given must, if directed to do so by the CEO to further mitigate the impact of odour emissions from the Premises on the local community and only if the CEO has afforded Mindarie Regional Council an opportunity in writing of not less than 7 days to show cause why a direction should not be made, take further action to manage odour emissions on the site in accordance with the CEO's direction.</p>	No action currently required	


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#	Item	Status	DWER Response
10	<p><i>The Person to whom this Notice is given must, within 60 days of this Notice being given, provide a groundwater risk assessment that assesses the risk to groundwater from elevated leachate heads within the site. The groundwater risk assessment must:</i></p> <p><i>a) Be undertaken by a contaminated sites auditor;</i></p> <p><i>b) Include an update to the Mandatory Auditors Report (MAR) that includes specific discussion around the risk to groundwater from elevated leachate head, including a review of the historic MAR data, with a specific focus on potential trends in leachate head and plume characteristics.</i></p> <p><i>c) Assess the likely risks to groundwater quality from any increased risk of seepage through the landfill liner.</i></p> <p><i>d) Include recommended actions to mitigate any assessed increased risk to groundwater and a proposed timeline for implementing the recommendations.</i></p>	<p>Ongoing.</p> <p>Item 10 points a, c and d have been completed.</p> <p>A request for an extension for point b has been granted by DWER.</p> <p>Document now due to DWER on 10 April 2025.</p>	
11	<p><i>The CEO may vary the requirements of this Notice, including the specified requirements and timeframes where they consider sufficient justification has been provided, and it can be demonstrated that such variation will not result in an unacceptable risk to human health, the environment or any environmental value.</i></p>	<p>Seeking extension to EPN item 10 to allow time for the Mandatory Auditors Report to be updated</p>	<p>Formal response provided by DWER on 12 February 2025 granting extension to EPN item 10 (now 10 April 2025)</p>

The progress made by MRC against the items in the EPN has been published on the MRC website, by way of informing the community.

Leachate evaporation

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As noted in the previous odour management report provided to Council at the December 2024 OCM, while MRC is confident that the items required in the EPN are practicable (as evidenced by the progress against them so far), it does not allow for the recommencing of leachate evaporation.

As Council is aware, leachate evaporation has been the only method by which MRC has been able to manage levels of leachate on site to date and this has been done for many years as part of MRC's licence.

While the provision to evaporate leachate within MRC's licence still remains, DWER has made clear that it will not permit MRC to operate existing evaporation infrastructure or build new evaporation infrastructure without a formal approval.

In the past, MRC has carried out evaporation (and created the necessary temporary infrastructure on the uncapped landfill portion) without a formal approval process (such as a Works Approval or Licence Amendment).

The constraints placed upon MRC by the regulator by preventing the evaporation of leachate remain challenging in the administration's desire to further reduce odour levels and keep them at levels which, historically, have largely been considered acceptable for the type and size of the Tamala Park landfill, and – in the main – have not attracted large numbers of complaints.

Evaporation of leachate delivers many benefits; including reducing the risk of damage to landfill gas extraction infrastructure; preventing flooding and waterlogging of the landfill surface during winter and controlling the amount of leachate in the landfill mass.

MRC has made a formal request to the regulator (DWER) to recommence evaporation at Tamala Park as part of its response to item number 1 of the EPN. The administration is currently awaiting a response to this request.

Site preparation for winter

As detailed in the previous report to council at the December 2024 OCM, although the odours identified within the community surrounding Tamala Park have – in the main – been found to come from landfill gas (produced by the breakdown of waste within the landfill mass), during the winter of 2024, odours were significantly exacerbated by wet weather conditions.

Between June and August the Perth metro area experienced 62 rain-affected days – the most since the winter of 1996 (Australian Bureau of Meteorology/ABC News). This resulted in unusually wet conditions on the landfill, including large areas of standing water and a saturated top of the landfill waste layers. In turn, this created a connected system of waste layers, rehydrated waste within the top part of the landfill which would otherwise have remained dry, increased the total surface area of the waste within the system and created a highly odorous 'mud', smells from which rose to the surface during compaction and under the weight of heavy machinery.

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While the conditions experienced in winter 2024 were exceptional, it is not unforeseeable that Tamala Park might face similar conditions in the future.

To avoid a similar situation arising, MRC has put a particular focus on preparing for the coming wet weather seasons in Autumn and Winter 2025 which will form the basis of future planning in years to come.

The actions which form part of planning for wet weather over winter are outlined below. These actions form the basis of the response by MRC to the relevant sections in the EPN – much of which was shared with (and discussed with) the regulator prior to the EPN being issued.

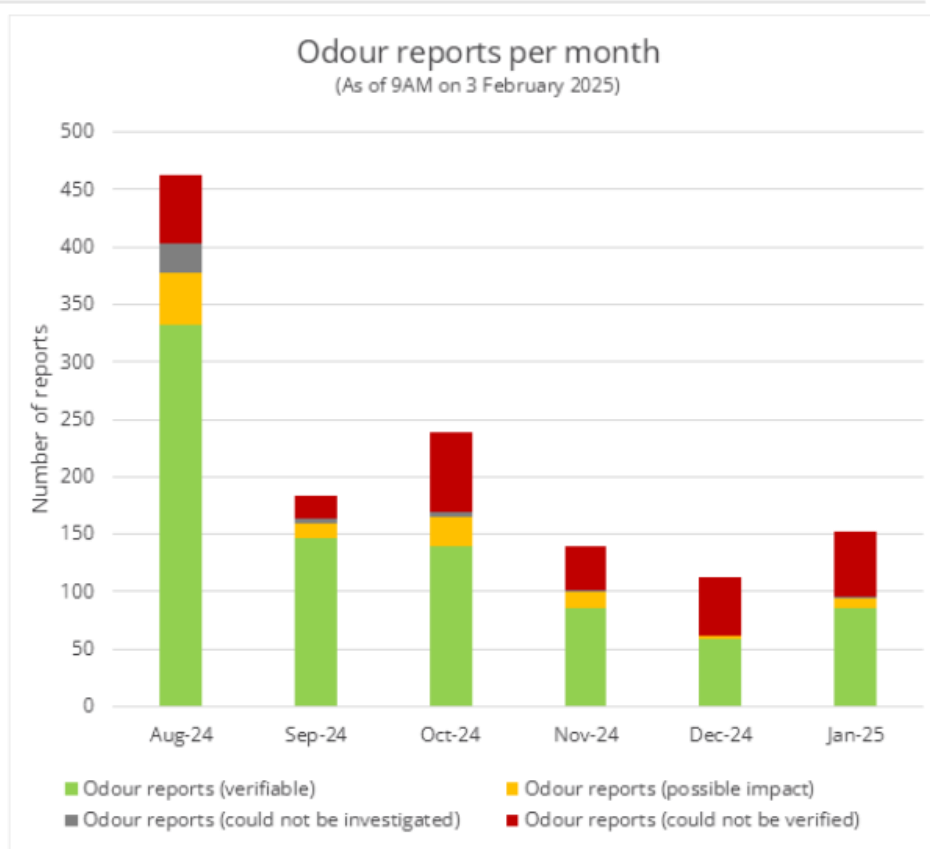
1. Shaping and profiling of temporary capped portions to drain rainwater away from the landfill surface and prevent water pooling and becoming leachate
2. Removal of leachate from the landfill surface, including draining of existing leachate ponds in line with EPN
3. Acceleration of existing plans for rainwater, leachate and landfill gas management infrastructure
4. Continue to improve operations for efficient use of odour suppressants, absorbents and additional cover associated with minimising odours from fresh waste (uncovered) during landfill operational hours

Odour reports from the community

MRC has continued to encourage the community to submit odour reports through the website in all instances where they are affected by smells from the Tamala Park site.

Since its peak in August 2024, the issue of odours affecting the local community has improved dramatically, as is illustrated by the number of reports which MRC has received since.

Odour report numbers for the previous six complete calendar months are shown below:



The methodology for classifying each odour report (as illustrated in the table above) is described below:

Odour reports (verifiable): The location and time of the report, specified by the resident, is checked against the wind direction at that time (data taken from the Tamala Park weather station). If the location of the complaint is found to have been downwind of Tamala park (within a 'cone' of 90 degrees in angle) then an odour impact on the resident is confirmed (verified).

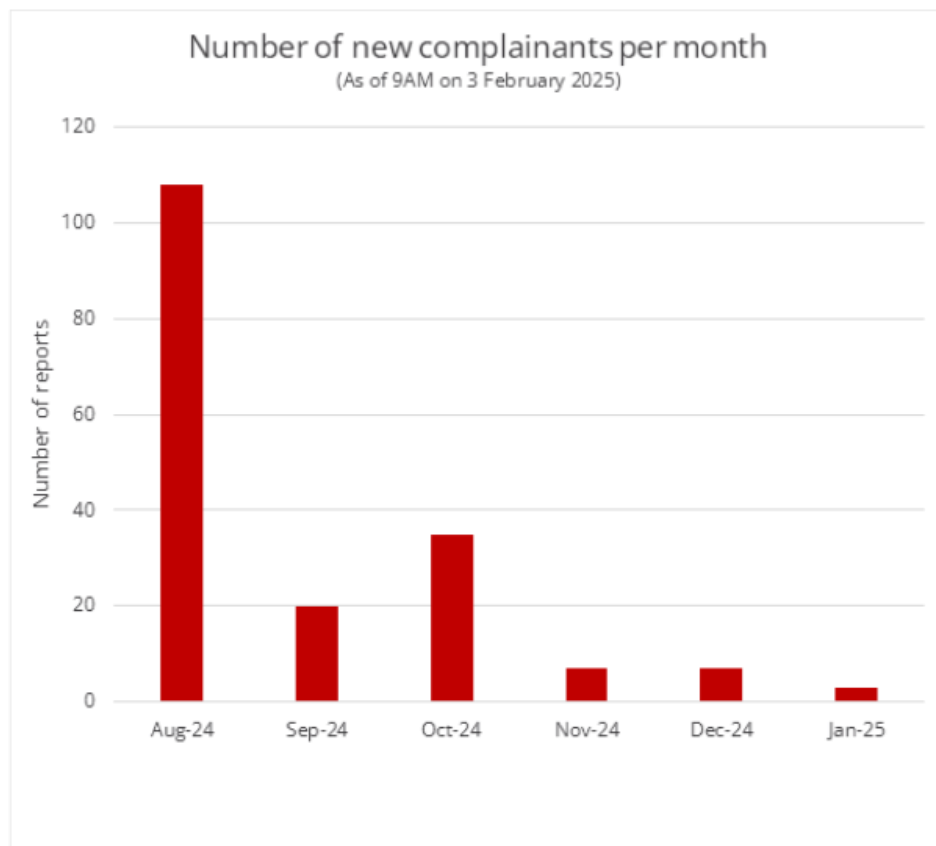
Odour reports (possible impact): If the resident has made multiple reports, or specified that the impact took place over a prolonged period and the location of their report is close to the 90 degree cone of wind direction, then a possible impact is registered.

Odour reports (could not be investigated): If the resident does not include a location or time in their report, and does not respond to a request from MRC for this information, or refuses to provide that information, the report is noted, but cannot be investigated or verified.

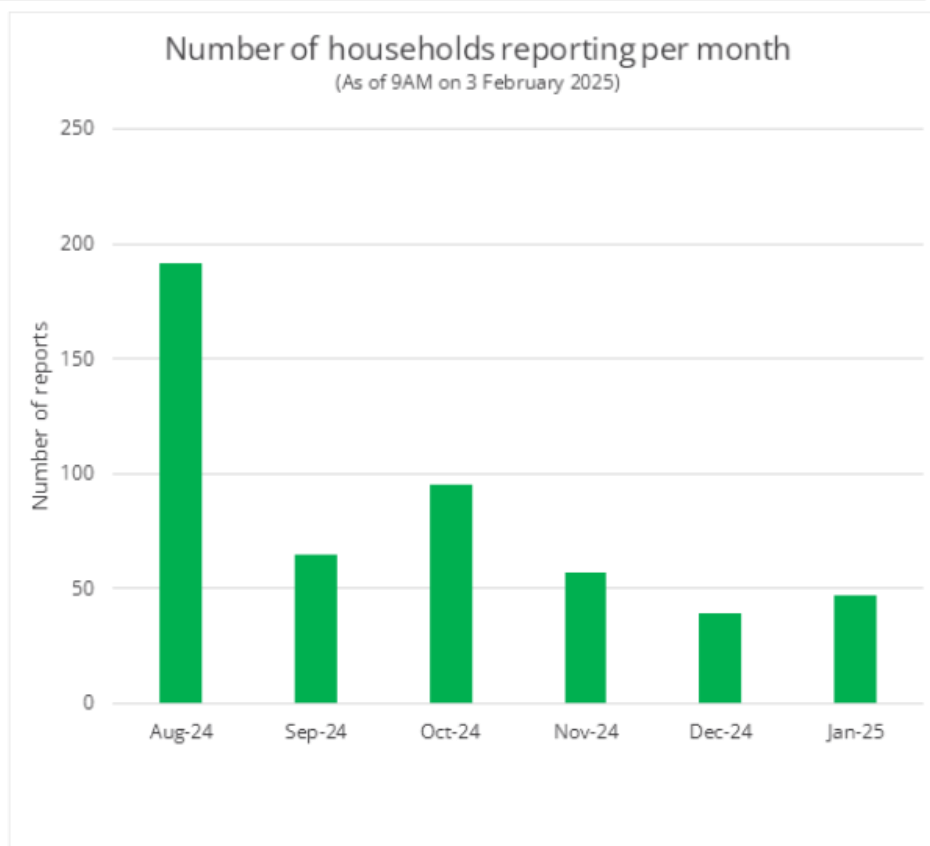
Odour reports (could not be verified): If the report was made from a location which was not within the 90 degree wind direction cone at the time specified by the resident, then the report is registered as could not be verified.



Above: Illustration showing a southerly wind and the 90 degree cone (red) used to verify odour impact on nearby residents. The green pin illustrates a verified impact; the amber pin a possible impact; and the red pin an impact which cannot be verified. (All pins placed at random – do not correspond to specific reports received by MRC)

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Consultation

MRC has continued to work closely with the regulator (DWER) on the issue of odour impacts in the community and – in particular – the Environmental Protection Notice (EPN) issued on 28 November 2024. This has included regular correspondence with DWER and updates on progress against the EPN. This follows the collaborative approach MRC has sought to take on these matters.

MRC has also sought the best available information and guidance from third parties including other landfill operators, companies and prospective suppliers specialising in odour suppression technologies.

In particular, MRC has held high level communications with its external consultants as actions and responses to the EPN have been developed, implemented and reported to the regulator.


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The MRC CEO has held discussions with member council councillors, member council administrations, member council CEOs and community members. This also included a presentation given to residents in October 2024 at an open meeting hosted by councillors from the City of Joondalup and the City of Wanneroo. The MRC CEO took and responded to questions thereafter.

Legal and Policy Compliance

MRC holds licence L9395/2023/1 under Part V of the Environmental Protection Act 1986.

MRC's Environmental Policy (EP 01) highlights MRC's commitment to pollution prevention strategies and compliance with legal and non-legal requirements.

Financial Implications

MRC has incurred additional cost, however, it has been able to manage those costs within the available budgets, the full impact will be assessed during MRC's mid-year budget review process.

Risk Management Implications

Risk Impact Category	Register Reference	Risk Description	Level of Risk	Risk Mitigation
Financial	STRAT-02	Loss of business	High	Site Management Plan Communications Plan
Natural Environment	STRAT-02	Site licensing impact	High	Site Management Plan
Health and Safety		N/A		
Compliance	STRAT-09	Fail to comply with DWER license conditions	High	Site Management Plan Internal audits
Reputation	STRAT-02	Failing to meet community expectations, negative media interest.	High	Communications Plan Odour Management Key Stakeholder Working Group



Risk Impact Category	Register Reference	Risk Description	Level of Risk	Risk Mitigation
Operational Efficiency	STRAT-02	Increase in complaints	High	Site Management Plan

Strategic Alignment

Strategic Community Plan Objectives	
Objectives	Strategies
1: Deliver best practice services	1.1 Operate waste management activities effectively

Comment

As identified in the previous report given to council at the December 2024 OCM, the administration is confident that – given the clear trend illustrated by the numbers of odour complaints received in the preceding months – the issue of odour impact on the community has greatly reduced from its worst during winter last year.

Furthermore, MRC is now better equipped than it has been previously to further minimise odours from the site which might be experienced by the community. As before, all work (and potential work) at Tamala Park is conducted with potential odour impacts as the key consideration.

The administration remains of the view that, based upon comprehensive investigations, both by MRC and by independent consultants, landfill gas egress from the operational area of the landfill is the primary cause of odour impact in the community. This is why much of MRC's focus has been – and will remain – on restoration, improvement and supplementation of landfill gas capture infrastructure throughout the landfill mass.

However, the administration will continue to explore ways to eliminate aggravating factors which might increase odour impact – such as the negative effects of extreme wet weather which is being addressed through plans for wet weather currently in progress.

The progress which has been made against the Environmental Protection Notice (DWER), and that MRC is on target to meet each item by the deadlines agreed with the regulator, confirms the belief set out in the previous odour management report that the requirements of the EPN are 'realistic, practicable and achievable.'

MRC continues to impress upon the regulator the importance of being allowed to recommence evaporation of leachate for the reasons outlined in this report and is



still awaiting a response from DWER on this matter. It is of significant concern that, with winter only a few short months away, MRC is still no closer to receiving an answer to this point than it was four months ago, when the matter was first raised with DWER.

Aside from implications for odour management, if the question over returning to leachate evaporation on site remains unanswered it may be that the administration's planned schedule of works to finish the landfill in line with its license could be significantly delayed, to the detriment of member councils.

While MRC is satisfied with the progress being made to return the level of odour experienced by the community to levels which have historically been considered acceptable, given the level of encroachment Tamala Park has experienced from residential development and the close proximity of homes to the active tip face, the administration considers it highly unlikely that odour impacts can be eliminated entirely during Tamala Park's operational life.

9.5 Offsite Leachate Disposal Feasibility

RESPONSIBLE OFFICERS RECOMMENDATION

That Council:

Note the details provided in the report and Confidential Attachments

Moved: Cr Vernon | Seconded: Cr Hatton

RESOLVED

That the Recommendation be adopted.

Carried - 11/0

For: Cr Proud, Cr Vernon, Cr Mack, Cr May, Cr Fishwick, Cr Gobbert, Cr Creado, Cr Hatton, Cr Xamon, Cr Miles, Cr Wright

Against: None

File No.	GF-23-0000142	
Voting Requirement:	Simple Majority	
Responsible Officer:		
Attachment (s)	1.	Attachment 1
	2.	Attachment 2
	3.	Attachment 3

Report Purpose

This report seeks to inform Council on the options available for leachate



management and specifically offsite disposal of landfill leachate outside of the Perth metropolitan area.

Background

Leachate is the term used to describe the liquids produced inside landfills. The generation of leachate is caused principally by precipitation percolating through waste deposited in a landfill. Once in contact with decomposing solid waste, the percolating water becomes contaminated.

Tamala Park has, since first opening, utilised evaporation as its single source of leachate disposal. Evaporation is the prime source of leachate management at all landfills in Western Australia (WA). In response to overall odour, MRC temporarily paused evaporation. However, this had an unintended negative impact on odour management due to the exceptionally wet weather conditions during the winter of 2024, which exacerbated the issue. Since then, MRC has been actively exploring leachate disposal options.

At the Ordinary Council meeting held on 26 September 2024, Council resolved the following:

That the Council REQUESTS the Chief Executive Officer to prepare a report, to be brought back to the next MRC Ordinary Council meeting, on:

- 1. The nearest offsite disposal points for the landfill leachate that is produced.*
- 2. A cost estimate for the necessary landfill infrastructure to facilitate a truck and haul solution for the landfill leachate.*
- 3. A cost estimate for a truck and haul solution to remove the landfill leachate being produced.'*

Following the Council resolution of 26 September 2024, MRC conducted an investigation into leachate disposal options inside the Perth Metropolitan area, a report was brought to Council on 28 November 2024 to consider the MRC's findings; at this meeting Council resolved the following:

That Council:

- 1. Note the details provided in the report and Confidential Attachment to item 9.6.*
- 2. The CEO be requested to submit a report to the first meeting of the Council in 2025 dealing with investigating options for the disposal of leachate outside the metropolitan area that may result in a more cost-effective overall solution for managing its disposal.*

In line with the Council resolution of 28 November 2024, an investigation into disposal options for leachate outside the Perth metropolitan area commenced, this report informs Council of the outcome of the latest investigation for leachate disposal options.



Detail

MRC engaged an independent consultant to carry out an investigation into disposal options outside the Perth metropolitan area. The report and associated documents can be found in the confidential attachments.

The independent consultant's report, detailed in the confidential attachment, concludes that after taking into account, cost, sustainability and operational feasibility, an onsite leachate solution remains the most viable option. Page 3 of the consultant's confidential report provides the detail on potential costs and timescales of the options investigated.

Consultation

Talis consultants were engaged to investigate offsite leachate disposal providers outside the Perth metropolitan area.

Legal and Policy Compliance

MRC holds licence L9395/2023/1 under Part V of the Environmental Protection Act 1986 (EP Act).

Financial Implications

There is no impact on the 2024/2025 budget for offsite leachate disposal, if required it will be considered as part of future budgeting process.

Risk Management Implications

Risk Impact Category	Register Reference	Risk Description	Level of Risk	Risk Mitigation
Financial		Nil		
Natural Environment	OPS-02	Increased pressure on liner from increased leachate volumes at base of landfill.	High	Treat the risk by exploring leachate disposal solutions and obtain approval from the Regulator to implement the solutions
Health and Safety		Nil		
Compliance	OPS-02 STRAT-09	Potential for a pollution event to occur (leachate escape to the environment) which would breach	High	Treat the risk by exploring leachate disposal solutions and obtain approval from the Regulator to implement the solutions


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Risk Impact Category	Register Reference	Risk Description	Level of Risk	Risk Mitigation
		the Environmental Protection Act 1986.		
Reputation	OPS-02	Listed as contaminated	High	Treat the risk by obtaining approval from the regulator to to dispose of leachate on site
Operational Efficiency		Nil		

Strategic Alignment

Strategic Community Plan Objectives	
Objectives	Strategies
1: Deliver best practice services	1.1 Operate waste management activities effectively
3: Deliver best practice governance processes and structures	3.3 Retain financial sustainability with a commercial focus

Comment

Given both the costs involved and the timescales highlighted in the investigation conducted, the independent consultants confirm that there are no viable sites that can accept leachate from the Tamala Park Waste Facility. Therefore, MRC does not support offsite leachate disposal.

MRC continues to advocate for an onsite leachate treatment solution as detailed in its report to Council on 28 November 2024.

MRC is currently awaiting the outcome of a formal request to the regulator (Department of Water and Environmental Regulation) to recommence evaporation at Tamala Park to manage the volumes currently contained within the site.



9.6 Communications Plan

RESPONSIBLE OFFICERS RECOMMENDATION

That Council: Endorse this report and its attachment.

Moved: Cr Vernon | **Seconded:** Cr Miles

RESOLVED

That the Recommendation be adopted.

Carried - 11/0

For: Cr Proud, Cr Vernon, Cr Mack, Cr May, Cr Fishwick, Cr Gobbert, Cr Creado, Cr Hatton, Cr Xamon, Cr Miles, Cr Wright

Against: None

File No.	GF-24-0000334
Voting Requirement:	Simple Majority
Responsible Officer:	Chief Executive Officer
Attachment (s)	1. Draft Communications Plan - 2025

Report Purpose

As part of the strategy listed in the *Corporate Business Plan*, to 'Promote the organisation's profile with external stakeholders' (Objective 1 – Deliver best practice services), Mindarie Regional Council (MRC) has set out to formalise its neighbourhood stakeholder engagement.

Simultaneously, the *CEO Key Performance Indicators (KPIs)* requires the development of a *Communications Plan (KPI 5)* which will 'formalise stakeholder engagement strategies into a communications plan', and set out methodologies for 'provid(ing) regular key issue updates to councillors at least once per calendar month'.

The attachment to this report (*draft MRC Communications Plan*) addresses these requirements, among other strategies by which MRC can promote its profile with external stakeholders.



Background

The *MRC Corporate Business Plan 2023/27* was adopted by Council at its Ordinary Council Meeting (OCM) held on 22 June 2023. The strategies from which the attached draft Communication Plan derives were also agreed by Council at that meeting.

The CEO KPIs were set down by Council at its December 2024 OCM.

MRC employed a Communications Specialist in August 2024 to support the organisation's agreed strategy and to ensure its activities are effectively communicated to a variety of stakeholders. The Communications Specialist role has been implemented to assist the MRC to improve, protect and promote its profile with external stakeholders.

Detail

Please see the attached draft MRC Communications Plan.

Consultation

Nil.

Legal and Policy Compliance

MRC is subject to the Local Government Act 1995, which – under section 2.8 (1) (b), states: 'the mayor or president' (in the case of MRC, the Chair) 'acts as the principal spokesperson for the local government'. Further to this, under section 5.41(4) (b) of the Local Government Act 1995, it is specified that: 'the CEO speaks on behalf of the local government if the mayor or president agrees.' In the case of MRC, agreement would be given by the Chair.

MRC Policy CP 22 (MRC Councillors' Communications Policy) sets out that only the Chair of MRC or the CEO (with authorisation from the Chair) may speak on the council's behalf and that when speaking to the media as a spokesperson, the Chair may only represent the official view of MRC, having regard to the Local Government (Model Code of Conduct) Regulations 2021.

Financial Implications

Nil.



Risk Management Implications

Risk Impact Category	Register Reference	Risk Description	Level of Risk	Risk Mitigation
Financial	STRAT-14	Unmanaged communication crisis resulting in loss of reputation could incur financial costs	Low	Endorse the communications plan
Natural Environment		Nil		
Health and Safety		Nil		
Compliance		Nil		
Reputation	STRAT-01	Failing to meet community expectations	Medium	Endorse the communications plan
Operational Efficiency	STRAT-14	Inability to maintain relationships with contractor	Low	Endorse the communications plan

Strategic Alignment

Strategic Community Plan Objectives	
Objectives	Strategies
1: Deliver best practice services	1.4 Promote the organisation's profile with external stakeholders

Comment

Over the past 18 months, MRC's public profile has grown exponentially as external stakeholders, key opinion formers and the general public have taken a greater interest in the issue of odour impacts on the community from the Tamala Park site.

Although the review and improvement of MRC's public-facing communications was a matter which the administration had already planned for prior to the emergence of the odour issue, this fact has made the need to improve and formalise MRC's communications strategies all the more pertinent.

This Plan has been developed in alignment with the improvements which have already been made and will direct how MRC continues to communicate to its stakeholders into the future.



9.7 Compliance Audit Return 2024

RESPONSIBLE OFFICERS RECOMMENDATION

That Council:

1. adopt the Local Government Compliance Audit Return in the form approved by the Minister for the period 1 January to 31 December 2024, as contained within the Attachment, in accordance with the provisions of *Regulation 14(3) of the Local Government (Audit) Regulations 1996* and in line with the recommendation from the Audit and Risk Committee;
2. authorise the Chairperson and the Chief Executive Officer to complete the Joint Certification contained in the adopted Return detailed in (1) above; and
3. authorise the Chief Executive Officer to submit the adopted Return detailed in (1) to the Director General, Department of Local Government.

Moved: Cr Wright | Seconded: Cr Miles

RESOLVED

That the Recommendation be adopted.

Carried - 11/0

For: Cr Proud, Cr Vernon, Cr Mack, Cr May, Cr Fishwick, Cr Gobbert, Cr Creado, Cr Hatton, Cr Xamon, Cr Miles, Cr Wright

Against: None

File No.	GF-24-0000191
Voting Requirement:	Simple Majority
Responsible Officer:	Chief Executive Officer
Attachment (s)	None

Report Purpose

The purpose of this report is to provide Council with information on the completed Compliance Audit Return (1 January 2024 to 31 December 2024).

Background

The Compliance Audit Return was placed on the agenda for the Audit and Risk Committee meeting held on 17 February 2025.

The Audit and Risk Committee considered the Return and resolved the following:

**RESPONSIBLE OFFICER RECOMMENDATION:**

That the Audit and Risk Committee recommends that Council endorse the Compliance Audit return for the 2024 calendar year, as presented.

Moved Cr Ferrante, Seconded Cr Ferrante

RESOLVED

That the recommendation be adopted.- **CARRIED** - 3/0 - For: *Cr Ferrante, Cr Hatton, Cr Miles*
Against: None

The 2024 Local Government Compliance Audit Return (CAR) covers the calendar year from 1 January to 31 December 2024.

The Return should be lodged with the Department of Local Government before 31 March 2025.

The 2024 Compliance Audit Return is mandatory pursuant to the *Local Government (Audit) Regulations 1996* which requires all local governments to complete a Compliance Audit Return annually.

Local governments not only have to explain or qualify cases of non-compliance, but also provide details of any remedial action taken or proposed to be taken in regard to instances of non-compliance. The Administration has completed the Return.

The Local Government is to submit the Compliance Audit Return to its Audit and Risk Committee for consideration so that it has the opportunity to examine the Return and report to council the results of that review.

Detail

The Compliance Audit covers a range of matters that require specific actions to be completed by Local Government authorities in performing their functions.

The Compliance Audit Return requires the responsible officer to indicate against each item whether the required action is relevant to Mindarie Regional Council (MRC) and if it has been completed by either answering;

- (a) Yes; or
- (b) No; or
- (c) N/A – Not applicable

Local Governments are required to provide feedback or comments on areas of non-compliance. This assists the Department of Local Government to have a better understanding of any problems or issues relating to a Local Government's inability to achieve full compliance in a particular area.

There were two areas of non-compliance noted in the 2024 Compliance Audit Return as follows:

1. Page 7 of the Compliance Audit Return

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Question 5. Was an annual return in the prescribed form lodged by all relevant persons by 31.8.2024?

MRC Response: One Annual Return for a past employee was not returned.

MRC Comment: The Department was notified, the Department acknowledged the non-compliance and advised that and no further action is required.

2. Page 20 of the Compliance Audit Return

Question 1. 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?

MRC Response: No

MRC Comment: Training has been put in place to rectify the knowledge gap.

The Compliance Audit Return for calendar year 2024 is shown in the attachment to this report.

A joint certification is required to be completed by the Chairperson and Chief Executive Officer to the effect that the information contained in the Return is true and correct to the best of their knowledge. Several other requirements must be met in the Return process and these include: -

- The particulars of all matters of concern raised by Council should be recorded in the minutes of the meeting and a copy of the relevant page(s) attached to the Compliance Audit Return as an appendix; and
- The completed Compliance Audit Return and appendices should be forwarded to the Director General of the Department of Local Government by 31 March 2025.

The Section dealing with the Joint Certification by the Chairperson and Chief Executive Officer requires inter alia that:

- each Councillor has had the opportunity to review the return and to make comment to the Council;
- particulars of any matters of concern relating to the return have been recorded in the minutes of the meeting; and
- a true and correct copy of the relevant sections of the minutes covering Council's consideration of the return must be attached to it.

**Consultation**

Nil

Legal and Policy Compliance*Local Government (Audit) Regulations 1996, regulation 14 and 15.***Financial Implications**

Nil

Risk Management Implications

Risk Impact Category	Register Reference	Risk Description	Level of Risk	Risk Mitigation
Financial		Nil		
Natural Environment		Nil		
Health and Safety		Nil		
Compliance	COR-08	Not completing the Compliance Audit Return will result in non-compliance with MRC's statutory reporting obligations	Low	Treat the risk by submitting the attached CAR to the Department by 31 March 2025.
Reputation		Nil		
Operational Efficiency		Nil		

Strategic Alignment

Strategic Community Plan Objectives	
Objectives	Strategies
3: Deliver best practice governance processes and structures	3.1.2 Ensure compliance with all legislative probity, and regulatory requirements <ul style="list-style-type: none"> Achieve 100% response rate for Compliance Audit Return

Comment

Nil



9.8 Corporate Business Plan Reporting

RESPONSIBLE OFFICERS RECOMMENDATION

That Council endorse the Corporate Business Plan progress report, as presented.

Moved: Cr Hatton |Seconded: Cr Vernon

RESOLVED

That the Recommendation be adopted.

Carried - 11/0

For: Cr Proud, Cr Vernon, Cr Mack, Cr May, Cr Fishwick, Cr Gobbert, Cr Creado, Cr Hatton, Cr Xamon, Cr Miles, Cr Wright

Against: None

File No.	GF-24-0000087
Voting Requirement:	Simple Majority
Responsible Officer:	Chief Executive Officer
Attachment (s)	1. CBP Progress Reporting 31.12.2024

Report Purpose

The purpose of this report is to provide Council a periodical reporting overview of the Corporate Business Plan performance, for endorsement. The Corporate Business Plan progress report was placed on the Agenda for the Audit and Risk Committee meeting held on 17 February 2025. The Committee considered the report and resolved the following:

That the Audit and Risk Committee recommends that Council:

Endorse the Corporate Business Plan progress report, as presented.

Moved Cr Hatton, seconded Cr Miles

RESOLVED

That the recommendation be adopted

(CARRIED UNANIMOUSLY 3/0)

For: Cr Hatton, Ferrante and Cr Miles

Against: Nil

The report provides information on achievements and performance against the milestones outlined in the MRC's 4-year Corporate Business Plan 2023-2027 (CBP). The CBP is the MRC's medium-term planning document which contains the services,


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projects and activities which have been developed in response to the Vision, Mission and Objectives of the organisation's 10-year Strategic Community Plan 2023-2032.

Background

The MRC's CBP 2023-2027 (CBP) was adopted by Council at its meeting on 22 June 2023. The CBP is required to be reviewed every four years under the requirements of the *Local Government (Administration) Regulations 1996*.

On 27 April 2023 Council adopted the Strategic Community Plan 2023-2032 (SCP) providing the MRC with its long term strategy which informed the CBP together with the informing plans: Long Term Financial Plan, Asset Management Plan and Workforce Plan.

The CBP Strategic Objective 3.1.2, Ensure compliance with all legislative probity and regulatory requirements, requires the introduction of CBP periodical reporting to the Audit and Risk Committee.

Detail

The MRC Leadership Team completed a periodical review of the CBP at a meeting held on 30 January 2024. This review tracks the status of individual key actions to ensure activities are in progress to meet the planned timeframes.

Performance is ranked using the following-coloured traffic lights status:

Completed	Action completed, with no further action required.
In progress – on track	Action commenced and on track to be completed within timeframe.
In progress – belated	Action commenced and belated, risk of not meeting timeframe.
Not Commenced	Action due not commenced, risk of not meeting timeframe.
Not yet scheduled	Action not due for completion in the reporting period.

Please see attachment 1, which provides the full details of the CBP review at 31 December 2024, for completion.

Consultation

Consultation with department managers regarding the status of projects and programs.

Legal and Policy Compliance

The SCP is a requirement of the Local Government Act 1995 and the Local



Government (Administration) Regulations 1996

Financial Implications

The CBP 2023-2027 details the services, projects and capital programs to be delivered, and is informed by the Long-Term Financial Plan and annual budgets covering the period of the plan.

Risk Management Implications

Risk Impact Category	Register Reference	Risk Description	Level of Risk	Risk Mitigation
Financial	STRAT-03	Not reviewing CBP will impact financial position	Moderate	Treat risk by monitoring and endorsing CBP
Natural Environment	STRAT-03	Not reviewing CBP may impact the environment	Low	Treat risk by monitoring and endorsing CBP
Health and Safety	STRAT-03	Not reviewing the CBP may impact Health and safety	Low	Treat risk by monitoring and endorsing CBP
Compliance	STRAT-03	Non compliance with LG Act	Low	Treat risk by monitoring and endorsing CBP
Reputation	STRAT-03	Negative public perception towards MRC	Low	Treat risk by monitoring and endorsing CBP
Operational Efficiency	STRAT-03	Delivery of best practice operations	Moderate	Treat risk by monitoring and endorsing CBP

Strategic Alignment

Strategic Community Plan Objectives	
Objectives	Strategies
3: Deliver best practice governance processes and structures	3.1 Maintain efficient and equitable governance 3.1.2 Ensure compliance with all legislative, probity, and regulatory requirements Introduce Corporate Business Plan periodical reporting to the Audit and Risk Committee


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Strategic Community Plan Objectives	
	<ul style="list-style-type: none"> • <i>Introduction Corporate Business Plan periodical reporting to the Audit and Risk Committee.</i>

Comment

Nil

10 MEMBERS INFORMATION BULLETIN**10.1 Members Information Bulletin No. 89****RESPONSIBLE OFFICERS RECOMMENDATION**

That Council:

Receive the Members Information Bulletin No 89.

Moved: Cr May | Seconded: Cr Vernon

RESOLVED

That the Recommendation be adopted.

Carried - 11/0

For: Cr Proud, Cr Vernon, Cr Mack, Cr May, Cr Fishwick, Cr Gobbert, Cr Creado, Cr Hatton,
Cr Xamon, Cr Miles, Cr Wright

Against: None

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**11.1 Motions of which Previous Notice has been given**

Nil

12 URGENT BUSINESS**12.1 Urgent Business**

Nil

13. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**13.1 Questions by Members of which due notice has been given**

Nil.



14 MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

Note: Cr Paul Miles left the Council Chamber at 08.50 pm

Moved: Cr May | Seconded: Cr Vernon

Procedural Motion

In accordance with clause 10.1(h) of the Mindarie Regional Council Meeting Procedures Local Law 2020 and s5.23 of the *Local Government Act 1995*, I request that Council meet "**behind closed doors**" to allow the Council to consider items 14.1 as the items are of a confidential nature.

1. Permits the MRC Chief Executive Officer, MRC staff and Member Council Officers to remain in the meeting.

The meeting was moved into **Closed** session at 8.50 pm

CARRIED - 10/0

For: Cr Proud, Cr Vernon, Cr Mack, Cr May, Cr Fishwick, Cr Gobbert, Cr Creado, Cr Hatton, Cr Xamon, Cr Wright

Against: None

Note: Cr Christopher May left the Council Chamber at 08.51 pm

14.1 High Risk Register Review

RESPONSIBLE OFFICERS RECOMMENDATION

That Council notes the high risk register as presented.

Moved: Cr Wright | Seconded: Cr Gobbert

RESOLVED

That the Recommendation be adopted.

Carried - 9/0

For: Cr Proud, Cr Vernon, Cr Mack, Cr Fishwick, Cr Gobbert, Cr Creado, Cr Hatton, Cr Xamon, Cr Wright

Against: None

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Moved: Cr Xamon | Seconded: Cr Creado

Cr Miles re-entered the Council Chamber at 8.54 pm

Procedural Motion

The meeting reopened from Closed session at 8.55 pm

CARRIED - 10/0

*For: Cr Proud, Cr Vernon, Cr Mack, Cr Fishwick, Cr Gobbert, Cr Creado, Cr Hatton, Cr Xamon,
Cr Miles, Cr Wright*

Against: None

15 NEXT MEETING

15.1 Announcement of Next Council Meeting

Next meeting of Council is 24 April 2025 at the City of Wanneroo.

16 CLOSURE

16.1 Meeting Closure Time

The Chair closed the meeting at 8.54 pm and thanked the City of Joondalup for their hospitality and use of their meeting facilities.

Public Open Space Strategy							
Annual Implementation Progress Update - 2025							
Public Open Space plays a vital component to the community and provides a wide range of health, social, environmental and economic benefits. It is import the City continues to plan and prioritise future investment, development and improvements to our public open spaces for the years to come. The Public Open Space Strategy is being reviewed and captured within the new Enhanced Environment Strategy currently being developed, with a Public Open Space Plan to follow in late 2024/2025							
No.	Key Actions	Tasks	Priority	Proposed FY	Lead Team	Status	Comments
1	Develop a clear framework for lease, licence and hire agreements within POS	<ul style="list-style-type: none">Assess the effectiveness of hire agreements, licenses and leases for community, sport and recreation, and commercial groups utilising POS.Identify and implement preferred tenure arrangements that meet user group needs while maximising community accessibility to POS.	Short	25/26	Corporate Strategy & Governance	Completed	Council adopted the Property Management Framework in November 2020. 100% of small community groups and sporting clubs under leases have transitioned to the new agreement. Sporting clubs that share spaces on a licence basis are being negotiated.
2	Establish Shared Use Agreements with the Department of Education to enable community access to school ovals and other amenities	<ul style="list-style-type: none">Liaise with the Department of Education and specific School Principals in priority order:<ul style="list-style-type: none">Mt Hawthorn Primary SchoolNorth Perth Primary SchoolNegotiate Shared Use Agreements using the Department of Education Guidelines.Identify and implement Shared Use Agreements at other local school sites based upon community demand.	Short - Medium	25/26	Urban Design and Strategic Projects	On track	Commence following the Land Utilisation plan, which will help identify opportunites and priority focus areas.
3	Establish Management Agreements with private land owners to enable short/medium term conversion to POS	<ul style="list-style-type: none">Identify undeveloped or transitional landholdings in areas with identified POS gapsExplore opportunities for interim land use agreements with private land owners to enable short/medium term functionality as POS.	Short - Medium	25/26	Urban Design and Strategic Projects	On track	Commence following the Land Utilisation plan, which will help identify opportunites and priority focus areas.
4	Repurpose City owned land as POS in strategic locations where gaps have been identified within the network	<ul style="list-style-type: none">Identify opportunities to repurpose land upon expiry or cessation of existing leases or other similar changes in land management, with a specific focus on key locations within Vincent<ul style="list-style-type: none">Within the suburb of Mount HawthornWithin the suburb of North PerthWithin the suburb of West Perth	Medium	25/26	Corporate Strategy & Governance	On track	Opportunities have been identified at the expiry of leases. This includes Sydney Haynes. Further development of this key action will be reliant on the completion of the Land Utilisation Plan
5	Prepare a POS Land Acquisition Strategy to provide POS in strategic locations where gaps have been identified within the network	<ul style="list-style-type: none">Develop a framework and methodology to nominate site specific land targets.	Medium	24/25	Urban Design and Strategic Projects	On track	No formal framework has been prepared and will commence in 24/25. The Property Investment and Disposal Policy has been prepared to inform the City's considerations when contemplating the purchase or sale of land.
		<ul style="list-style-type: none">Acquire land in strategic locations through a dedicated Reserve Fund in order to increase the provision of POS.		25/26	Corporate Strategy & Governance	On track	The Property Investment and Disposal Policy was adopted in June 2024 to inform the City's considerations when contemplating sale or purchase of land. The Land Utilisation Plan which will help identify opportunites and priority areas and where proceeds of sale of land should be directed to.
		<ul style="list-style-type: none">Identify land swap opportunities.					
		<ul style="list-style-type: none">Prepare a business case as the basis for any proposed land disposal.					
6	Initiate a POS Development and Land Acquisition Reserve Fund	<ul style="list-style-type: none">Undertake periodical POS gaps analysis to assess effectiveness of other 'Provision' actions.	Medium	24/25	Urban Design and Strategic Projects	On track	The Land Utilisation Plan which will help identify opportunites and priority areas and where proceeds of sale of land should be directed to.
		<ul style="list-style-type: none">Identify remaining gaps in the POS network, and investigate alternative strategies to increase public open space provision.					
		<ul style="list-style-type: none">Investigate the sale of underperforming and/or surplus City owned land / facilities.					
		<ul style="list-style-type: none">Specifically ring-fence any land disposal proceeds for the purposes of the POS Reserve Fund.					
6	Initiate a POS Development and Land Acquisition Reserve Fund	<ul style="list-style-type: none">Follow the appropriate planning process for rezoning, subdivision, and development applications to optimise value prior to sale.	Medium	24/25 & 25/26	Urban Design and Strategic Projects	On track	POS Reserve Fund has been created. Council approved entering into a lease for a telecommunications Tower at Britannia Reserve June 2023, proceeds of this lease are to be placed in POS Reserve. Sale of No.26 Brentham Street, Mount Hawthorn is currently being negotiated, with proceeds to be placed in POS Reserve. Council at its meeting 22 October 2024 resolved to dispose of a portion of Brisbane Street Car Park with the proceeds of any future sale to be place in POS Reserve. Sites identified and planning to identify best use underway.Further action items to begin investigating in 25/26.
		<ul style="list-style-type: none">Implement a program of regular contributions to these reserve funds to ensure the availability of sufficient funding over the long-term.		22/23		On track	
		<ul style="list-style-type: none">Investigate the feasibility of attracting developer contributions for community infrastructure (POS) in accordance with State Planning Policy 3.6		25/26		On track	Council endorsed "implementing the Western Australian Planning Commission's (WAPC) Development Control Policy 2.3 – Public Open Space in Residential Areas (DC2.3)" at its Meeting in November 2022. The WAPC released the Draft Operational Policy 2.3 Planning for Public Open Space in June 2023, but have since advised that this is a draft and not for decision making. Any requirement for a POS contribution can only be approved by the WAPC through a subdivision. The City would continue to recommend to the WAPC for a condition to be imposed on applications that meet the threshold under DC2.3. The Leederville Precinct Structure Plan incorporates provisions for cash-in-lieu of Public Open Space as well as incentives for developers to provide community infrastructure contributions. These contributions can include a cash in lieu component. In 2024, the WAPC directed the City to make a number of modifications to the LPSP. A modified version of the LPSP and related Amendment 14 to LPS2 will be advertised to the community mid-2025.
		<ul style="list-style-type: none">Investigate the feasibility of attracting developer contributions for community infrastructure (POS) in accordance with State Planning Policy 3.6					
		<ul style="list-style-type: none">Assess the effectiveness of converting underperforming and/or surplus road reserves to POS			Urban Design and Strategic Projects		Leederville - Improvements to both the Oxford St Reserve and the Watercorp Main Drain are planned as part of the Leederville Carparks Redevelopment project.
							Oxford St Reserve has reached end of life, and its upgrade is identified as a public realm priority project for the City. While developing the new Place Plan for Leederville TC in 24/25FY, Place will explore potential Place Actions that help prepare for the reserve upgrade, i.e. concept design/community engagement.
		<ul style="list-style-type: none">Identify further sites of unused road reserve and re-purpose as POS.		24/25	Urban Design and Strategic Projects		North Perth - A trial to use the View Street and Rosemount car parks as a pedestrian-friendly temporary event space was completed in May 2024. The project was delivered in partnership with RAC, through its Reconnect WA initiative, and saw the use of the space for food truck markets, outdoor movie nights, sustainable clothing swap, and vintage market. Al fresco seating, planter boxes and greenery, entry statements and festoon lighting were provided and linked with the existing North Perth Common. Findings from the project will inform the North Perth Town Centre Planning Framework.
							Beaufort St - Mary Street Piazza was opened in 2015, serving as a civic open space for casual use and small events. In recognition of the shortage of civic open space within the town centre, an action is proposed in the draft Beaufort Street Town Centre Planning Framework to explore opportunities for additional public spaces.

No.	Key Actions	Tasks	Priority	Proposed FY	Lead Team	Status	Comments
7	Assess the effectiveness of converting road reserves (or part of) to POS, and identify further opportunities in strategic locations where gaps have been identified within the network	<ul style="list-style-type: none"> Establish a high quality civic open space within each Town Centre 	Short - Medium		Urban Design and Strategic Projects	On track	<p>William St - The William Street Planning Framework that was developed through 2024 and includes an action to consider redesigning and better integrating To Du park into the town centre. Inclusion in the William Street Place Plan means that funds captured through the proposed community benefits scheme will be able to be directed in to improving the park. Further these funds can be directed towards the improvement of POS within the vicinity of the Town Centre as well.</p> <p>Mt Hawthorn - Implementation of the Axford Park Concept Plan is currently delayed due to budget constraints, in the meantime the Axford Lighting Project will increase the nighttime safety, activation and usability of the park (see Axford Park improvements below).</p> <p>Mechanisms to encourage redevelopment of lots surrounding Axford Park and fund the Axford Park Concept Plan are currently being considered as part of the upcoming Mt Hawthorn Planning Framework and Place Plan in addition to potential short term upgrades and temporary activations.</p> <p>Pickle District - Design and implementation of Pickle Park completed in 2024 including landscaping, gardening and maintenance, picnic tables, removal of bollard in bad condition. Space supports local events, particularly those run by town team, allowing patrons to spill out of venues and congregate at the park. Also used by workers, visitors and passers through.</p>
		<ul style="list-style-type: none"> Implement North Perth Common 		18/19	Urban Design and Strategic Projects	Completed	North Perth Common was completed and opened in June 2019. At its 17 September 2019 Ordinary Meeting, Council noted the project closure report which included recommendations to continue to monitor the space. A review of North Perth Common was undertaken and additional picnic tables, trees and a water fountain were installed in 2021/22.
		<ul style="list-style-type: none"> Implement Axford Park Improvements 		18/19 - 24/25	Urban Design and Strategic Projects	Delayed	<p>The City recieved a \$200,000 grant to fund lighting upgrades at Axford Park and Braithwaite Park in Mount Hawthorn. The improvements will increase the passive lighting for safety and useability in the evenings, as well as incorporate some feature lighting to enhance its visibility and appeal.</p> <p>The design phase is being undertaken in 24/25, with implementation to occur in 25/26. Any upgrades will still consider the Axford Park Upgrade Concept Plan and will be designed to minimise disruption to any potential development ifs to occur in future.</p>
		<ul style="list-style-type: none"> Maintain and manage Oxford Street Reserve and Mary Street Piazza. 		21/22 - 22/23	Urban Design and Strategic Projects	On track	<p>Oxford St Reserve - Oxford St Reserve continues to be maintained, managed and be available to be booked online. The Leederville Precinct Structure Plan (LPSP) is currently awaiting approval by the WAPC.</p> <p>Oxford St Reserve has reached end of life, and its upgrade is identified as a public realm priority project for the City within the LPSP. While developing the new Place Plan for Leederville TC in 24/25FY, Place will explore potential Place Actions that help prepare for the reserve upgrade, i.e. concept design/community engagement.</p> <p>Major improvements to Oxford St Reserve and the Leederville skate park are planned as part of the Leederville Carparks Redevelopment project. The master plan will be developed in alignment with the planned carparks redevelopment.</p> <p>Mary St Piazza - Mary Street Piazza is maintained, managed and available to book for free via the City's online booking system. Mural maintenance and turf replacement is undertaken on an ongoing basis.</p>
		<ul style="list-style-type: none"> Identify opportunities within remaining Town Centres 		21/22 - 22/23	Urban Design and Strategic Projects	On track	<p>William St - Some significant sites identified in the William Street Town Centre Planning Framework will require the development of a local development plan or precinct structure plan. This offers an opportunity to create a high-quality small urban public open space such as a plaza. Additionally, the community benefits scheme allows that developers on any substantial development can provide additional public open space above the 10 per cent requirement. This offers the potential for smaller POS's to be implemented around the rest of the town centre.</p> <p>Pickle District - potential to continue improvements at Pickle Park depending on town team events and desired amenities. Currently working with RAC and Voxlab to deliver bike rack.</p> <p>Sutherland Reserve earmarked for enhancements in the Place Plan commencing 25/26.</p>
8	Reallocate active reserves and revise community lease and license arrangements, to better accommodate sporting club growth trends and improve community accessibility to POS	<ul style="list-style-type: none"> Assess participation and membership trends amongst sporting clubs as the basis for active reserve allocations. 	Short	22/23 - 24/25	Beatty Park / Urban Design and Strategic Projects	On track	These continue to be assessed annually. The Community Infrastructure Plan will further assist to achieve this action.
		<ul style="list-style-type: none"> Align sporting codes and clubs with specific POS that can accommodate their respective growth and future needs. Develop shared-use licence arrangements in lieu of exclusive use lease arrangements. Implement performance based lease and licence arrangements with targets relating to membership, diversity, governance and community impact. Align lease and licence arrangements with any revised POS ground allocations. 		25/26	Beatty Park / Corporate Strategy & Governance	On track	Licences in negotiation will ensure shared-use arrangements. Annual health checks are in place to implement performance based leases. New and current lease and licence arrangements have been entered into with consideration to POS ground allocations and future planning of existing sites.
9	Prepare and implement a Dog Exercise Strategy/Policy to ensure infrastructure provision aligns with community expectations	<ul style="list-style-type: none"> Ensure that future investment in dog exercise areas and associated infrastructure balances community expectations and broader POS accessibility. Review the effectiveness of the existing off-leash dog exercise areas. Prepare a dog exercise areas strategy/policy aligned with POS hierarchy and levels of service and dog ownership geography. Include fenced dog exercise areas within the strategy/policy and minimum design requirements. Establish decision making criteria for the assessment of off-leash and on-lease areas within POS. Progress the establishment of fenced dog exercise area/s in specific POS (identify based on dog ownership, community demand or POS suitability) 	Short - Medium	25/26	Urban Design and Strategic Projects	Delayed	Moved to a long term priority, as it is deemed a lower priority. Dog Exercise Strategy/Policy to commence 26/27
		<ul style="list-style-type: none"> Adopt the POS hierarchy and levels of service to directly inform infrastructure investment and rationalisation. 		20/21			

No.	Key Actions	Tasks	Priority	Proposed FY	Lead Team	Status	Comments
10	Implement the POS hierarchy and levels of service as the basis for investing in parks, reserves and other green spaces	<ul style="list-style-type: none"> Implement minimum levels of service and associated design guidelines. Identify, prioritise and undertake POS amenity upgrades utilising the POS audit and levels of service. Manage community expectations through communication of the POS hierarchy, classifications and levels of service. Prepare a POS upgrade program aligned with the Annual Budget, Long Term Financial Plan and Asset Management Plan. Review and revise POS maintenance standards based on the POS hierarchy, classifications and levels of service. Align maintenance standards, schedules and practices with POS functionality and community use: Determine specific maintenance standards and lifecycle costs for <ul style="list-style-type: none"> Playing fields Town Centre POS POS identified as being suitable for festivals and events 	Short - Medium	21/22 – 30/31	Parks	On track	POS heirachy and levels of service being implimented through Capital Works Program - Ongoing. Maintenance standards and lifecycle costs to be progressed following completion of the Parks Asset data pick-up project
11	Implement asset renewal and rationalisation in accordance with the broader Asset Management Plan	<ul style="list-style-type: none"> Establish scheduled asset maintenance and renewal programs for POS through the City's operating/capital budget. 	Medium	21/22 - ongoing	City Buildings and Asset Management	On track	The Asset Management and Sustainability Strategy (AMSS) was endorsed in November 2021, and its implementation is currently ongoing. A review of the AMSS is scheduled for 2025/26. A visual condition assessment and data collection for all fixed park assets is underway and will be completed 2024/25. This data will be used to develop a 10-Year Capital Works Program and a Planned Maintenance Schedule.
12	Undertake local history and heritage studies as the basis for POS design, development and management	<ul style="list-style-type: none"> Undertake heritage investigations across the POS network to identify sites of historical importance and cultural value. Undertake Whadjuk Noongar 'sense of place' studies and ethnographic surveying as the basis for POS renaming, design, development and management. Identify specific opportunities for sites of historical importance to be recognised through signage, interpretation and other amenities. Plan and develop walking trails between all identified Aboriginal significant sites. 	Medium	22/23	Community Development	Completed	<p>Len Collard from Moodjar Consultancy with the assistance of Officers from the City completed the Aboriginal Heritage Interpretation Strategy (AHIS).</p> <p>The AHIS is now a working document that has relevance and use for a range of City projects including signage, naming, art policy, landscaping, collection development, community development and engagement, events and activation and place plans.</p> <p>As a tool, it is a cohesive and focused approach to the collection and sharing of Aboriginal History and heritage in Vincent.</p> <p>The document brings together existing information from prior consultations with Elders, researchers and consultants about 3 key areas relating to Aboriginal heritage in Vincent being:</p> <ol style="list-style-type: none"> 1. Which stories/themes have been identified by Aboriginal people as significant for the Vincent area 2. How can or should these stories be told 3. What are the protocols and principles for collecting and telling these stories <p>This component is now completed.</p>
				23/24		Completed	This component is now complete
				25/26		On track	On track to be delivered in 25/26.
				25/26		On track	The planning of this will occur in 25/26 with the development of walking trails subject to scope and budget considerations.
13	Prepare and implement a Play space Strategy/Policy to ensure infrastructure provision aligns with community demographics	<ul style="list-style-type: none"> Undertake a detailed audit of all play space infrastructure including both condition and functionality. Prepare a Play space Strategy aligned with the POS hierarchy and levels of service, and local community demographics/profiles. Undertake a strategic play space replacement, rationalisation and upgrade program. Directly engage with local children and young people and other relevant stakeholders to ensure POS functionality and amenity aligns with community needs. 	Medium	23/24 & 24/25	Urban Design and Strategic Projects	On track	Play space infrastructure audit complete. Play Space to be incorporated into the Community Infrastructure Plan currently in development. Renewal program considers replacement or rationalisation.
14	Integrate art and creativity into POS design and development	<ul style="list-style-type: none"> Identify strategic locations for major art works and percent for art projects. Consider usage of Noongar inspired 'sense of place' themes and artwork as the basis for POS design. Ensure art and creativity is embedded within POS design through the POS upgrade program 	Medium	2022/23	Urban Design and Strategic Projects	Completed	Locations are included as Appendix 1 to LPP Percent for Public Art.
				ongoing		On track	Mural by Noongar artist Tyrown Waigana completed at Robertson Park. Investigating potential to commission Noongar public artwork in 2025/26.
				ongoing		On track	Mural by Noongar artist Tyrown Waigana completed at Robertson Park. Investigating potential to commission Noongar public artwork in 2025/26.
15	Review POS management policies and procedures, and implement contemporary practices that maximise accessibility and utilisation	<ul style="list-style-type: none"> Review existing POS bookings and management policies with a specific focus on the customer experience. Review and improve existing management procedures including (but not limited to) sporting club ground allocations, trading in public places permits, mobile food vendor permits, and event applications. Review current fees and charges to determine relationship with POS utilisation. Expand POS online booking functionality and investigate the incorporation of app technology and linkages to a broader customer relationship management system. Improve community awareness of POS through specific marketing initiatives, including specific marketing campaigns for key locations such as Hyde Park. Measure POS utilisation and occupancy to better inform management decision making. Align suitability of specific POS with events and festivals as part of the City's event approvals process review. Review existing signage practices and infrastructure and proactively rationalise to reduce 'signage pollution' within POS. 	Short - Medium	21/22 - 23/24	Beatty Park	Completed	Existing policy replaced with more flexible terms and conditions of hire for improved customer experience.
				22/23 - 23/24		Completed	
				ongoing		Completed	Fees and charges are reviewed annually as part of the City's annual budget process. Further review was undertaken in line with current landscape and other LGA's, in addition to the implementation of some new fees that are relevant to Vincent.
				18/19		Completed	Online booking system SpacetoCo implemented. System reviewed and other options investigated
				23/24		On track	Facility Bookings Officer and Marketing Officer regularly review all content on SpacetoCo and look for opportunities to promote areas where possible. Key campaigns on hold as PSHB effects are reviewed at POS.
				ongoing		On track	Report of income is sent to Centre Manager monthly. Utilisation and occupancy is reviewed prior to confirmation of seasonal sporting allocations. Information will be used as part of the annual budget allocation process to ensure funds are spent where needed.
				ongoing	Marketing and Communications	On track	If an event is proposed in an unsuitable space, Administration works with the applicant to identify a new location that would be better suited for their event.
				22/23			In review as part of Wayfinding and Signage Plan.

No.	Key Actions	Tasks	Priority	Proposed FY	Lead Team	Status	Comments
16	Develop a Signage Strategy for implementation across the POS network	• Develop consistent branding and placement protocols for POS and facility signage.	Short	24/25	Urban Design and Strategic Projects	On track	Suite of branding and placement protocols for POS and facility signage currently being confirmed as part of Wayfinding and Signage Plan.
		• Consider usage of Noongar inspired 'sense of place' themes and artwork as the basis for standardised signage across the POS network.		25/26			To be considered 2025/26.
		• Investigate private signage, sponsorship signage opportunities and implement regulation.		21/22		Completed	Considered within the Signs and Advertising Policy
17	Review use of pesticides and fertilisers on City parks and reserves	• Review and monitor application of fertilisers and pesticides across the City's POS, in accordance with the Australian Pesticides Veterinary Medicines Authority (APVMA) and the Code of Practice for the use of agricultural and veterinary chemicals in WA.	Short	Ongoing	Parks	Completed & on-going	The City has reviewed the use of pesticides and fertilise, and continues to review and monitor. Currently controlling the risk of pesticides and using alternatives where possible. Methods include: • Use of alternative weed controls wherever possible (organic pesticide – pelargonic acid, manual removal, use of mulch for weed suppression) • Glyphosate use minimised, no spraying near playgrounds or during school holidays (unless approved by manager i.e. adjacent to schools) Predominantly only used to control perennial woody weeds or perennial running grasses that are not controlled by other options All practices are in accordance with the APVMA (Australian Pesticides Veterinary Medicines Authority). Annual Nutrient Reporting to rate best management practice – City scored 70% (above average with other LGs)
18	Prepare and implement local water management strategies and an Urban Water Management Plan	• Promote an integrated water cycle management approach.	Medium	22/23 - review ongoing operational	Engineering & Parks and sustainability	On track	In progress and ongoing.
		• Review current water management policies.				On track	Water sensitive urban design (WSUD) review of the City's Policies, Strategies and Plans completed – recommendations from this review to be implemented in compliance with State Planning Policy 2.9 Planning for Water. WSUD recommendations incorporated into Enhanced Environment Strategy with further investigation of actions to occur.
		• Establish a water management policy that balances water conservation while enabling required irrigation of green spaces.				On track	A Water Wise Council Action Plan is prepared annually with Vincent maintaining a Gold Waterwise Council status. Further Water Policies/ Management Plans to be prepared in accordance with State Planning Policy 2.9.
		• Investigate opportunities to embellish drainage systems within open spaces to offer expanded biodiversity habitat, canopy cover and improve storm water quality.				On track	Lynton Street is completed, Menzies Park is in progress and the Engineering team continue to actively investigate opportunities to embellish drainage systems within open spaces to improve storm water quality as an Sustainable Urban Drainage technique.
		• Measure and report on total water usage in accordance with the City's commitment to the Water wise Council Program				Completed	Ongoing task that is completed annually.
19	Review and implement alternative landscape treatments within POS	• Manage and reduce water consumption through contemporary landscape treatments. • Expand eco-zoning projects and consider future sustainable options. • Communicate the benefits of alternative landscape treatments to the community to ensure understanding and acceptance.	Medium	Ongoing	Parks	Completed & ongoing	Completed and ongoing - native plant sales and adopt a verge program, eco zoning program.
20	Review and implement the Greening Plan 2018-2023 in relation to the future greening on POS	• Implement the City's Greening Plan including objectives to green, enlarge and enhance POS. • Optimise all opportunities to increase canopy cover on public land, including POS. • Enhance habitat and promote biodiversity throughout the POS network.	Medium	Ongoing	Parks	Completed	Greening Plan has been completed and currently being implemented.
21	Protect public open space through the City's town planning framework	• Reserve land under the Local Planning Scheme and Metropolitan Region Scheme in accordance with the Strategy.	Medium	18/19	Urban Design and Strategic Projects	Completed	Considered in Local Planning Scheme, endorsed in 2018. Key consideration in the preparation of the amended Local Planning Strategy & Scheme
		• Ensure encroaching development positively contributes to POS.		ongoing			Ongoing considerations when processing development applications.
		• Zone land around and near POS in accordance with the Strategy.		18/19			
		• Encourage and permit development forms that complement POS.		18/19			Considered in Local Planning Scheme, endorsed in 2018. Further consideration taken during future reviews.
22	Prepare and implement the Leederville Oval Master Plan	Provide a long term Plan that considers: • Capabilities as a multi-use community asset (that increases community access and utilisation) within the Leederville Town Centre. • Current and future requirements of the WA Football Commission, East Perth Football Club and Subiaco Football Club. • Facility management options. • Capital funding model options	Short	18/19 - ongoing	Urban Design and Strategic Projects	Delayed	Ongoing discussions with relevant key agencies regarding outcomes and funding opportunities. The Leederville Oval Civic Precinct Master Plan has been deferred to 2027/28. In the interim, \$3.8m funding was secured from the State Government along with contributions from the WA Football Commission, AFL and WAFL home clubs to upgrade the turf and floodlighting of the ground to improve playing standards to a Tier 2 venue. This will enable to possibility to host and broadcast AFL and AFLW games. The turf upgrade is now complete and lighting upgrade works currently underway.
23	Prepare and implement Woodville Reserve Master Plan review	Provide a long term Plan that considers: • Maximising the potential for additional green space to service the North Perth community. • Rationalisation of built infrastructure. • Improved co-location of clubs and activities. • Responsiveness to community demand for outdoor court sports, including netball and basketball.	Short	24/25	Urban Design and Strategic Projects	Delayed	In the interim, the Woodville Reserve Landscape Plan was implemented in 2022/23. The landscape plan has been designed to allow for integration into any future developments on site. The Woodville Reserve Master Plan is scheduled to begin late in 24/25FY. The master plan will represent the strategic vision for the Woodville Precinct over the next 10 years, with a focus on delivering achievable and sustainable short-term, medium-term, and long-term actions.
24	Prepare and implement Britannia Reserve Master Plan review	Prepare a long term Plan that considers: • Capabilities to accommodate the growth of local sporting clubs. • Future use and management of the Litis Stadium site. • Management of surface and sub-surface subsidence issues. • Community demand for a mountain bike track and other passive recreational activities. • Maximise opportunities for additional tree canopy and shade, subject to sporting field requirements and alignments.	Short	19/20 - 21/22	Urban Design and Strategic Projects	Completed	Britannia Reserve Master Plan has been replaced with the Britannia North West Development Plan. The Development Plan has been endorsed by Council in 2021. The new changeroom facility and club room refurbishment works at Litis Stadium are expected to be completed mid-2025. Council also endorsed the proposal to upgrade the sports floodlighting at Litis Stadium at their December 2024 OCM . An election commitment of \$200,000 was announced for a new skate/scooter park in Mount Hawthorn. The Mount Hawthorn Youth Skate Space Plan at Britannia was endorsed in December 2022 for implementation and was completed September 2024.
25	Investigate and consider Robertson Park Development Plan, in partnership with the State Government and Tennis West	Investigate a long term development plan that considers: • Community accessibility to high quality tennis court infrastructure. • Retention and where possible, improvement to existing tree canopy and shade • Aboriginal and non-Aboriginal cultural history associated with the site is addressed.	Short	21/22	Urban Design and Strategic Projects	Completed	The Development Plan was endorsed by Council in September 2021, with a phased implementation approach over 5 years focusing on the tennis centre. Funding was received from CSRFF for Stage 1A (23/24) and Stage 1A/1B (24/25-25/26). Stage 1A is now complete providing 4 multisport courts for use as tennis or netball courts with lighting. Implementation of Stage 1B comprising upgrade to 12 hardcourts including new lighting to commence April 2025.
26	Identify opportunities to deliver community gardens as part of the POS network	• Determine key locations for additional community garden infrastructure based on community need and capacity.	Short - Medium	on-going	Urban Design and Strategic Projects	On track	Community gardens are considered throughout the development of POS projects. Two potential locations identified at Robertson Park.
		• Identify effective volunteer management model to support additional community garden infrastructure.		25/26	Community Development	On track	On track to be delivered in 25/26

No.	Key Actions	Tasks	Priority	Proposed FY	Lead Team	Status	Comments
27	Prepare and implement Hyde Park Master Plan	Prepare a long term Plan that considers: <ul style="list-style-type: none">Alignment with levels of service as per POS hierarchy.Aboriginal and non-Aboriginal cultural history associated with the site.Infrastructure upgrades aligned with regional POS and associated levels of service.Improve amenities and capabilities to accommodate community events.Improve key infrastructure including public toilets, path connections, gazebos, shade and playground/s.	Medium	25/26	Urban Design and Strategic Projects	On track	Master Plan to commence in 25/26.
28	Prepare and implement Forrest Park Development Plan	Prepare a development plan to maximise community value that considers: <ul style="list-style-type: none">Alignment with levels of service as per POS hierarchy.Realignment of sports playing fields.Improved utilisation of built infrastructure, including courts and buildings.Investigate potential location for a community garden.	Medium	26/27	Urban Design and Strategic Projects	On track	Master Plan to commence in 26/27.
29	Prepare and implement Charles Veryard Reserve Development Plan	Prepare a development plan to maximise community value that considers: <ul style="list-style-type: none">Capabilities to accommodate the growth of local sporting clubs.Maximise opportunities for additional tree canopy and shade particularly on the reserve perimeter.Effectively manage active and passive recreational demands.	Medium	24/25	Urban Design and Strategic Projects	On track	Master Plan to commence in 25/26. This plan will now include Beatty Park and Smiths Lake Reserve.
30	Review the effectiveness of parklets within each unique Town Centre and identify further opportunities in strategic locations where gaps have been identified within the network	<ul style="list-style-type: none">Encourage the development of privately owned parklets within town centres to partially offset the deficit of POS provision.Identify new parklet development opportunities within the suburbs of Mount Hawthorn, Highgate, West Perth and North Perth.	Medium	21/22	Urban Design and Strategic Projects	Completed	<p>The Vibrant Public Spaces Policy was adopted in June 2022 and sets the process and requirements for street furniture, affixed eating area furniture, parklets and eatlets.</p> <p>A major review of the Policy is planned for the 2026 FY.</p> <p>There are currently 24 Vibrant Public Spaces in Vincent:</p> <ul style="list-style-type: none">City hosted parklets: 4 total (2 in Mount Hawthorn, 1 in North Perth, 1 in Perth).Street furniture: 1 total (1 in Leederville)Affixed eating area furniture: 6 total (3 in Leederville, 1 in Mount Hawthorn, 2 in Highgate/Mt Lawley).Parklets: 5 total (2 in Leederville, 1 in North Perth, 1 in West Perth, 1 in Highgate/Mt Lawley)Eatlets: 8 total (6 in Leederville, 2 in Perth). <p>The Business Enhancement Grants encourage and support the opportunity for new Vibrant Public Spaces. The 23/24 funding program allowed for two new parklets (1 in Leederville and 1 in Mount Hawthorn). The 24/25 program will support three new parklets (2 in Leederville, 1 in Perth), two new eatlets (1 in Leederville, 1 in Mt Lawley/Highgate), and three new affixed eating area furniture (1 in Mt Lawley/Highgate, 2 in Perth).</p>
31	Investigate the possibility of creating an urban wetland stream within the Claisebrook Drain	<ul style="list-style-type: none">Consider the undeveloped land upstream within Claisebrook Drain, near East Parade and Pakenham Street.Realise the potential opportunity to enhance the biodiversity within the City's POS.	Long	28/29	Parks	Delayed	Not progressing at this time, actions require further investigation.
32	Prepare and implement landscape plans, aligned with hierarchy / minimum levels of service, for:	<p>Jack Marks Reserve</p> <ul style="list-style-type: none">Develop dog exercise area specific infrastructure and reserve management requirements.Improve seating and shade provisions.Address drainage and reserve surface issues. <p>Brentham Street Reserve</p> <ul style="list-style-type: none">Enhance local amenity and connectivity.Further tree planting contributing to local biodiversity.Potential for proposed greenway network. <p>Birdwood Square</p> <ul style="list-style-type: none">Discontinue usage as an active open space by sporting clubs.Improve amenities and capabilities to accommodate community events.Consider installation of multipurpose outdoor sports courts consistent with POS hierarchy/levels of service.Rationalisation of public toilets as per POS hierarchy/levels of service.Improve tree canopy and shade coverage. <p>Menzies Park</p> <ul style="list-style-type: none">Identify opportunities to enhance biodiversity.Improve the balance between active and passive reserve users.Identify infrastructure improvements through park fencing, toilet and playground upgrades. <p>Beatty Park Reserve</p> <ul style="list-style-type: none">Improve tree canopy and shade coverage.Investigate feasibility as potential location for current POS amenity gaps (i.e. fenced dog exercise area, BMX pump track). <p>Brigatti Gardens</p> <ul style="list-style-type: none">Replace dated infrastructure and enhance seating areas. <p>Kyilla Park</p>	<div>Short</div> <div>Short</div> <div>Short</div> <div>Medium</div> <div>Medium</div> <div>Medium</div> <div>Medium</div>	<div>22/23</div> <div>20/21</div> <div>20/21</div> <div>21/22, 22/23</div> <div>23/24</div> <div>23/24</div> <div>23/24</div> <div>25/26</div> <div>24/25</div> <div>21/22,22/23</div> <div>24/25</div> <div>25/26</div> <div>24/25</div>	<div>Parks</div> <div>Parks</div> <div>Parks</div> <div>Urban Design and Strategic Projects</div> <div>Urban Design and Strategic Projects</div> <div>City Building / Urban Design and Strategic Projects</div> <div>Parks</div> <div>Parks</div> <div>Urban Design and Strategic Projects</div> <div>City Building / Urban Design and Strategic Projects</div> <div>Urban Design and Strategic Projects</div> <div>Parks</div>	<div>Delayed</div> <div>Completed</div> <div>On track</div> <div>Completed</div> <div>Delayed</div> <div>Completed</div> <div>On track</div> <div>On track</div> <div>On track</div> <div>Completed</div> <div>On track</div> <div>On track</div>	<p>Delayed to Medium term priority. Completed short term action of seating, water fountain and path upgrades, and on-going action of drainage issues addressed. Further works pending Community Infrastructure Plan and Dog Exercise Strategy, this is to balance use between Brigatti Gardens and Jack Marks.</p> <p>Completed pathway, lighting upgrade and eco-zoning</p> <p>Due to growing participation numbers in soccer and limiting capacity of access to active POS, its since been determined to reutilise this reserve by sporting clubs.</p> <p>The construction of a public toilet and changeroom facility, which includes an accessible toilet and two unisex toilet and shower cubicles has been completed.</p> <p>Delivery of Active Zone delayed to focus on immediate need of toilets and changing facility, playground renewal, and floodlighting. Implementation for the active zone to be determined with consideration to the Community Infrastructure Plan.</p> <p>The construction of a public toilet and changeroom facility, which includes an accessible toilet and two unisex toilet and shower cubicles, has been completed. The facility was officially opened to the public and to Highgate Primary School in July 2024.</p> <p>Additional tree canopy to be considered once the Aboriginal Heritage Section 18 consent for the Reserve is received.</p> <p>To be reviewed when developing new eco zoning program from 26/27.</p> <p>To be considered during the Community Infrastructure Plan and ongoing with any new improvement works. Council endorsed the proposal to upgrade the sports floodlighting at Menzies Park at their December 2024 OCM .</p> <p>Toilets and change rooms refurbished in 2021/22. Exercise equipment renewal in 2022, In-ground irrigation system replacement in 2021, playground shadesail replacement in 2022, playground softfall replacement 2024</p> <p>Key action #29 - Prepare and implement Charles Veryard Reserve Development Plan will now include Beatty Park Reserve and Smiths Lake. Actions will be considered during this plan.</p> <p>Infrastructure upgrade pending endorsement of the Community Infrastructure Plan and Dog Exercise Strategy outcomes in-relation to Jack Marks Reserve. Playground renewal proposed for 26/27 pending budget adoption.</p>

No.	Key Actions	Tasks	Priority	Proposed FY	Lead Team	Status	Comments
		<ul style="list-style-type: none">Potential rationalisation of built infrastructure.	Medium	27/28	Parks / Urban Design and Strategic Projects	Delayed	Adjusted to long term priority. Concept Plan to upgrade Kyilla Park to commence 27/28.
		<ul style="list-style-type: none">Improve tree canopy and shade provision, and parkland hydro-zoning.					
		<ul style="list-style-type: none">Improve integration with Kyilla Primary School.					
		<ul style="list-style-type: none">Improve amenities and capabilities to accommodate community events.					
		Les Lilleyman Reserve	Medium	26/27	Urban Design and Strategic Projects	On track	Concept Plan upgrade to commence 26/27 following endorsement of the Community Infrastructure Plan.
		<ul style="list-style-type: none">Improve balance between active and passive reserve users.					
		<ul style="list-style-type: none">Review playing field configuration.					
		<ul style="list-style-type: none">Built infrastructure improvements.					
		<ul style="list-style-type: none">Playground upgrades.					
		Leake / Alma Reserve	Long	28/29	Parks	Completed	Improvement works completed on site. Upgrades include lighting, eco-zoning and pop up play sand pit.
		<ul style="list-style-type: none">Minor investment to enhance safety and increase usage.					
		<ul style="list-style-type: none">Asset renewal as per POS hierarchy/levels of service.					
		<ul style="list-style-type: none">Improve accessibility for children and young people.					

Statistics for Development Applications As at the end of March 2025

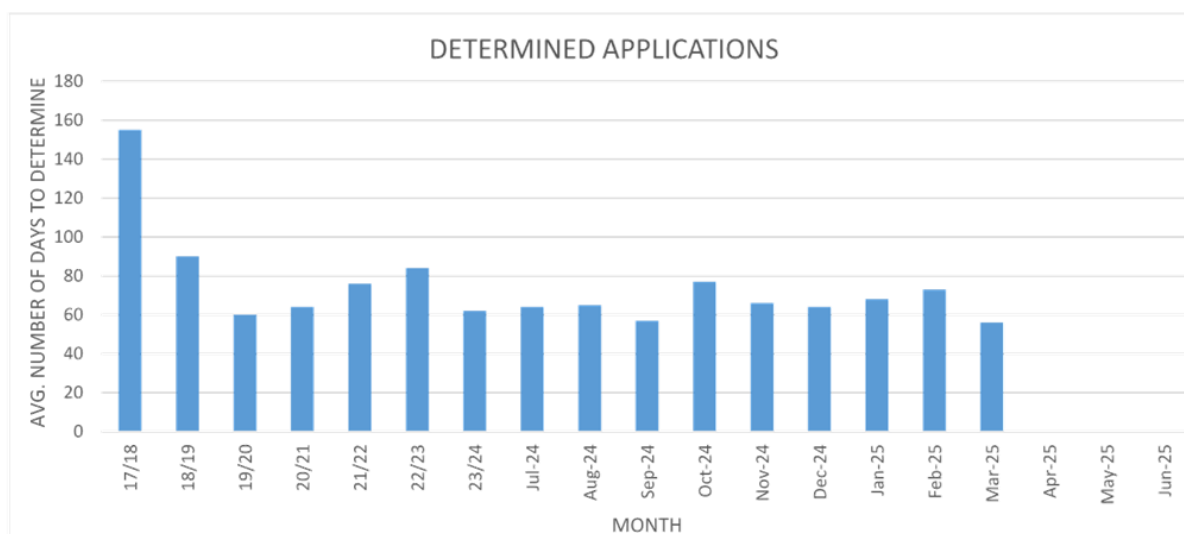
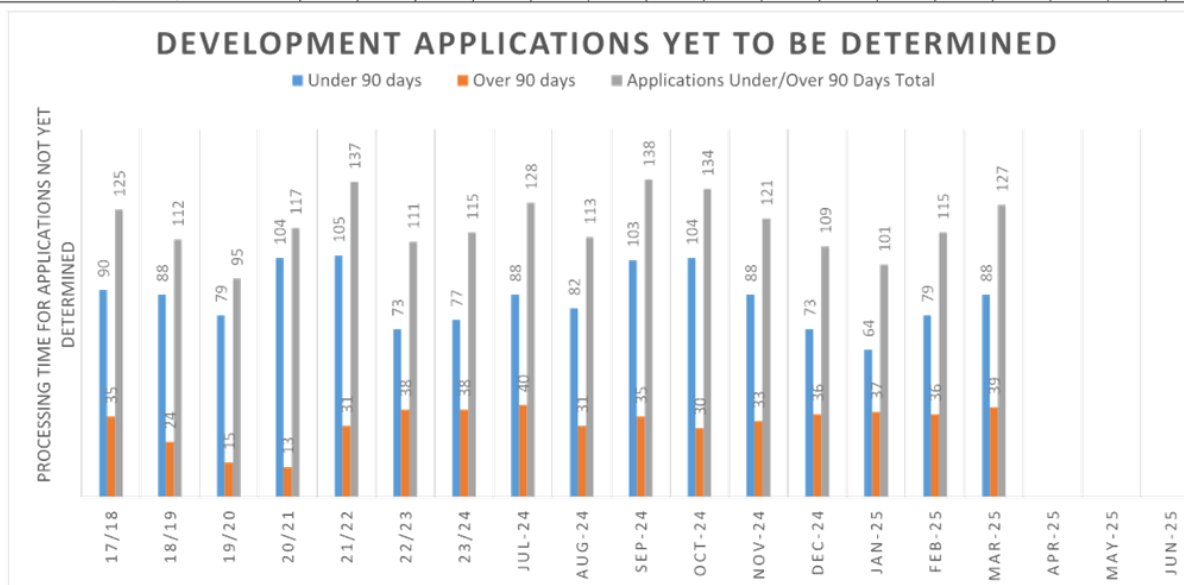


Table 1: Minimum, Average and Maximum Processing Timeframes for determined applications in each financial year since 2017/2018 and each month since July 2024.

Processing Days	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Jul 24	Aug 24	Sept 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
Minimum	1	0	0	0	1	0	9	0	20	17	36	7	28	6	26	15			
Average	155	85	60	64	76	84	62	64	65	57	77	74	64	68	73	56			
Maximum	1008	787	499	268	298	280	145	90	177	88	194	226	91	135	187	89			

	20/21	21/22	22/23	23/24	Jul 24	Aug 24	Sept 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
DA's Determined (excludes exempt from approval or cancelled)	403	385	281	311	27	42	20	26	33	28	22	26	30			
Value of Determined DA's (in millions)	217	143	417	405	86.5	86.4	12	13.3	22.1	11.6	14.6	70	10.8			



	Jul 24	Aug 24	Sept 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
DAs lodged	33	31	40	38	24	23	18	38	40			
DAs to be Determined	128	113	138	134	121	109	101	115	127			
Value of DAs to be Determined (in millions)	126	63.3	73.7	74.5	89.1	90	90.3	78	75.9			

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 3 APRIL 2025**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
1.	Nos. 41-43 & 45 Angove Street, North Perth (DR 81 of 2023)	1 June 2023	Hidding Urban Planning/Lavan	<p>Application for review of a Development Assessment Panel decision to refuse an application for a Service Station on 3 May 2023.</p> <p>*****</p> <p>Directions hearing held on 16 June 2023. Mediation held on 4 July 2023, with Mayor Cole and interested community members in attendance to make a presentation. A second mediation was scheduled for 14 August 2023 and was vacated. Mediation was rescheduled to 10 October 2023 and was subsequently vacated. The matter was listed for a directions hearing on 10 November 2023 to schedule a new date for mediation. This was vacated. The matter has been listed for a directions hearing on 2 February 2024 with the applicant to provide additional information by 11 January 2024. The applicant has yet to provide any additional information and the matter is still proceeding to the directions hearing on 2 February 2024. The directions hearing has been vacated and the matter has been listed to a further mediation on 27 February 2024. This mediation was scheduled for 6 May 2024. Following this the matter has been listed for a further mediation to be held on 2 July 2024. This was vacated and has been rescheduled to 2 September 2024. The mediation was cancelled on 30 August 2024 and the matter was listed for a further directions hearing on 27 September 2024. Following this the matter has been listed for a further directions hearing on 1 November 2024. Following this the SAT made orders for a further directions hearing on 17 January 2024, with the applicant to provide additional information by 13 December 2024. The matter has been scheduled for a further directions hearing on 14 February 2025 with the applicant to provide additional information by 31 January 2025. This information was received by the DAP Executive Director and was provided to the City on 13 March 2025. The matter has been listed for a mediation on 9 April 2025.</p> <p><i>Representation by: DAP Executive Director</i></p>
2.	No. 120 Claisebrook Road, Perth (DR 110 of 2024)	30 July 2024	Allerding and Associates	<p>Application for review of conditions of Western Australian Planning Commission decision to approve the Holcim Concrete Batching Plant to continue to operate until 30 December 2027 on 27 June 2024.</p> <p>*****</p> <p>The matter was listed for a directions hearing on 30 August 2024 and was listed for a mediation on 12 November 2024. The City was not invited to take part in this mediation. The matter has been listed for a further mediation on 6 February 2025. This has been rescheduled for 10 March 2025. Following this mediation the matter has been listed for a directions hearing on 2 May 2025. The City has not been invited to take part in this mediation.</p> <p><i>Representation by: DPLH Director Planning Appeals</i></p>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 3 APRIL 2025**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
3.	No. 235 Brisbane Street, Perth (DR 122 of 2024)	21 August 2024	Michael Cao	<p>Application for review of a Council decision to refuse an application for a Change of Use from Family Day Care to Child Care Premises on 23 July 2024.</p> <p>*****</p> <p>Directions hearing held on 4 October 2024. A further directions hearing was held on 11 October 2024 at which interested residents were invited to make a presentation to the SAT at the commencement of the following mediation.</p> <p>Mediation was held on 7 November 2024 and included interested community members presenting to the SAT. A directions hearing was scheduled for 22 November 2024. The directions hearing was vacated, and the matter was listed for a directions hearing on 17 January 2025. At the 17 January 2025 directions hearing the parties agreed for the matter to be scheduled for a further mediation. A further Mediation was held on 25 February 2025. Following the 25 February 2025 mediation the SAT issued orders with key dates for the reconsideration of Council's decision by 20 May 2025. On 1 April 2025 the City filed consent orders with the SAT which were co-signed by the applicant. On 1 April 2025 the SAT issued amended orders setting out:</p> <ul style="list-style-type: none"> • The applicant is to provide an amended application to the City on or before 28 April 2025; • Pursuant to s.31(1) of the <i>State Administrative Tribunal Act 2004</i>, Council is invited to reconsider its decision on or before 24 June 2025; • The matter is listed for a directions hearing on 4 July 2025; and • A copy of the orders being provided to the interested residents and their representative that previously presented to the SAT. <p><i>Representation by: Administration</i></p>
4.	Nos. 41-43 Angove Street, North Perth (DR 138 of 2024)	11 October 2024	Lavan	<p>Application for review of a Council decision to refuse an application for Alterations and Additions to Service Station on 20 August 2024.</p> <p>*****</p> <p>The matter was listed for a directions hearing on 11 October 2024. On 10 October 2024 the directions hearing was vacated and rescheduled to 20 December 2024. The purpose of rescheduling the directions hearing is to allow the parties to prepare a Statement of Issues Facts and Contentions (SIFC) to define the issues under contention and inform future programming for the matter. The SAT issued orders on 10 October 2024 with the following key dates prior to the directions hearing:</p> <ul style="list-style-type: none"> • 22 November 2024 – Respondent's Statement of Issues, Facts and Contentions due to SAT. • 13 December 2024 – Applicant's Statement of Issues, Facts and Contentions due to SAT.

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 3 APRIL 2025**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
				<p>On 11 December the SAT made orders to extend the time in which the Applicants SIFC is due to the SAT to 20 December 2024 and listed the matter for a Directions Hearing on 7 February 2025. The date for the Applicants SIFC was subsequently extended until 17 January 2025 and was submitted. Following this Directions Hearing the matter has been listed for a preliminary hearing on 22 and 23 July 2025. The purpose of the preliminary hearing is to deal with the legal issues relating to the application being:</p> <ul style="list-style-type: none"> • Issue 1: Does the subject site have the benefit of existing use rights or non-conforming use rights for use as a 'service station'? • Issue 2: If the answer to Issue 1 is yes, is clause 23 of the City of Vincent Local Planning Scheme No. 2 engaged or is clause 60 of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> engaged, such that development approval is required? <p>The outcome of this preliminary hearing would determine whether a further hearing would be needed to deal with the planning merits of Council's refusal. <i>Representation by: Administration & McLeods</i></p>
5.	No. 40 Guildford Road, Mount Lawley	13 December 2024	Western Australian Planning Commission	<p>Application for review of a Council decision to issue a Heritage Conservation Notice for the property on 23 April 2024, with the notice having been issued on 15 November 2024. *****</p> <p>The matter was listed for a directions hearing on 7 February 2025. Following this the matter was listed for a mediation on 13 March 2025. Mediation was held on 13 March 2025 with the SAT issuing orders setting out:</p> <ul style="list-style-type: none"> • The applicant to provide additional information to the City on or before 5 May 2025; • Pursuant to s.31(1) of the <i>State Administrative Tribunal Act 2004</i>, Council is invited to reconsider its decision on or before 24 June 2025; and • The matter is listed for a directions hearing on 4 July 2025. <p><i>Representation by: Administration & McLeods</i></p>

**METRO INNER DEVELOPMENT ASSESSMENT PANEL (DAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 3 APRIL 2025**

No.	ADDRESS	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	STATUS
1.	No. 192 Stirling Street, Perth	Element Advisory Pty Ltd	Form 1 – Mixed Use Development	8 November 2024	Not yet scheduled	The application is on stop-the-clock as the City has requested further information, which the applicant has agreed to provide. The due date for the Responsible Authority Report will be confirmed upon receipt of the information requested by the City.
2.	No. 5 Bruce Street, Leederville	CF Town Planning & Development	Form 1 – Multiple Dwelling Development	28 November 2024	Not yet scheduled	The application is on stop-the-clock as the City has requested further information, which the applicant has agreed to provide. The due date for the Responsible Authority Report will be confirmed upon receipt of the information requested by the City.
3.	No. 129 Loftus Street, Leederville	Taylor Burrell Barnett	Form 1 – Multiple Dwelling Development	10 January 2025	Not yet scheduled	The application is on stop-the-clock as the City has requested further information, which the applicant has agreed to provide. The due date for the Responsible Authority Report will be confirmed upon receipt of the information requested by the City.
4.	Nos. 14 & 16 Woodville Street, North Perth	Urbis	Form 1 – Grouped Dwelling Development	19 February 2025	Not yet scheduled	The application is under assessment. A Responsible Authority Report is currently due on 14 May 2025.

DAP Process Improvements:

The City's Administration has changed the process for DAP matters. This will include early confirmation of the availability of Elected Members that are DAP Members to attend DAP meetings. This will also include the circulation of the Responsible Authority Report to all Elected Members on contentious DAP items.

**CITY OF VINCENT DESIGN REVIEW PANEL (DRP)
REGISTER OF APPLICATIONS CONSIDERED BY DESIGN REVIEW PANEL
AS AT 20 MARCH 2025**

ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
No. 129 Loftus Street, Leederville	Taylor Burrell Barnett	Multiple Dwellings (16)	26 February 2025	Lodged DA – Previously Referred The proposal would benefit from referral to the Design Review Panel to consider amendments to the proposal made in response to the comments of the DRP on 2 October 2024.
No. 31 Jugan Street, Mount Hawthorn	Urbanista Town Planning	Multiple Dwellings (15)	12 March 2025	Prelodgement Application – First Referral The proposal would benefit from referral to the Design Review Panel to consider the appropriateness of the development within its setting.



INFORMATION BULLETIN

SUBJECT:	Unrecoverable Parking Infringements Write-off for 2nd Quarter 2024/2025
DATE:	1 April 2025
AUTHOR:	Chris Dixon, Senior Projects & Strategy Officer, Ranger Services
AUTHORISER:	Peter Varris, Executive Director Infrastructure & Environment

PURPOSE:

To advise Council of the write-off of Parking Infringement Notices that the Fines Enforcement Registry have advised are unrecoverable for the second quarter of the 2024/2025 financial year.

BACKGROUND:

At the Ordinary Council Meeting of 3 December 2024, a report was presented on the total write-offs of parking infringements advised by the Fines Enforcement Registry for the first quarter of the 2024/2025 financial year. That report also noted that future reports would be provided on a quarterly basis.

For the second quarter of the 2024/2025 financial year, there were a total of 45 Parking Infringement Notices, valued at \$7,237.08 withdrawn as advised by the Fines Enforcement Registry that these infringements are unrecoverable, and they will no longer be pursuing payment.

While these infringements have been deemed unrecoverable and subsequently withdrawn by the Fines Enforcement Registry, it should be noted that a total infringement value of \$212,366.80 has been recovered and paid through the Fines Enforcement Registry for the period 1 October 2024 to 31 December 2024.

The unrecoverable individual infringements have been written off under delegated authority.

COMMENTS:

Future reports will be provided on a quarterly basis.

Please find below listing of written off infringements for the period 1 October 2024 to 31 December 2024.



INFORMATION BULLETIN

<i>Infringement No</i>	<i>FER Comment</i>	<i>Infringement Write-Off</i>
19321165	Case reg over 8 years ago	152.35
19324774	Case reg over 8 years ago	149.9
19333427	Case reg over 8 years ago	152.35
19333591	Case reg over 8 years ago	152.35
19925956	Uneconomical to enf	1.83
20304331	Uneconomical to enf	0.8
19326657	Case reg over 8 years ago	142.35
19326148	Case reg over 8 years ago	152.35
19329359	Case reg over 8 years ago	152.35
19335587	Case reg over 8 years ago	142.35
19328724	Case reg over 8 years ago	152.35
19446064	Case reg over 4 years ago	170.35
80152	Case reg over 8 years ago	341.7
19325970	Case reg over 8 years ago	152.35
19328557	Case reg over 8 years ago	184.9
19311693	Case reg over 8 years ago	174.1
19314908	Case reg over 8 years ago	150.6
19314863	Case reg over 8 years ago	140.6
19306493	Case reg over 8 years ago	175.6
19306514	Case reg over 8 years ago	177.35
19310240	Case reg over 8 years ago	150.6
19297498	Case reg over 8 years ago	143.7
19245735	Case reg over 8 years ago	128
19273575	Case reg over 8 years ago	138
19237555	Case reg over 8 years ago	128
19243862	Case reg over 8 years ago	168
19307288	Case reg over 8 years ago	184.9



INFORMATION BULLETIN

19342027	Case reg over 4 years ago	186.7
20111903	Uneconomical to enf	0.8
19333542	Case reg over 8 years ago	184.9
19330081	Case reg over 8 years ago	142.35
19345266	Case reg over 4 years ago	361.7
19349264	Insufficient details to enf	161.7
19448712	Offender deceased	168.55
19344531	Insufficient details to enf	161.7
19355226	Company no longer registered	186.7
19446645	Offender deceased	203.55
19415214	Insufficient details to enf	170.35
19383136	Company no longer registered	210.3
19394266	Insufficient details to enf	170.35
19417697	Offender deceased	178.55
19462473	Insufficient details to enf	158.95
19350903	Insufficient details to enf	161.7
19415484	Insufficient details to enf	170.35
19922956	Company no longer registered	197.8



CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	Register of Petitions – Progress Report – April 2025
DIRECTORATE:	Chief Executive Officer

DETAILS:

Petitions received by the City of Vincent are read out at the Council Meeting and are referred to the appropriate Director for investigation and report. This normally takes 6-8 weeks and the purpose of this report is to keep the Council informed on the progress of the petitions which have been reported to the Council.

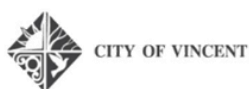
A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following petitions still require action or are in the process of being actioned.

Key Index:

CEO:	Chief Executive Officer
EDCBS:	Executive Director Community & Business Services
EDIE:	Executive Director Infrastructure & Environment
EDSD:	Executive Director Strategy & Development

Date Rcd	Subject	Action Officer	Action Taken
3/7/2024	A petition with 17 signatures (and a further 31 received by survey) has been received from Jerome Waddell of West Perth. The petition requests that the decision to create a "No Stopping" zone in front of 16 and 14 Hammond Street be reversed.	EDIE	Petition received. <ul style="list-style-type: none"> • Update 19.03.2025 – Short term measures to reinstate 2 bays has been completed. Consultation informing the community is underway • Investigation into short term measure to resolve parking issues along street. • City will investigate further options once power is underground which will hopefully result in additional parking spaces. • Consultant reviewing potential left out only onto Charles St. • Internal review conducted and measures have been put in place to ensure residents are consulted in the first instance. • Email response sent to lead petitioner detailing the above.



INFORMATION BULLETIN

TITLE:	Register of Notices of Motion – Progress Report – April 2025
DIRECTORATE:	Chief Executive Officer

DETAILS:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following Notices of Motion still require action or are in the process of being actioned.

Key Index:

CEO:	Office of the CEO
EDCBS:	Executive Director Community & Business Services
EDIE:	Executive Director Infrastructure & Environment
EDSD:	Executive Director Strategy & Development

Details	Action Officer	Comment
Electric Vehicle Charging Infrastructure in the City of Vincent	EDIE / EDSD	<p>In progress</p> <p>Administration is implementing the NOM outcomes. This is ongoing.</p> <p>Administration attended a meeting with Perth Inner City Group Council's on 21 November to discuss opportunities for EV charging locations across local government areas. A further meeting will be scheduled for mid-2025 to share data outcomes and insights from City of Perth EV charging trial.</p> <p>Advocacy letter sent to relevant State Government Ministers on 9 January 2025.</p>
Rodenticide Use	EDSD	<p>In progress</p> <p>Administration is implementing the NOM outcomes. This is ongoing.</p> <p>Administration has completed item 2.2.1, with the factsheet now available on the City's website and on display at the library. Administration has prepared and posted 1 social media post, on 23 October, in respect to the safe use of rodenticides. The team have also marked 4 August annually in the Public Health Communications Calendar, as an opportunity to promote responsible rodent control (commencing 2025).</p>
Protection and promotion of trees on private land	EDSD	<p>Ongoing</p> <p>Administration is implementing the NOM outcomes. This is ongoing.</p> <p>Review of Trees of Significance Policy approved by Council at December 2024 meeting for the purposes of community consultation. Consultation concludes 13 February 2025 and a report on the outcomes of consultation will be presented to Council by mid-2025.</p>

Animal Local Law – Cat Containment	EDIE	In progress Administration is seeking legal advice and will provide to Elected Members as soon as possible. This advice will inform the next steps Administration can take.
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Item Number	Meeting Type	Council Meeting	Agenda Report Item	Resolution Action Item	Council Decision	Director	Comments	Time frame for Completion
12.2	OCM	11/03/2025	Advertising of Amended Execution of Documents Policy	That Council APPROVES the proposed amendments to the Execution of Documents Policy, at Attachment 1, for the purpose of community consultation.	Carried en bloce	CEO	Requires Public Consultation	Return to May OCM
13.1	OCM	11/02/2025	Notice of Motion - Mayor Xamon - Animal Local Law - Cat Containment	That Council REQUESTS the Chief Executive Officer to: 1. Seek further additional external legal advice on whether cat containment provisions are currently enabled within the Cat Act 2011; 2. Request that the State Government bring forward the review of the Cat Act 2011 to include provisions to enable Local Governments to enact Local Laws with cat containment provisions; 3. Present this advice to Council for consideration to go out for consultation on whether the Animal Local Law 2022 should be amended accordingly; and 4. Consider further consultation on amending the Animal Local 2022 to include provisions for cat containment, pending the additional external legal advice received.	Carried unanimously 9-0	EDIE	Seeking legal advice. Cannot advocate to State Government until after March election. Awaiting approval from WAPC before commencing consultation.	May 2025
9.3	OCM	11/02/2025	Proposed Amendment No. 13 to Local Planning Scheme No. 2 and Review of Local Planning Policy: Short Term Accommodation	Subject to receiving approval from the Minister for Planning PROCEEDS to advertise Amendment No. 13 to Local Planning Scheme No. 2 pursuant to Clause 47(1) of the Planning and Development (Local Planning Scheme) Regulations 2015;	carried with amendment 9-0	EDSD	Once approved Administration will arrange for advertising of both Amendment No. 13 and the amended Local Planning Policy.	
9.4	OCM	11/02/2025	Advertising of the Draft Beaufort Street Town Centre Planning Framework	That Council: 2. AUTHORISES the Chief Executive Officer to advertise the draft Beaufort Street Planning Framework in accordance with Schedule 2, Part 2, Clause 4(1) of the Planning and Development (Local Planning Schemes) Regulations 2015; and	carried with amendment 9-0	EDSD	Advertising commenced 20 February 2025 and concludes 17 March 2025	
9.5	OCM	11/02/2025	Advertising of the Draft William Street Planning Framework	2. AUTHORISES the Chief Executive Officer to advertise the draft William Street Planning Framework in accordance with Schedule 2, Part 2, Clause 4(1) of the Planning and Development (Local Planning Schemes) Regulations 2015;	carried with amendment 9-0	EDSD	Advertising commenced 20 February 2025 and concludes 17 March 2025	
9.6	OCM	11/02/2025	Response to Petition - William Street Town Centre Public Artwork Commission	4. RECEIVES a project closure report following practical completion which includes: • Outline of the EOI process including conception and assessment for this project and how this can be improved for future projects. • Identify a process to obtain Engineering feedback and assess key services; and • Identify an approach for the accurate assessment of proposed projects before financial commitments are made and executed.	carried with amendment 9-0	EDSD	To be commenced after completion of artwork. Options to be identified and presented to March Council Workshop. Consultation on proposed options to occur.	TBA June 2025 OCM
9.6	OCM	11/02/2025	Response to Petition - William Street Town Centre Public Artwork Commission	3. REQUESTS the Chief Executive Officer investigate alternate locations for the artwork and present a report back to Council by June 2025.	carried with amendment 9-0	EDSD		
12.4	OCM	11/02/2025	Responses to Motions carried at the Annual General Meeting of Electors held on 11 December 2024	Gas Appliances (Incentives) – That Council NOTES Administration is currently investigating opportunities to incentivise electrification as part of the GreenTrack program through the review of Policy No. 7.1.1 – Built Form and 7.5.10 – Sustainable Design that will be progressed in 2025, and the Climate Transition Adaption Plan that is scheduled to be developed in 2025/26.	carried 9-0	EDSD	Review of Built Form Policy to commence in early2025. Preparation of Climate Transition Action Plan to commence in late 2025.	
12.4	OCM	11/02/2025	Responses to Motions carried at the Annual General Meeting of Electors held on 11 December 2024	Motion 4.3 Gas Appliances (Residential and Businesses) – That Council NOTES: • Administration is currently investigating opportunities to promote electrification within the local planning framework through a review of Policy No. 7.1.1 – Built Form and 7.5.10 – Sustainable Design. This review would be presented to Council by mid-2025 prior to undertaking community consultation.	carried 9-0	EDSD	Review of Built Form Policy to commence in early2025. Preparation of Climate Transition Action Plan to commence in late 2025.	
12.4	OCM	11/02/2025	Responses to Motions carried at the Annual General Meeting of Electors held on 11 December 2024	1. Motion 4.2 – Scheme Amendment – That Council NOTES: • Community consultation on proposed amendments to Policy No. 7.6.3 – Trees of Significance will conclude on 13 February 2025 pursuant to its resolution from its meeting on 10 December 2024. The outcomes of community consultation would be presented to a future meeting by mid-2025; • The review of Policy No. 7.6.3 – Trees of Significance is one part of Administration's broader approach to improving tree canopy on private land. Other measures would include a further review of planning controls in the City's local planning framework, investigation of financial and non-financial incentives, community education and awareness, and advocacy to the State Government; and • If ultimately approved by Council, Administration would continue to monitor the implementation of an amended Policy No. 7.6.3 – Trees of Significance as part of this broader approach to tree protection.	carried 9-0	EDSD	Advertising of Trees of Significane Policy completed 13 February 2025. Submissions being reviewed and will be considered by Council in mid-2025	
11.6	OCM	10/12/2024	Advertising of Amended Policy No. 4.1.4 - Freedom of Information	That Council APPROVES the proposed amendments to the Freedom of Information Policy, at Attachment 1, for the purpose of community consultation.	Carried en bloc	EDCBS	Public consultation closes on 21st February 2025. The outcome to be reported back to Council in April 2025.	
12.3	OCM	10/12/2024	Review of Policy Framework and Advertising of Amended Policy Development and Review Policy	APPROVES the: 2.1 updated Policy Document Register and Review Plan, at Attachment 2; 2.2 Policy Review Schedule for 2025 at Attachment 3; and 2.3 proposed amendments to the Policy Development and Review Policy at Attachment 4, for the purpose of community consultation.	Carried en bloc	EDSD		To be advertised Feb 25. return to Council April 25.
9.1	OCM	18/06/2024	Outcome of Advertising - Review of Heritage Management Policies	3. Council DOES NOT SUPPORT the REVOCATION of Policy No 7.6.9 Heritage Assistance Fund, included as Attachment 9 and REQUESTS Administration presents a report to Council in December 2024 on the revocation of Policy No 7.6.9 Heritage Assistance Fund, as part of the Community Funding Policy review.	Carried with Amendment	EDSD	Community funding policy to be presented to the December Council Meeting for approval to advertise. The HAF to be considered by Council at March 2025 meeting concurrently with the Community Funding Policy following the completion of community consultation.	Q1 2025
10.2		21/05/2024	Beaufort Street Precinct Area Road Safety Treatments	The draft Road Safety Implementation Plan to be presented for Council consideration by May 2025 (with progress update via Council Workshop February 2025) with delivery of works prioritised based on the treatment of severely or seriously injured crashes identified within the Highgate precinct, with the intersections of Harold Street / Beaufort Street and Chatsworth Road / Beaufort Street ranked as high priority projects;	Carried 7/1 with amendments	EDIE	MEng 20.03.2025 - ARUP Consulting appointed, Council Workshop completed. Administration is implementing the NOM outcomes. This is ongoing.	May 2025
13.1	OCM	19/03/2024	Notice of Motion - Mayor Alison Xamon - Protection and Promotion of Trees on Private Land	REQUESTS that the City: 2.1 Prioritises the progress of planning controls to ensure greater protection of trees and canopy provision on private land; and 2.2 Advocates to the Western Australian Planning Commission and Minister for Planning for greater protection of trees on private land.	Carried 9/0	EDSD	Review of Trees of Significance Policy approved by Council at December 2024 meeting for the purposes of community consultation. Consultation concluded 13 February 2025 and a report on the outcomes of consultation will be presented to Council by mid-2025	Mid 2025

Item Number	Meeting Type	Council Meeting	Agenda Report Item	Resolution Action Item	Council Decision	Director	Comments	Time frame for Completion
10.2	OCM	12/12/2023	Response to Petition - Ellesmere Street, North Perth Parking	RECEIVES a further report at the conclusion of the collection of traffic data and public consultation.	Carried 7/0	EDIE	MEng - Short-Term concepts regarding to Traffic Calming to be explored before August 2025. Longer Term traffic intervention plans to be presented to Council in February 2026	February 2026
10.1	OCM	12/12/2023	Response To Petition - Corner Scarborough Beach Road and Killarney Street - Maintenance and Infrastructure	REQUESTS administration to complete a review of the location of Scarborough Beach Road and Killarney Street for improved and additional signage and if warranted, provide a concept design on road infrastructure improvements to address road safety concerns which will be included in the wider precinct wide traffic modelling for the Mount Hawthorn area.	Carried 7/0	EDIE	MEng - Short-Term concepts regarding to Traffic Calming to be explored before August 2025. Longer Term traffic intervention plans to be presented to Council in February 2026	February 2026
12.4-4.2(1)	AGM	14/03/2023	Development Green Space	That Council REQUEST the CEO to present a review of the landscaping requirements in the City's Built Form Policy to Council by December 2023.	Carried En bloc	EDSD	Administration will present a review of the impact to the Built Form Policy from the R Codes amendments at the 30 July workshop, to confirm the intent to pursue a determination from the WAPC. Once the Built Form Policy has been determined Administration will undertake a further review as part of the investigation of planning controls NoM.	Mid 2025
12.4 - Motion 4.5	AGM	14/03/2023	Pedestrian Safety (Newcastle / Fitzgerald)	4.5.1 That the City of Vincent-addresses the safety issues for pedestrians at the corner of Fitzgerald Street and Newcastle Street in this financial year 2022/23. "" 4.5.2 That the City of Vincent places a bollard or visual deterrent to offer a pedestrian refuge and protection of the Heritage listed building on the corner Newcastle Street and Fitzgerald Street. (similar to what exists on the City of Perth side of the fore mentioned intersection).	Carried 8/0	EDIE	MEng 20.03.2025 - Design to be completed by MRWA and blackspot application to be completed, targeting July 2025.	Mid 2025
9.4	OCM	8/03/2022	Sale of No. 26 Brentham Street, Leederville	APPROVES the disposal of the City's Lot 37 (No. 26) Brentham Street, Leederville, pursuant to section 3.58 of the Local Government Act 1995, via public tender, subject to amendment to Local Planning Scheme No. 2 (LPS2) to reclassify a portion of Lot 37 (No. 26) Brentham Street, Leederville from Public Open Space reserve to R60:	Carried with Amendments from Mayor Cole and Cr Loden – 9/0	EDSD	Subdivision clearance pending. Offer and Acceptance and conditions pending with Rosewood.	Dec 2024
9.7	OCM	14/09/2021	Outcomes of Advertising: Draft Precinct Structure Plan and Draft Place Plan – Leederville; and Preparation of Amendment 7 to Local Planning Scheme No. 2	RECOMMENDS that the Western Australian Planning Commission approve the modifications listed at Attachment 4 and the revised Leederville Precinct Structure Plan included as Attachment 5; subject to modifying the Public Open Space at Oxford Street Reserve to reflect Attachment 7, with the remainder of 62 Frame Court, Leederville zoned Mixed Use R-AC0;	Carried with Amendment	EDSD	SPC considered draft LPSP in May 2024 and has requested further community consultation on modifications before it is reconsidered. Presented to Council workshop in August 2024 and will be presented to a future workshop in April 2025 before being presented to Council before community consultation is undertaken	Mid 2025

COUNCIL WORKSHOPS FROM 12 FEBRUARY 2025

There has been one workshop since 12 February, it was on 18 March 2025. The following topics were on the agenda:

- Mt Hawthorn Town Centre Planning Framework
- Update on Draft Local Planning Strategy
- The Globe Artwork Alternate Locations for Installation
- Update of the Strategic Projects in the Corporate Business Plan 2024/25 - 2027/28
- Community Development Update - October 2024 - February 2025
- Menzies Park Drainage and Parking Solutions



CITY OF VINCENT

NOTES

Council Briefing

4 March 2025

COUNCIL BRIEFING NOTES

4 MARCH 2025

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COUNCIL BRIEFING NOTES

4 MARCH 2025

**NOTES OF CITY OF VINCENT
COUNCIL BRIEFING
HELD AS E-MEETING AND AT THE ADMINISTRATION AND CIVIC CENTRE,
244 VINCENT STREET, LEEDERVILLE
ON TUESDAY, 4 MARCH 2025 AT 6:00 PM**

PRESENT:	Mayor Alison Xamon	Presiding Member
	Cr Alex Castle	North Ward
	Cr Ron Alexander	North Ward
	Cr Nicole Woolf	North Ward
	Cr Sophie Greer	South Ward
	Cr Ashlee La Fontaine	South Ward
IN ATTENDANCE:	David MacLennan	Chief Executive Officer
	Peter Varris	Executive Director Infrastructure & Environment
	Rhys Taylor	Executive Director Community & Business Services
	Jay Naidoo	Executive Director Strategy & Development
	Lisa Williams	Executive Manager Communications & Engagement
	Mitchell Hoad	A/Manager Strategic Planning
	John Corbellini	Director Major Projects
	Joslin Colli	Executive Manager Corporate Strategy & Governance
	Emma Simmons	Coordinator Corporate Strategy & Governance
	Wendy Barnard	Executive Assistant to the Mayor & Council Support
Public:	Approximately three members of the public.	

1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member, Alison Xamon, declared the meeting open at 6.00pm and read the following Acknowledgement of Country statement:

"The City of Vincent would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past and present, acknowledging that as the City of Vincent we have a role to play in working towards reconciliation and justice for First Nations people."

2 APOLOGIES / MEMBERS ON APPROVED LEAVE OF ABSENCE

Cr Jonathan Hallett on approved leave of absence from 3 March 2025 to 9 March 2025.
Cr Ashley Wallace was an apology for this meeting.
Cr Suzanne Worner was an apology for this meeting.

3 PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS

The following is a summary of questions and submissions received and responses provided at the meeting. This is not a verbatim record of comments made at the meeting.

3.1 Trent Will of Perth – Item 5.2

Full statement can be found [here](#)

3.2 Dudley Maier of Highgate - Item 5.1 and 7.5

Full statement can be found [here](#)

COUNCIL BRIEFING NOTES**4 MARCH 2025**

No questions were received in writing prior to the meeting.

There being no further speakers, Public Question Time closed at approximately 6.07pm.

4 DECLARATIONS OF INTEREST

Nil

REPORTS

The Presiding Member, Mayor Alison Xamon, requested Council Members to indicate:

Items which Council Members wish to discuss which have not already been the subject of a public question/comment and the following was advised:





COUNCIL MEMBER	ITEMS TO BE DISCUSSED
Cr Woolf	8.3 and 8.5

COUNCIL BRIEFING NOTES

4 MARCH 2025

REPORTS WITH DISCUSSION

5.2 ROAD DEDICATION OF VARIOUS RIGHTS OF WAY

- Attachments:
1. Diagram 6812 (ROW 51) 
 2. Diagram 1346 (ROW 66) 
 3. Diagram 6483 (ROW 67) 
 4. Rights of Way ownership - Certificates of Title 

RECOMMENDATION:

That Council:

1. REQUESTS the Minister for Lands to dedicate as a road pursuant to section 56(1)(c) of the *Land Administration Act 1997* (LAA) the following right of ways:
 - (a) Lot 51 on Diagram 6812 comprised in Certificate of Title Volume 1008 Folio 199;
 - (b) Lot 66 on Diagram 1346 comprised in Certificate of Title Volume 2761 Folio 264; and
 - (c) Lot 67 on Diagram 6483 comprised in Certificate of Title Volume 72 Folio 92;subject to the Chief Executive Officer:
 - 1.1 Providing public notice seeking submissions on the proposal to dedicate the right of ways pursuant to section 56(1)(c) of *Land Administration Act 1997* and Regulation 8 of *Land Administration Regulations*; and
 - 1.2 Considering and responding to any submissions or objections received.

NO QUESTIONS TAKEN ON NOTICE

COUNCIL BRIEFING NOTES

4 MARCH 2025

5.1 OUTCOME OF ADVERTISING - REVOCATION OF POLICY NO. 7.6.9 - HERITAGE ASSISTANCE FUND**Attachments:** Nil**RECOMMENDATION:**

That Council **REVOKES** Policy No. 7.6.9 – Heritage Assistance Fund pursuant to Section 2.7 of the *Local Government Act 1995* and clause 5.8 of the City of Vincent's Policy Development and Review Policy.

MAYOR XAMON:

Can further information be provided around how eligibility criteria for property owners seeking funding through the Heritage Assistance Fund would be clear and transparent for the community to ensure that it is appropriately managed?

A/MANAGER STRATEGIC PLANNING:

The Community Funding Policy sets out clear eligibility criteria for property owners seeking funding through the Heritage Assistance Fund (HAF):

"Property owners with a place on the City of Vincent Local Heritage List and/or State Register of Heritage Places or within a heritage area".

Administration would prepare annual guidelines to support property owners.

This would be similar to the existing [Business Enhancement Grants Guidelines](#) and would include guidance around the eligibility criteria being:

- Projects are to demonstrate how a positive heritage conservation outcome would be achieved;
- Applications can be made by a landowner or on behalf of a landowner; and
- Works must obtain all necessary approvals, permits, licences and insurances.

The guidelines would also provide examples on the types of projects that could be funded, and procedural information on how to apply for funding and acquitting the grant.

These guidelines would ensure transparency and equity for those seeking funding.

Once the acquittal process has closed, information would be published on the City's website on how the HAF has been spent. This would also be provided to Council.

This information would include details such as the grant recipient, project details and the amount of funding received.

COUNCIL BRIEFING NOTES

4 MARCH 2025

7.5 OUTCOME OF ADVERTISING AND ADOPTION OF AMENDMENTS TO COMMUNITY FUNDING POLICY

- Attachments:
1. Community Funding Policy 
 2. Community Consultation Comments 

RECOMMENDATION:

That Council **ADOPTS** the Community Funding Policy at Attachment 1.

CR CASTLE:

Can Council see a list of the guidelines and documents that sit underneath the policy, that will all be collected together? Not necessarily the detail, but what types of guidelines and documents exist?

EXECUTIVE MANAGER COMMUNICATIONS AND ENGAGEMENT:

All funding documentation is being reviewed as part of the Policy update process.

The [Community Funding Page](#) on the website is being updated to provide a single source of truth for all funding information. Documentation related to each grant funding stream will be clearly available on this page.

Below is a list of documents sitting under each policy.

CR CASTLE:

The report refers to Council oversight during the annual budget process – what level of detail is proposed to be provided to Council as to how the criteria have been applied, what applications have been received and the outcome of those, so that there is a high level oversight of how the policy is working?

EXECUTIVE MANAGER COMMUNICATIONS AND ENGAGEMENT:

The [Grant Funding Register](#) details how much funding has been allocated and to who on an annual basis. This is publicly available on the website.

The level of reporting to Council on each grant funding stream varies as indicated in the attachment. The grant register is the main tool used to report on applications and funding allocation.

COUNCIL BRIEFING NOTES




4 MARCH 2025

Grant		Documentation						Budget	Reporting		Additional Details
Name of Grant	Team responsible	Application on SmartyGrants	Application Form (other)	Guidelines	Criteria	Eligibility	Documented acquittal procedures (internal)	Budget Allocation	Currently Reported to Council	Up to Date Grants Register	Comments
Active Transport Community Initiatives	Traffic & Transport Engineering	x	✓	✓	✓	✓	✓	\$ 9,500.00		✓	Documentation under review
Active Transport School Grants	Traffic & Transport Engineering	x	✓	✓	✓	✓	✓	\$ 5,000.00		✓	Documentation under review
Business Enhancement Grants	Policy & Place	✓	x	✓	✓	✓	✓	\$ 60,000.00		✓	Applications closed this financial year
Collaborative Grants	Community Development	✓	x	✓	✓	✓	✓	\$ 65,000.00	Quarterly Council Workshop report	✓	
Community Support Grants	Community Development	✓	x	✓	✓	✓	✓	\$ 10,000.00	Quarterly Council Workshop report	✓	
Donations	Community Development	✓	x	✓	✓	✓	✓	\$ 2,000.00	Quarterly Council Workshop report	✓	
Emergency Relief Donations	Community Development	✓	x	✓	✓	✓	✓	\$ -	Quarterly Council Workshop report	✓	Funding only available during State of Emergency
Environmental Grants	Parks & Urban Green	x	✓	✓	✓	✓	✓	\$ 10,000.00		✓	
Female Sports Participation Grants	Club Development	✓	x	✓	✓	✓	✓	\$ 2,000.00	Quarterly Council Workshop report	✓	Budget allocation and documentation under review
Festival and Events Sponsorship	Marketing & Communications	✓	x	✓	✓	✓	✓	\$ 354,000.00	Presented to Budget Workshop and Council meeting	x	
Heritage Assistance Fund	Strategy & Development	✓	x	✓	✓	✓	✓	\$ 60,000.00		✓	Program open 1 July 2025. Documentation being updated.
Heritage Plaques Program	Strategy & Development							\$ 1,000.00		✓	Captured under the Local Planning Policy: Interpretation of Heritage Places.
Seeding Grants	Community Development	✓	x	✓	✓	✓	✓	\$ 10,000.00	Quarterly Council Workshop report	✓	
Special Assistance Welfare	Environmental Health							unallocated		✓	
Student Citizenship Awards	Community Development	✓	x	✓	✓	✓	✓	\$ 3,600.00	Quarterly Council Workshop report	✓	
Town Team Grants	Policy & Place	x	✓	✓	✓	✓	✓	\$ 60,000.00	Details reported in Register	✓	
Transport Assistance	Community Development	✓	x	✓	✓	✓	✓	\$ 2,000.00	Quarterly Council Workshop report	✓	
Trees of Significance Assistance Fund	Strategy & Development	x	x	x	x	x	x	\$ 1,000.00		✓	Documentation under review
Waiving of Fees	Community Facilities	x	✓	✓	✓	✓	x	n/a		✓	no acquittal required
Youth Development Grants	Community Development	✓	x	✓	✓	✓	✓	\$ 1,000.00	Quarterly Council Workshop report	✓	

COUNCIL BRIEFING NOTES

4 MARCH 2025

8.3 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT (NGA) 2025: ELECTED MEMBER PROPOSED ATTENDANCE & 40KM/H SPEED ZONE MOTION

- Attachments:
1. National General Assembly of Local Government (NGA) 2025 - Invitation 
 2. ALGA Motion 40km - draft 
 3. PICG 40km Expansion Project Overview 

RECOMMENDATION:

That Council:

1. **APPROVES** the attendance of Mayor Alison Xamon at the 2025 National General Assembly of Local Government (NGA) in Canberra from 24 – 27 June 2025.
2. **ENDORSES** the draft motion for the National General Assembly of Local Government Annual Meeting on 40km/h speed zones in residential streets at Attachment 2.

NO QUESTIONS

COUNCIL BRIEFING NOTES

4 MARCH 2025

8.5 INFORMATION BULLETIN

- Attachments:**
1. Statistics for Development Services Applications as at the end of January 2025 
 2. Register of Legal Action and Prosecutions Monthly - Confidential 
 3. Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 20 February 2025
 4. Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel - Current 
 5. Register of Applications Referred to the Design Review Panel - Current 
 6. Register of Petitions - Progress Report - March 2025 
 7. Register of Notices of Motion - Progress Report - March 2025 
 8. Register of Reports to be Actioned - Progress Report - March 2025 
 9. Council Workshop Items since 11 February 2025 
 10. Council Briefing Notes - 6 February 2025 

RECOMMENDATION:

That Council **RECEIVES** the Information Bulletin dated March 2025.

CR WOOLF:

Confirming that the dates of the State Administrative Tribunal (SAT) preliminary hearing for Nos. 41-43 Angove Street, North Perth, matter are correct, and if the public can attend this?

EXECUTIVE DIRECTOR STRATEGY & DEVELOPMENT:

At the time of the Information Bulletin being published the preliminary hearing dates were correct.

After the Information Bulletin was published, SAT adjusted the dates to accommodate a change in availability from both parties.

The rescheduled dates for the preliminary hearing is now 22 and 23 July 2025. The SAT Register in the Information Bulletin has been updated to reflect this.


The preliminary hearing is open to the public to attend.

The City's website provides updated information on the current status of both SAT matters relating to the Council refusal ([here](#)) and the Development Assessment Panel refusal ([here](#)). These pages will continue to be updated as the matters progress.

ADDITIONAL INFORMATION

The SAT Register has been updated for appeals at No. 5 Berryman Street, Mount Hawthorn and No. 235 Brisbane Street, Perth.

COUNCIL BRIEFING NOTES4 MARCH 2025

REPORTS WITH NO DISCUSSION**7.1 FINANCIAL STATEMENTS AS AT 31 JANUARY 2025****Attachments:** 1. Financial Statements as at 31 January 2025 **RECOMMENDATION:**





That Council RECEIVES the Financial Statements for the month ended 31 January 2025 as shown in Attachment 1.

NO QUESTIONS ASKED

COUNCIL BRIEFING NOTES

4 MARCH 2025

7.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 JANUARY 2025 TO 31 JANUARY 2025

- Attachments:**
1. January 2025 - Payments by EFT and Payroll 
 2. January 2025 - Payments by Direct Debit 
 3. January 2025 - Payments by Cheques 
 4. January 2025 - Payments by Fuel Cards 

Recommendation:


That Council **RECEIVES** the list of accounts paid under delegated authority for the period 01 January 2025 to 31 January 2025 as detailed in Attachments 1, 2, 3 and 4 as summarised below:

EFT payments, including payroll	\$7,112,533.48
Cheques	\$862.50
Direct debits, including credit cards	\$174,310.94
 Total payments for January 2025	 \$7,287,706.92

NO QUESTIONS ASKED

COUNCIL BRIEFING NOTES4 MARCH 2025

7.3 INVESTMENT REPORT AS AT 31 JANUARY 2025

Attachments: 1. Investment Statistics as at 31 January 2025 

RECOMMENDATION:






That Council NOTES the Investment Statistics for the month ended 31 January 2025 as detailed in Attachment 1.

NO QUESTIONS ASKED

COUNCIL BRIEFING NOTES

4 MARCH 2025

7.4 MID YEAR BUDGET REVIEW 2024/25

- Attachments:
1. Statement of Financial Activity 2024-25 
 2. Net Current Assets 2024-25 
 3. Cash Backed Reserves Budget 2024-25 
 4. Capital Expenditure Budget 2024-25 
 5. Operating Budget Analysis 2024-25 

RECOMMENDATION:

That Council BY ABSOLUTE MAJORITY APPROVES the following amendments to the 2024/25 Annual Budget:

1. A net increase in the Operating result of \$2,220,147 as per Attachment 1;
2. A net increase in Cash Backed Reserves totalling \$3,621,883 as per Attachments 3;
3. A net decrease in the Capital Expenditure Budget of \$210,910 as per Attachment 4;
4. A net decrease in the closing surplus of \$1,187,352, resulting in a forecasted year end surplus at 30 June 2025 of nil as per Attachment 1;
5. Additional loan payment of \$480,000 towards Beatty Park Loan 10; and
6. **RATES WAIVER:**

Pursuant to Section 6.47 of the *Local Government Act 1995*, WAIVES the 2024/25 local government rates for the following properties:

Title Details	Rates Waiver 2024/25 \$
Lot 198 D/P 39921	1,331.75
Lot 889 D/P 426986	1,331.75
Lot 201 D/P 422599	1,331.75
Lot 300 D/P 425918	1,432.82
Lot 300 D/P 428786	1,105.53
Lot 301 D/P 428786	1,105.53
Lot 69 D/P 425941	1,331.75
Lot 888 D/P 426994	882.97
Lot 300 D/P 87141	660.40
Total	10,514.25

NO QUESTIONS ASKED

COUNCIL BRIEFING NOTES**4 MARCH 2025**




8.1 MANAGEMENT ORDER FOR PORTION OF WESTERN POWER'S VACATED MOUNT CLAREMONT DEPOT**Attachments: Nil**

Report will be presented to Council Meeting on 11 March 2025

NO QUESTIONS ASKED

COUNCIL BRIEFING NOTES4 MARCH 2025

8.2 ADVERTISING OF AMENDED EXECUTION OF DOCUMENTS POLICY

- Attachments:
1. Execution of Documents Policy (Marked up) 
 2. Execution of Documents policy (Clean copy) 
 3. Delegated Authority 2.2.18 Proposed Amendments 

RECOMMENDATION

That Council **APPROVES** the proposed amendments to the Execution of Documents Policy, at Attachment 1, for the purpose of community consultation.

NO QUESTIONS ASKED

COUNCIL BRIEFING NOTES

4 MARCH 2025

8.4 REPORT AND MINUTES OF THE AUDIT AND RISK COMMITTEE MEETING HELD ON 26 FEBRUARY 2025

- Attachments:
1. Audit and Risk Committee Minutes - 26 February 2025 
 2. Audit and Risk Committee - Confidential Attachments - 26 February 2025 - Confidential

RECOMMENDATION:

That Council:

1. RECEIVES:

- 1.1 The Minutes of the Audit and Risk Committee Meeting of 26 February 2025, at Attachment 1 and the Confidential Attachments Paper at Attachment 2;
- 1.2 The reports from the Office of the Auditor General for the Local Government sector issued from May 2024 to June 2024;
- 1.3 The Better Practice Guide: Supplier Master Files report from the Office of the Auditor General for all State and local government entities;
- 1.4 The review of the Fraud and Corruption Prevention Policy;
- 1.5 Swimming Pool Barrier Inspections Audit; and
- 1.6 The City's Corporate Risk Register;

2. ADOPTS the Compliance Audit Return for the period 1 January 2024 to 31 December 2024.**3. AUTHORISES the Compliance Audit Return 2024 to be certified by the Mayor and Chief Executive Officer in accordance with Regulation 15 of the *Local Government (Audit) Regulations 1996*.****4. SUPPORTS the presentation of the updated Fraud and Corruption Prevention Policy, to Council for approval to advertise****5. APPROVES:**

- 5.1 The risk management actions for the high and extreme risks;
- 5.2 The management actions for the high and extreme risks; and
- 5.3 Closure of action items noted in the City's Audit Log.

6. NOTES:

- 6.1 The audit planning summary for the 2024/2025 financial year;
- 6.2 The key findings of the Swimming Pool Barrier Inspections Audit and that the findings and management actions arising will be added to the City's Audit Log;
- 6.3 That the City of Vincent's Compliance Audit Return for the period 1 January 2024 to 31 December 2024 was reviewed by the Audit Committee at its 26 February 2025 meeting;
- 6.4 The JLT Public Sector's report on the City's cyber security controls.
- 6.5 The alignment of Corporate Risks to risk appetite and tolerance ratings;
- 6.6 The 2025 Audit and Risk Committee Forward Agenda; and
- 6.7 The Status of the City's Audit Log.

NO QUESTIONS ASKED

COUNCIL BRIEFING NOTES4 MARCH 2025

9 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

10 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil

11 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED**11.1 UNSOLICITED BID FOR THE ACQUISITION OF LAND**

The Chief Executive Officer is of the opinion that this report is of a confidential nature as it contains information concerning:

Local Government Act 1995 - Section 5.23(2):

(e(ii)) a matter that if disclosed, would reveal information that has a commercial value to a person, where the information is held by, or is about, a person other than the local government

LEGAL:**2.14 Confidential business**

(1) All business conducted by the Council at meetings (or any part of it) which are closed to members of the public is to be treated in accordance with the Local Government (Rules of Conduct) Regulations 2007.

Confidential reports are provided separately to Council Members, the Chief Executive Officer and Directors.

In accordance with the legislation, confidential reports are to be kept confidential until determined by the Council to be released for public information.

At the conclusion of these matters, the Council may wish to make some details available to the public.

NO QUESTIONS ASKED

12 CLOSURE

There being no further business the meeting closed at 6.24pm.

13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**13.1 NOTICE OF MOTION - MAYOR ALISON XAMON - LANEWAY UPGRADE PROGRAM**

Attachments: Nil

That Council REQUESTS the Chief Executive Officer to investigate the establishment of a program to beautify and activate laneways throughout the City as part of the preparation of the 2025/26 Annual Budget. This includes the possibility of a small grants program to support its implementation.

REASON

Our residential laneways are often forgotten and left to be spaces for cars rather than people.

There is the opportunity for the City to build on the success of existing programs such as Adopt-A-Verge to empower residents to work with their neighbours to beautify and activate their laneways.

By providing a framework to take these opportunities up, the City would positively contribute towards creating a sense of community and ownership amongst residents and shared responsibility for the upkeep of laneways.

ADMINISTRATION COMMENTS

Supported.

Laneways provide an essential function to the community by providing servicing and access to existing homes. They also provide connectivity for pedestrians and cyclists to surrounding parks and amenities.

By improving the quality of laneways there is the opportunity for these to be more pleasant and safe environments for users and surrounding residents.

Administration can investigate a program to encourage residents to beautify and activate their laneways through opportunities including:

- Landscaping and planting;
- Improved lighting;
- Public art and mural installation; and/or
- Improved wayfinding and signage.

This would expand on existing initiatives that are already implemented through the City's various strategies, plans and programs.

Any program would need to be supported with adequate funding as part of the annual budget and ensure it can be successfully delivered within existing staff resourcing capacity.

Beautification and activation opportunities would need to be balanced with the need to ensure that the primary function of maintaining safe vehicle access for users of laneways, servicing requirements are met, and that the amenity of the area is preserved and enhanced.

The successful development and implementation of a laneway improvement program would benefit the community by enhancing the liveability, functionality and aesthetics of our neighbourhoods.

**14 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
(WITHOUT DISCUSSION)**

Nil

15 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil

16 URGENT BUSINESS

Nil

**17 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE
CLOSED**

Nil

18 CLOSURE