



**CITY OF VINCENT**

# **AGENDA**

## **Ordinary Council Meeting**

**13 May 2025**

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

**David MacLennan  
Chief Executive Officer**

**DISCLAIMER**

No responsibility whatsoever is implied or accepted by the City of Vincent (City) for any act, omission, statement or intimation occurring during Council Briefings or Council Meetings. The City disclaims any liability for any loss however caused arising out of reliance by any person or legal entity on any such act, omission, statement or intimation occurring during Council Briefings or Council Meetings. Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council Briefing or Council Meeting does so at their own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning or development application or application for a licence, any statement or intimation of approval made by an Elected Member or Employee of the City during the course of any meeting is not intended to be and is not to be taken as notice of approval from the City. The City advises that anyone who has any application lodged with the City must obtain and should only rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Council in respect of the application.

**Copyright**

Any plans or documents contained within this Agenda may be subject to copyright law provisions (Copyright Act 1968, as amended) and that the express permission of the copyright owner(s) should be sought prior to their reproduction. It should be noted that Copyright owners are entitled to take legal action against any persons who infringe their copyright. A reproduction of material that is protected by copyright may represent a copyright infringement.

**PROCEDURE FOR PUBLIC QUESTION TIME**

The City's Council Briefings, Ordinary Council Meetings, Special Council Meetings and Committee Meetings are held in the Council Chamber located upstairs in the City of Vincent Administration and Civic Centre. Meetings are also held electronically (as eMeetings), and live streamed so you can continue to watch our meetings and briefings online at <https://www.vincent.wa.gov.au/council-meetings/livestream>

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](mailto: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.

For further information, please view the [Council Proceedings Guidelines](#).

**RECORDING AND WEBSTREAMING OF COUNCIL MEETINGS**

- All Council proceedings are recorded and livestreamed in accordance with the [Council Proceedings - Recording and Web Streaming Policy](#).
- All recordings are retained as part of the City's records in accordance with the State Records Act 2000.
- All livestreams can be accessed at <https://www.vincent.wa.gov.au/council-meetings/livestream>
- All live stream recordings can be accessed on demand at <https://www.vincent.wa.gov.au/council-meetings>
- Images of the public gallery are not included in the webcast, however the voices of people in attendance may be captured and streamed.
- If you have any issues or concerns with the live streaming of meetings, please contact the City's Governance Team on 08 9273 6500.

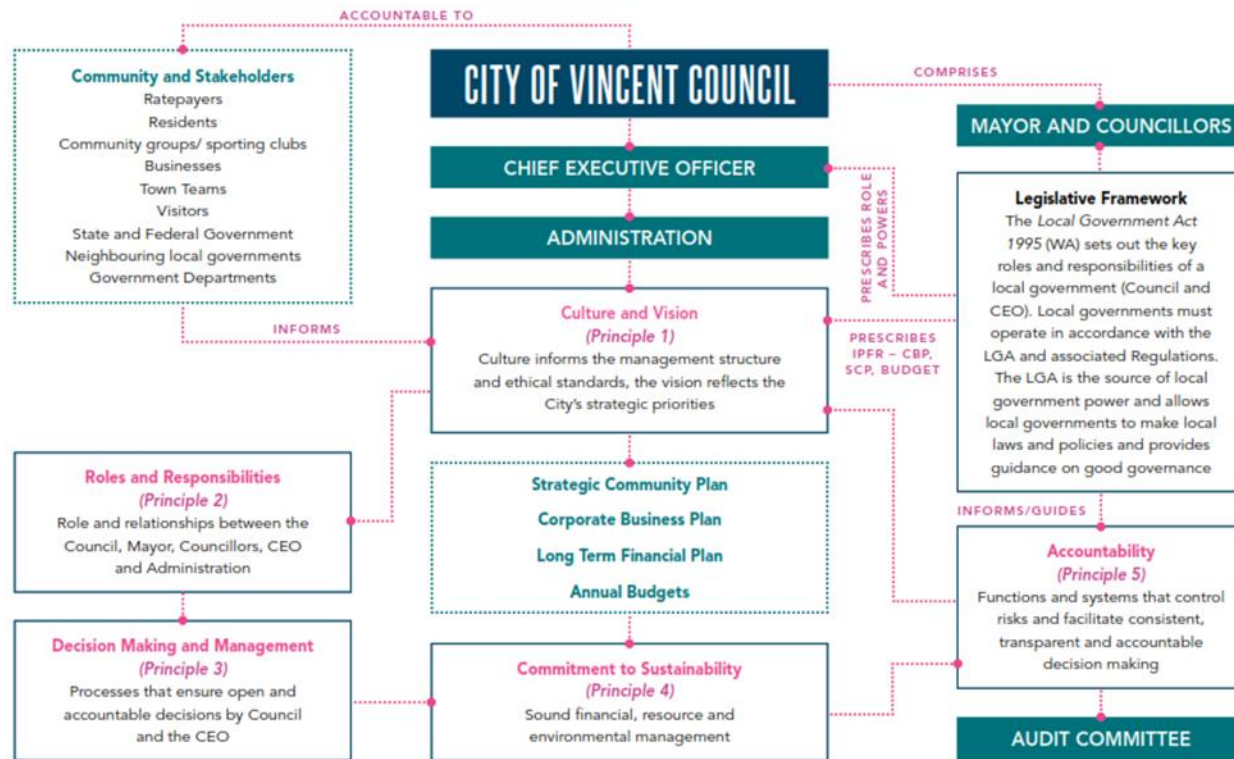
## Order Of Business

1	<b>Declaration of Opening / Acknowledgement of Country</b> .....	9
2	<b>Apologies / Members on Leave of Absence</b> .....	9
3	<b>(A) Public Question Time and Receiving of Public Statements</b> .....	9
	<b>(B) Response to Previous Public Questions Taken On Notice</b> .....	9
4	<b>Applications for Leave of Absence</b> .....	13
5	<b>The Receiving of Petitions, Deputations and Presentations</b> .....	13
6	<b>Confirmation of Minutes</b> .....	13
7	<b>Announcements by the Presiding Member (Without Discussion)</b> .....	13
8	<b>Declarations of Interest</b> .....	13
9	<b>Strategy &amp; Development</b> .....	14
9.1	No. 20 (Lot: 9; Plan: 1237) Grosvenor Road, Mount Lawley - Proposed Change of Use from Single House to Holiday House .....	14
9.2	No. 500 (Lot: 41; D/P: 418433) Fitzgerald Street, North Perth - Proposed Change of Use from Restaurant/Cafe to Restaurant/Cafe and Small Bar (Amendment to Approved).....	27
9.3	No. 188 (Lot: 1; D/P: 33790) Vincent Street, North Perth - Proposed Alterations and Additions to Place of Worship (Amendment to Approved).....	42
9.4	Review of Policy No. 7.5.23 - Construction Management Plans .....	52
9.5	Advertising of Local Heritage Survey and Amended Heritage List.....	58
9.6	Advertising of Draft Sustainable Vincent Framework and Enhanced Environment Strategy .....	67
10	<b>Infrastructure &amp; Environment</b> .....	75
10.1	Draft Beaufort Street Precinct Area, Road Safety Implementation Plan .....	75
10.2	Beatty Park Reserve - Toilet Block Installation.....	81
10.3	Response to Petition - Leake/Alma Street Eco-zoning.....	87
10.4	Response to Petition - Closure of Green Street - Impact Of Increased Traffic on Ellesmere Street and Surrounds.....	102
10.5	RFT IE384-2025 HVAC Chiller Replacement - 246 Vincent Street Leederville .....	107
11	<b>Community &amp; Business Services</b> .....	112
11.1	Financial Statements as at 31 March 2025 [ABSOLUTE MAJORITY DECISION REQUIRED] .....	112
11.2	Authorisation of Expenditure for the Period 01 March 2025 to 31 March 2025.....	116
11.3	Investment Report as at 31 March 2025.....	119
11.4	Event Sponsorship 2025/26 [ABSOLUTE MAJORITY DECISION REQUIRED] .....	122
11.5	Differential Rating Strategy 2025/26 .....	129
11.6	Adoption of the Long Term Financial Plan 2025/26 - 2034/35 .....	136
12	<b>Chief Executive Officer</b> .....	141
12.1	Annual Review of Delegations [ABSOLUTE MAJORITY DECISION REQUIRED].....	141
12.2	Advertising of Amended Policy - Attendance at Events Policy .....	145
12.3	Information Bulletin .....	151
13	<b>Motions of Which Previous Notice Has Been Given</b> .....	152

---

13.1	Notice of Motion - Cr Woolf and Cr Worner - LifeVac Devices Installed at City Of Vincent Community Facilities .....	152
<b>14</b>	<b>Questions by Members of Which Due Notice Has Been Given (Without Discussion) .....</b>	<b>156</b>
	Nil	
<b>15</b>	<b>Representation on Committees and Public Bodies .....</b>	<b>156</b>
<b>16</b>	<b>Urgent Business .....</b>	<b>156</b>
	Nil	
<b>17</b>	<b>Confidential Items/Matters For Which The Meeting May Be Closed .....</b>	<b>156</b>
	Nil	
<b>18</b>	<b>Closure .....</b>	<b>156</b>

# CITY OF VINCENT GOVERNANCE FRAMEWORK 2020 OVERVIEW



COMMUNITY PRIORITIES AND OUTCOMES WE WILL STRIVE TO ACHIEVE



**ENHANCED ENVIRONMENT**

- Our 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.



**CONNECTED & HEALTHY COMMUNITY**

- Connected & 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
- 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



**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, working in, or enjoying our town centres.



**ACCESSIBLE CITY**

- 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 the City.
- We have embraced emerging transport technologies.



**THRIVING PLACES**

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



**INNOVATIVE AND ACCOUNTABLE**

- 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 our work to get better outcomes for the City and our community.

THESE PRIORITIES AND OUTCOMES WILL BE MET THROUGH THE DELIVERY OF COUNCIL ADOPTED STRATEGIES, PLANS, PROGRAMS, AND POLICIES.





## 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**

**Loretta Tolnai of Perth**

#### **Administration has provided the responses below in italics:**

I am writing to request a discussion at the meeting on Tuesday, 8th April, regarding how the Council can better manage vandalism and enhance the safety of its residents who use the laneway running parallel to Lord Street and Gladstone Street, behind our apartment in block 224-226 Lord Street. This laneway provides car access for those of us with garages that are only accessible via this laneway, as well as foot traffic for those of us who use the laneway to reach the local cafes and Gladstone Street Reserve.

I want to discuss:

#### **1. Safety Concern:**

How can the council facilitate the installation of a gate or door on the adjoining property (228 Lord Street)? The alcove is frequently used as a toilet, a hideout, and a rubbish storage area. It is continually tagged and vandalised. (FYI, the property remains primarily unoccupied for much of the year.) I've walked past this alcove several times on my own, only to be surprised by someone inside it. In winter, the alcove will undoubtedly be used more frequently, which presents a safety risk to those living in the area and those who have no choice but to use the laneway.

I recently disposed of rubbish in the alcove, and the shopping trolley there for weeks has also recently been removed. However, as you can see from the photograph, this alcove hideout poses a serious health and safety risk to residents.

*The property is privately owned. The City will contact the owner to pass on the concerns and explore whether a gate or other measures can be provided to improve safety and amenity.*

#### **2. Clean up**

When is the Council scheduling its next regular graffiti clean-up? A fellow ratepayer from the City of Vincent mentioned that the Council cleared all the graffiti a few years back, and I'd like to know when the next clean-up is set to occur.

In accordance with the City's Graffiti Management Policy the City will schedule the removal of the graffiti that abuts to City property (the laneway), is accessible from City property, does not carry an unacceptable level of risk, is clearly visible from the adjoining streets (Gladstone and Edward St), and is accessible from ground level. This will require signed waivers from the property owner prior to removal which we will seek to obtain.

The City is looking to target a series of focus areas for graffiti removal on an ongoing basis, predominately where this is clearly visible from the adjoining street. This is in very early stages of planning.

Any acts of vandalism can be reported as and when they occur to WA Police on 131 444 or through the WA Police [Goodbye Graffiti](#) website which also forwards reports to the relevant asset owner for removal. The City will report this event to the WA Police via the Goodbye Graffiti website.

### 3. Graffiti treatment kits

Why aren't other ratepayers and residents informed about the availability of graffiti removal kits? I recently received a kit from the Council, along with two solar lights for our property, which was terrific. However, when I mentioned the kit to a local business owner, she said she didn't know these were available. Her business often gets tagged, including an artwork she funded.

*The City is working on updates to the graffiti webpage which will include more details on how best to report graffiti, as well as ways to deter graffiti. This will include details of the graffiti removal packs and sensor lights the City makes available to residents and businesses. Our existing website includes a webform application for the Vincent Graffiti Safewipe Citizens' Packs which are available upon request.*

### 4. Solar lights

Why aren't other ratepayers being informed about the solar lights meant to deter vandalism? A few weeks ago, when our garage entrance wall was vandalised, the solar light on a nearby building was wrenched from its hinges. It's likely the vandals removed the light to avoid being seen while they vandalised our garage entrance and several external walls in the lane. This light provided a sense of safety in what is otherwise a dark, narrow lane. More lighting in the laneway isn't just a 'nice to have'; it's something the Council must address.

*The City currently offers solar lights to residents as long as they qualify as per the criteria. For further information please go to: [Application for Safer Vincent Solar Power Sensor Light » City of Vincent](#)*

### 5. Surveillance cameras

Does the City of Vincent Council subsidise residents for installing cameras? We have paid for our own Eufy cameras to monitor the entrance to our garage. If these vandals are captured on camera and this footage is provided to the police, it could lead to possible charges being laid and, in turn, serve as a deterrent to other vandals. I think more cameras on the laneway will help to keep the vandalism down. I look forward to hearing from you.

*The City does not currently offer a subsidy for private CCTV cameras. The City is about to commence a review of the Safer Vincent Plan, where a rebate scheme may be considered. We will advise you when the public consultation commences.*

### Dudley Maier of Highgate

#### **Administration has provided the responses below in italics:**

1. What is the status of the Leederville Structure Plan?

*The Statutory Planning Committee (SPC) of the Western Australian Planning Commission considered the draft LPSP in May 2024. The SPC resolved to require modifications to be made, and for these to be advertised.*

*These modifications include the preparation of a community needs analysis to inform a community benefit framework, along with changes to the density coding and building height standards within some of the sub-precincts.*

*Administration is currently making the requested modifications before the draft LPSP is readvertised.*

2. Responses to questions I have previously asked state that DAs for single houses and grouped dwellings are governed by the local housing objectives of the Built Form Policy that cover environmentally sustainable design outcomes. Clause P1.8.6 of the Built Form Policy (page 34) states that the applicant must demonstrate one of the performance standards listed.

The policy also states that a Life Cycle Assessment (LCA) would be one way of demonstrating compliance with these requirements, and that recognised equivalents would be accepted although none are listed.

An answer I received on 11 February 2025 states that the WAPC is required to approve local housing objectives of Section 1.8 of the Built Form Policy and that the WAPC has not made a determination [see page 11, minutes 11 February 2025]. Yet an answer I received on 11 March 2025 states that “the WAPC’s approval is not required for local housing objectives” (such as Clause 1.8).

Another answer I received states that LCAs are only required if an applicant opts in to the GreenTrack pathway.

Recent ‘press releases’ from the City indicate that only 21% of all single house and grouped dwelling applications have gone through the GreenTrack assessment service. A possible scenario being that only 21% of single and grouped dwelling applications had submitted a LCA, and conversely that 79% of applications have not submitted a LCA.

So the questions are:

- Do clauses 1.8 and 1.9 of the Built Form Policy require WAPC approval or not?

*No. The WAPC’s approval is not required for the local housing objectives of Clauses 1.8 and 1.9 of the Built Form Policy.*

- are all development applications for single houses and grouped dwellings required to comply with clause P1.8.6 and demonstrate that they are capable of meeting the stated performance requirements?

*No. Applications are accepted and assessed without a lifecycle assessment.*

*The Built Form Policy includes a number of local housing objectives related to ESD. The submission of a lifecycle assessment is one of these.*

*All applications would be assessed against Local Housing Objectives P1.8.1 to P1.8.6 of the Built Form Policy. This is because there is no corresponding deemed-to-comply standard/s for ESD.*

*A performance assessment would be carried out to consider the merits of a proposal against these local housing objectives. It would be possible to meet these overall objectives without the submission of a lifecycle assessment.*

- If not, how do applicants know that they are not required to comply with the clause?

*The City’s supporting application checklists provide clarity that lifecycle assessments are not required for an application to be lodged.*

*Applicants are encouraged to contact the City if there are any questions about supporting information that is to accompany an application.*

*This would include any questions about the requirements for the GreenTrack pathway.*

- Similarly, are all development applications for single houses and grouped dwellings required to submit an Urban Design Study in accordance with clause 1.9 of the Built Form Policy?

*No. Applications are accepted and assessed without an Urban Design Study.*

*The Built Form Policy includes a number of local housing objectives related to urban design. An Urban Design Study would consider all of these local housing objectives.*

*All applications would be assessed against Local Housing Objectives P1.9.1 to P1.9.14 of the Built Form Policy. This is because there is no corresponding deemed-to-comply standard/s for an Urban Design Study.*

*A performance assessment would be carried out to consider the merits of a proposal against these local housing objectives. It would be possible to meet these overall objectives without the submission of an Urban Design Study.*

- If development applications are being assessed and approved without an LCA or submitting an Urban Design Study, and given that the Built Form Policy does not explicitly state that these elements are optional, is the City bluffing applicants into submitting these documents when they are not in fact mandatory?

*No. This is because the submission of an Urban Design Study and lifecycle assessment are valid local housing objectives within the Built Form Policy to inform the City's assessment of applications.*

3. In late 2024 the City advertised the position of Executive Director Strategy and Development. The Position Description for this position shows that one of the positions under direct supervision is the Executive Assistant – Strategy and Development. The City has also recently advertised the positions of Manager Development and Design, and Manager Strategic Planning and Sustainability. Both of these positions show that each position has an Administration Officer under direct supervision. What is the aggregated Full Time Equivalent of these three supporting roles (i.e. Executive Assistant + Administration Officer + Administration Officer)?

*The aggregated Full Time Equivalent of these three roles is 2.6.*

### **Lesley Florey of Mt Hawthorn**

#### **Administration has provided the responses below in italics:**

As a major stakeholder in matters related to stormwater infrastructure, drainage and associated flooding issues, I'm extremely disappointed that I was not informed, engaged or consulted in regards to the Menzies Park drainage project. It is particularly interesting and concerning to note that I'd proposed Menzies Park as a potential location for a storm water storage and infiltration system last year, despite this this, there was no follow up or engagement with me regarding the project that has now taken place.

*Consultation with the effected residents was completed via a letter drop and details put on the public website link [News Story - Menzies Park drainage project » City of Vincent](#)*

I request full transparency on the following:

- The total cost of the installed system, including the storage and installation ground works and turf replacement.

*Breakdown of the costs are not yet known as the project is still in progress.*

- Any assessments or planning documents that inform the design and scope of the system.
- *The drainage system has been designed to the applicable standards, to mitigate the risk and severity of flooding. The capacity of the system is 300m3 which increases the capacity of the existing system."*

Previously, I raised concerns about the negative impacts of the built environment on my health and well-being with the designated and authorised senior Public Health Officer and the designated and authorized Manager of Public Health. These concerns are not isolated to me, but approximately 50 other residents as well. Unfortunately, I've yet to receive any response from these officers. My correspondence was redirected to the executive level staff, which I find inappropriate given the specific public health implications involved. I now seek clarification on the formal qualifications held by these executives in relation to public health, given they are now handling matters of significant health and well-being importance, I'll forward the relevant details and correspondence to the governance Department for review and appropriate action.

I respectfully request a formal response addressing the following.

- Why, as a key stakeholder, was I not consulted or engaged on the Menzies Park project?

*The City targets stakeholder consultation on drainage works based on the scale of works and potential impact. Consultation on the works at Menzies Park focused on those within the immediate catchment area.*

- What is the breakdown of the total cost of the drainage system, recently installed at Menzies Park.

*Breakdown of the costs are not yet known as the project is still in progress.*

- What formal qualifications do the City of Vincent Executives hold in relation to public health.

*The City's executives do not hold formal public health qualifications. The response provided by the executives were informed by qualified public health staff at the City. Senior management regularly coordinate responses on behalf of the organisation, based on input from subject matter experts.*

- What are the details of the City of Vincent's most recent and current drainage truck?

- *The City of Vincent has previously contracted the cleaning of drainage pits and has not owned a drainage truck in the (recent) past. The City will be able to escalate services levels to drainage pit cleaning and maintenance, which will in turn optimise the service capacity of the drainage system.*

#### **4 APPLICATIONS FOR LEAVE OF ABSENCE**

#### **5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS**

Brian Omondi of Perth has submitted a request to make a deputation for Item 13.1.

#### **6 CONFIRMATION OF MINUTES**

Ordinary Meeting - 8 April 2025

#### **7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)**

#### **8 DECLARATIONS OF INTEREST**









- 8.1 Cr Suzanne Worner declared a financial interest in Item 11.4 Event Sponsorship 2025/26. The extent of her interest is that she is the General Manager of Revelation Perth International Film Festival, one of the events which has applied for funding. She is not seeking approval to participate in the debate or to remain in Chambers or to vote in the matter.
- 8.2 Cr Ashley Wallace declared a financial interest in Item 9.5 Advertising of Local Heritage Survey and Amended Heritage List. The extent of his interest is that his house is included in the heritage list. He is not seeking approval to participate in the debate or to remain in Chambers or to vote in the matter.
- 8.3 Cr Ron Alexander declared a financial interest in Item 9.5 Advertising of Local Heritage Survey and Amended Heritage List. The extent of his interest is that his house is included in the heritage list. He is not seeking approval to participate in the debate or to remain in Chambers or to vote in the matter.

## 9 STRATEGY & DEVELOPMENT

### 9.1 NO. 20 (LOT: 9; PLAN: 1237) GROSVENOR ROAD, MOUNT LAWLEY - PROPOSED CHANGE OF USE FROM SINGLE HOUSE TO HOLIDAY HOUSE

Ward: South Ward

Attachments:

1. Consultation and Location Map 
2. Development Plans 
3. Management Plan 
4. Code of Conduct 
5. Applicant Justification 
6. Clause 67 Assessment 
7. Summary of Submissions - Applicant Response 
8. Summary of Submissions - Administration Response 

#### RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSES the application for Change of Use from Single House to Holiday House at No. 20 (Lot: 9; Plan: 1237) Grosvenor Road, Mount Lawley for the following reasons:

1. Pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015*, the objectives of the Residential zone of the City of Vincent's Local Planning Scheme No. 2, and the objectives of the City's Local Planning Policy – Short Term Accommodation, the proposed development would be incompatible with its setting and would have adverse impacts on the amenity and character of locality as:
  - 1.1 Pursuant to 67(m) and (n) in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed Holiday House would not enhance the amenity of the locality. The surrounding context is characterised by single residential dwellings, and the introduction of a Holiday House, which is by nature more intensive and transient, would be incompatible with the established residential character and amenity of the area;
  - 1.2 Pursuant to the objectives of the Residential Zone in the City of Vincent's Local Planning Scheme No. 2, the proposed Holiday is not compatible with, nor complimentary to, surrounding properties. The introduction of a commercial land use into the low-density residential area would generate levels of noise and activity that are inconsistent with the established residential character, resulting in an undue impact on the amenity of neighbouring properties; and
  - 1.3 Pursuant to the objectives of the City's Local Planning Policy – Short Term Accommodation, the proposed Holiday House is not appropriately located or designed to mitigate potential noise impacts on surrounding residential properties. The outdoor living area directly adjoins the private open spaces of neighbouring properties and is situated within a quiet residential streetscape. This setting is particularly sensitive to increased noise and activity, increasing the likelihood of disturbance and resulting in a detrimental impact on the amenity of adjoining properties.

#### EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for a change of use from Single House to Holiday House.

The subject site is zoned Residential R40 under the City of Vincent Local Planning Scheme No. 2 (LPS2). The site and adjoining properties fall within the Residential Built Form Area under the City's Local Planning Policy No. 7.1.1 – Built Form (Built Form Policy).

The site is bounded by Arnold Lane to the north, Grosvenor Road to the south, and single-storey single houses to the east and west. The site consists of a single storey dwelling with four bedrooms, two bathrooms, an outdoor living area at the rear, and two tandem car parking bays accessed from Grosvenor Road. No building works are proposed.

The application seeks approval to use the subject site as a Holiday House, which is un-hosted short-term accommodation, for up to eight guests, with a minimum two-night stay. The property would be managed by a third-party short-term accommodation provider.

Discretion is sought in relation to the appropriateness of the land use within the Residential zone and context.

The proposed Holiday House use would not be compatible with the immediate and broader residential character of the area. The subject site is located mid-block within low-density residential street and is surrounded entirely by single houses. The proposed Holiday House would introduce a commercial land use into a setting with no immediate commercial interface or background activity to reduce impacts of increased intensity, turnover of guests, and associated noise and movement of the Holiday House.

There is a clear transition between the commercial activity of Beaufort Street and the subject site, with an intervening public car park, low-intensity commercial uses, and residential properties creating a physical separation between the District Centre land uses and the quieter, residential character of Grosvenor Road. As a result, the subject site is experienced as part of a distinctly residential environment, where the introduction of a high-intensity, short-term accommodation use would be inconsistent and would unduly impact local amenity.

Administration recommends that the application be refused for the reasons set out in the recommendation.

#### **PROPOSAL:**

The application proposes a change of use of the subject site from Single House to Holiday House. A location plan is included as **Attachment 1**.

Details of the proposed operation of the Holiday House is summarised as follows:

- The accommodation would be un-hosted.
- The accommodation would host a maximum of eight guests per booking.
- A minimum stay of two nights would be required for all bookings.
- Two on-site car parking bays would be available for guest use.
- The property would be managed by 'HostYou,' a third-party short-term accommodation management company.

The applicant's Development Plans are included as **Attachments 2**. A Management Plan and Code of Conduct have been submitted to guide the operation, included as **Attachments 3** and **4**, respectively. The applicant has also prepared written justification in support of the application as included as **Attachment 5**.

The subject site is currently lawfully operating as 'Un-hosted Short Term Rental Accommodation' (defined as Holiday House) under an exemption from requiring development approval provided by the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions). This exemption permits the site to operate as un-hosted short-term rental accommodation for up to 90 nights (non-consecutive) within a 12-month period. The 90-days are taken from the date the property is registered with the state government.

The property was registered on 22 December 2024 and has been used for un-hosted short term rental accommodation for 84 days as of 22 April 2025.

The application is seeking development approval for a Holiday House, which would allow the site to be used for un-hosted short-term accommodation in perpetuity.

There are no internal or external building works proposed as part of this application.

**Delegation to Determine Applications:**

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 to Administration to determine applications does not extend to applications for development approval that receive more than five objections during the community consultation period.

The application received 11 objections during the community consultation period.

**BACKGROUND:**

<b>Landowner:</b>	Stanislaw Dzieciol
<b>Applicant:</b>	Kate Hawker and Clare McLean
<b>Date of Application:</b>	14 November 2024
<b>Zoning:</b>	MRS: Urban LPS2: Zone: Residential R Code: R40
<b>Built Form Area:</b>	Residential
<b>Existing Land Use:</b>	Single House
<b>Proposed Use Class:</b>	Holiday House – 'A' use
<b>Lot Area:</b>	577 square metres
<b>Right of Way (ROW):</b>	Yes – Arnold Lane, Crown land, 4 metres wide, paved, and drained
<b>Heritage List:</b>	No

**Site Context and Zoning**

The subject site is bound by Grosvenor Road to the south, Arnold Lane to the north, and single storey single houses to the east and west, as shown in the Location Plan included as **Attachment 1**.

The subject site and adjoining and adjacent properties are zoned Residential R40 under LPS2 and are within the Residential Built Form Area under the City's Built Form Policy.

The subject site contains a single-storey four-bedroom, two-bathroom single house. The outdoor living area that is directly accessible from the primary living area of the house is located at the rear of the site. This outdoor space includes a roofed patio and a large, open landscaped and paved area. There is also a roofed verandah located at the front of the site.

Vehicle access for the site is from Grosvenor Road. A carport and driveway on the eastern side of the property provides space for two vehicles to park in a tandem arrangement. An existing garage and hardstand area at the rear of the site is not proposed to be used for car parking.

**Holiday House Operation History**

As detailed in the Proposal section, the subject site is lawfully operating as 'Un-hosted Short Term Rental Accommodation' under an exemption from requiring development approval provided for under the Deemed Provisions.

A review of the booking data available to the City through the Short-Term Rental Accommodation Register identifies that the property has typically accommodated an average of five guests per stay, with occupancy ranging from a minimum of three to a maximum of eight guests. Stays have varied from four to 13 nights, with an average length of six nights.

Following the conclusion of the 90-day exemption period, the un-hosted short-term accommodation use is required to cease unless development approval is granted. The applicant is now seeking approval to formally continue operating the property as a Holiday House in perpetuity.



## Surrounding and Future Context

### Immediate Surrounding Context

The context of the immediate adjoining properties is summarised as follows:

- No. 18 Grosvenor Road – A single storey single house immediately located to the east of the subject site, comprising:
  - A living room and kitchen with two west-facing major openings positioned 2.4 metres from the shared boundary and 8.6 metres from the subject site's outdoor living area.
  - An outdoor living area at the rear, located 6.7 metres from the subject site's outdoor living area, comprising a landscaped garden and open alfresco.
- No. 22 Grosvenor Road – A single-storey dwelling located immediately west of the subject site, comprising:
  - A major opening on the eastern elevation, 3.3 metres from the shared boundary and directly adjacent to the subject site's outdoor living area.
  - A rear outdoor living area that directly adjoins the subject site's outdoor living area, consisting of an open grassed area and an alfresco space.
- Nos. 11 and 13 Raglan Road – Two single-storey dwellings on separate lots, each 7.5m wide, are located immediately north of the subject site. These properties have their outdoor living areas separated from the subject site's outdoor living area by Arnold Lane.

### Broader Surrounding Context

The surrounding locality is predominantly characterised by low density one and two storey single houses. This includes the three adjoining properties to the east, all properties to the west, and all properties adjacent to the north and south of the subject site.

Beyond these residential properties are the two closest commercial properties located at No.13 and 10 Grosvenor Road. These properties are 28 metres to the south-east and 40 metres to the east of the subject site, respectively and operate as follows:

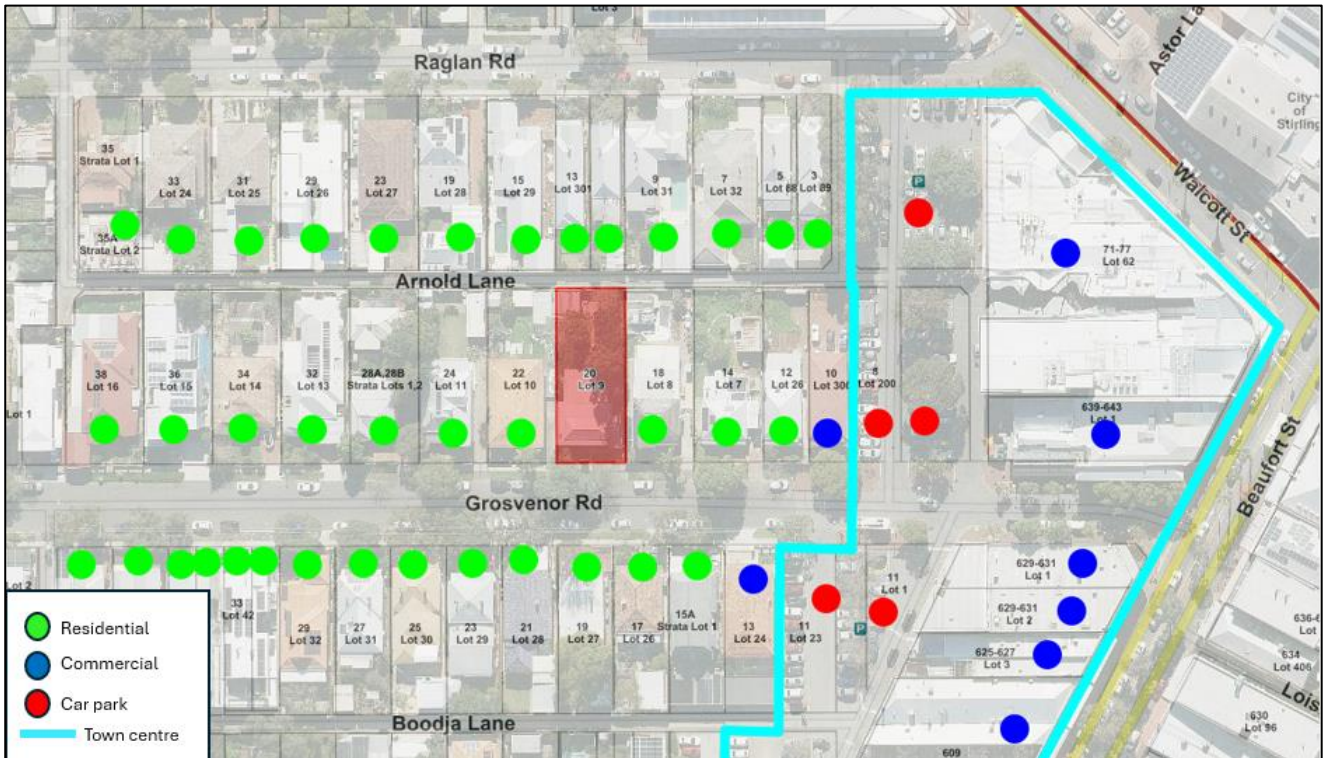
- No. 13 Grosvenor Road operates as Medical Centre with a maximum of five staff members and three customers at any one time, between 8:00am and 6:00pm Monday to Friday.
- No. 10 Grosvenor Road operates as a Consulting Room (Psychologist), with two staff members and four customers at any one time, between 9:00am and 6:00pm Monday to Thursday, and 1:00pm to 5:00pm Friday.

The area transitions eastward to No. 8 Grosvenor Road, a privately owned lot zoned District Centre under LPS2, located approximately 50 metres from the subject site. This property is currently used as part of the Raglan Road public car park operated by the City.

Further east, approximately 80 metres from the subject site, Nos. 639-643 Beaufort Street comprises a two-storey building that marks the beginning of the Beaufort Street Town Centre. This site is occupied by 'The Elford' Tavern, which has a maximum capacity of 478 patrons and operates from 11:00am to 11:00pm Monday to Wednesday, and from 11:00am to 12:00am Thursday to Sunday.

Beaufort Street is then located 125 metres to the east of the subject site and provides for a variety of commercial land uses including hospitality venues, shops, consulting rooms, offices medical centres, and retail.

A map showing the land uses of the surrounding locality is provided in **Figure 1**, below.



**Figure 1: Subject site and surrounding land uses**

Future Planning Context

The City’s Local Planning Strategy identifies the surrounding portion of Grosvenor Road to remain as a medium density residential area, based on [Figure 1 of the Strategic Plan](#).

The overall density of the immediate context is unlikely to increase significantly. This is because most lots to Grosvenor Road cannot be developed beyond two dwellings, meaning the existing low-to-medium density character is likely to remain in the future.

While the area is zoned Residential R40 under the City’s LPS2, subdivision potential is limited due to lot sizes (ranging from 220 to 575 square metres) and due to Clause 26(6) of LPS2 which restricts development to a maximum of two dwellings per lot.

*Draft Planning Instruments - Proposed Amendment No. 13 to LPS2 & Amendment to Short Term Accommodation Policy*

At its 11 February 2025 meeting, Council resolved to prepare and advertise Amendment No. 13 to LPS2 and proposed amendments to the City’s Draft Short Term Accommodation Policy (refer to [Agenda](#) and [Minutes](#)).

These amendments are in a draft form and community consultation has not yet commenced. On this basis, the draft amendments are not seriously entertained planning instruments, and no weight should be given to them in the assessment or decision-making of this application.

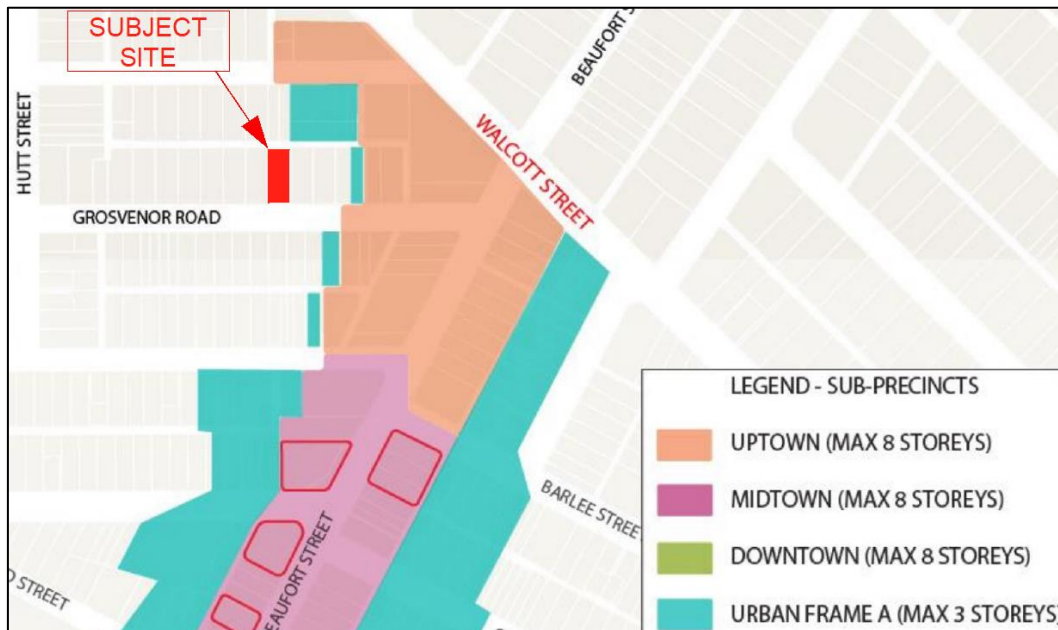
Further detail is provided in the Legal/Policy section of this report.

*Draft Planning Instrument – Beaufort Street Town Centre Planning Framework (Draft BSTCPF)*

The City is currently preparing a new planning instrument to guide future development along Beaufort Street and surrounding properties. This is being progressed through the Draft BSTPF, which sets a vision and development guidance for the precinct.

At its meeting on 11 February 2025, Council resolved to proceed with public consultation on the Draft BSTPF (refer to [Agenda](#) and [Minutes](#)). The draft framework applies to properties within the core of the Town Centre, commencing at the intersection of Nos. 10 and 12 Grosvenor Road. The boundary of the Draft BSTCPF area is shown below in **Figure 2**.

The subject site and adjoining properties fall outside the draft framework area and would not be affected by its future adoption.



**Figure 2:** Subject site in relation to Draft BSTCPF precinct boundary

**DETAILS:**

**Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the LPS2, the Short-Term Accommodation Policy, and the Non-Residential Parking Policy. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		✓
Non-Residential Parking Policy	✓	
Short Term Accommodation Policy		✓

**Detailed Assessment**

The elements that require the discretion of the Council is as follows:

<b>Land Use</b>	
<b>Use Class Permissibility</b>	<b>Proposal</b>
<b>LPS2 – Zoning Table</b>  ‘P’ use.	<i>Residential Zone:</i> Holiday House – ‘A’ Use
<b>Short Term Accommodation Policy</b>	
<b>Acceptable Development Provisions</b>	<b>Proposal</b>
<b>Locational Context</b>  Accommodation proposes sufficient distance and separation from the outdoor living areas of adjoining properties.  Accommodation that has a direct interface with noise generating (non-residential) uses or where ambient noise/activity already exists	The outdoor living areas of Nos. 18 and 22 Grosvenor Road adjoin the of the subject site’s outdoor living area.  The subject site does not adjoin noise generating uses and is not in an area where ambient noise/activity already exists.
<b>Host Present</b>  A host is to be present on site or a management plan and other measures are proposed which achieve the objectives of the policy.	A host is not present on site. The application proposes operational measures as per the submitted Code of Conduct and Management Plan. The measures would not achieve the objectives of the policy.

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Clause 67(2) of the Deemed Provisions 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.

Administration’s comment on each matter requiring consideration is provided in **Attachment 6**.

LPS2

In considering the appropriateness of the use, Council is required to consider the objectives of the Residential zone under the LPS2, as follows:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*
- *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling.*
- *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas.*
- *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social, and special needs, to meet the diverse needs of the community.*

The Residential zone objectives are one matter to which Council is to give due regard in the consideration of this application under the Deemed Provisions. Other relevant matters to be given due regard are set out below.

The above elements of the proposal that do not meet the specified acceptable development provisions are discussed in the Comments section.

### CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the Deemed Provisions for a period of 14 days from 4 December 2024 to 17 December 2024. The method of consultation included a notice on the City's website, the erection of a sign to the Grosvenor Road elevation of the site and 12 letters being mailed to the owners and occupiers of the adjoining properties, as shown in **Attachment 1**, in accordance with the City's Community and Stakeholder Engagement Policy.

During the consultation period, the City received 11 submissions, all of which objected to the proposal.

The number of submissions received during the community consultation period are not a relevant planning consideration. Instead, the decision-maker should focus on the substance of the comments made regarding the proposal, which are summarised as follows:

- Impact of short-term accommodation during the housing crisis on housing availability.
- Establishment of a commercial use in a residential area and setting an unwanted precedent for the area.
- Lack of information provided on how neighbours can contact host about issues with the operation of the premises.
- Uncertainty on how off-site management can adequately address problems.
- Increased noise and anti-social behaviour from short-stay guests.
- Noise disturbances, especially at night, affecting nearby residents.
- Frequent turnover of guests disrupting community relationships.
- Decreased sense of safety due to constant guest turnover.

As summary of submissions and the Applicant's response is included as **Attachment 7**. Administration has provided a response to submissions which is included as **Attachment 8**.

### Design Review Panel (DRP):

Referred to DRP: No

The proposal was not referred to the DRP. This is because the application does not propose any modifications to the existing built form and does not meet the requirements for referral outlined in the DRP [terms of reference](#).

### LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Community and Stakeholder Engagement Policy;
- Local Planning Policy: Short Term Accommodation;
- Draft Short Stay Accommodation Policy; and
- Non-Residential Development Car Parking Policy.

#### *Planning and Development 2005*

In accordance with Schedule 2, Clause 76(2) of the Deemed Provisions and Part 14 of the Planning and Development Act 2005 (P&D Act), the applicant would have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Local Planning Policy: Short Term Accommodation

In considering the appropriateness of the Holiday House, Council is to have regard to the objectives of the Short-Term Accommodation Policy:

*The objectives of this policy are to ensure short term accommodation in the City of Vincent:*

1. *Positively contributes to the surrounding locality and diversity of accommodation types offered in the area.*
2. *Are managed in a manner that protects the amenity of the surrounding community to the level necessary for its context.*
3. *Are located, designed, and operate in a manner that minimises the level of noise generated by guests and impact that noise has on the surrounding community.*
4. *Do not negatively impact on the heritage integrity of a place or its historical and social value.*
5. *Do not have an undue impact on the amenity of the area, including surrounding residential properties and businesses.*
6. *Provide sufficient car parking or access to alternative transport modes to minimise negative impact on the amenity of the area.*

Amendment No. 13 to the LPS2 & Amendments to Short Term Accommodation Policy

On 25 September 2024, the City received notification from the Minister for Planning advising that the City's LPS2 must be amended to align with changes to the Planning Regulations, which were gazetted in September 2024.

At its 11 February 2025 Ordinary Council Meeting, Council resolved to:

- Support the preparation and advertising of Amendment No. 13 to the City's LPS2, to align the Scheme with recent changes made the Planning Regulations.
- Support public advertising of amendments to the City's Short Term Accommodation Policy.

The proposed amendments to LPS2 and the Short Term Accommodation Policy are not seriously entertained planning instruments at this stage. This is because public consultation has not yet commenced, and both the draft Scheme Amendment and Policy are subject to further consideration and approval by Council and, in the case of the Scheme Amendment, the Western Australian Planning Commission.

In accordance with Clause 67(2)(a) of the Planning Regulations, due regard must be given to any local planning policy that is in effect or is seriously being considered by Council.

In this instance, the draft Scheme Amendment and draft Policy do not meet the threshold of a seriously entertained planning proposal, as they are neither certain, final, nor imminent.

As such, no weight should be given to the objectives or provisions of the draft instruments in determining this application.

**RISK MANAGEMENT IMPLICATIONS:**

There are minimal risks to 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:

Innovative and Accountable

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

**SUSTAINABILITY IMPLICATIONS:**

This application does not contribute to any environmental sustainability outcomes. There is limited ability for the development to influence the environmental impact of the building on the site through this application. This is because it relates to a change of use from Single House to Holiday House, with no proposed works.

**PUBLIC HEALTH IMPLICATIONS:**

There are no public health implications from this application.

**FINANCIAL/BUDGET IMPLICATIONS:**

There are no financial/budget implications from this application.

**COMMENTS:****Summary Assessment:**

In assessing the application against the planning framework, it is recommended for refusal. The following comments are of relevance:

- The subject site is located mid-block on a residential street and is surrounded entirely by single houses. The proposed Holiday House introduces a commercial land use into an established low-density residential area, inconsistent with the prevailing residential character.
- The use would result in a higher intensity of activity to the subject site, with increased turnover of guests and associated noise, parking demand, and general disruption. This is exacerbated by the absence of commercial interfaces or consistent background activity in the immediate area.
- The outdoor living area is located at the rear of the site, directly adjacent to neighbouring outdoor living spaces and major openings. This proximity, combined with the transient nature of guests would result in elevated noise levels, adversely impacting adjoining residential amenity.
- While a Management Plan and Code of Conduct have been provided, these measures rely on self-regulation and do not address the fundamental design limitations of the site. There are site separation measures to reduce the impact of the use on neighbours.
- The proposal does not meet the objectives of the City's Short-Term Accommodation Policy, which seeks for such uses to be located, designed, and operated in a way that minimises the impact of noise and activity on the surrounding community.

**Land Use**

In considering the acceptability of the Holiday House land use, Council is required to consider the [objectives](#) of the Short Term Accommodation Policy, [objectives](#) of the Residential zone under LPS2, and the [matters to be considered](#) under Clause 67 of the Deemed Provisions.

### Applicant Justification & Management Plans

The applicant has prepared written justification and Management Plan and Code of Conduct to support the proposal, included in **Attachment 5, 6 and 7**, respectively.

The applicant's written justification is summarised as follows:

- The subject site is at the interface of the Beaufort Street commercial area, which plays a significant role in defining the character of the area. There is a clear relationship between the subject site and non-residential land uses.
- The subject site is located 50 metres to the west of a well-utilised car park. The noise from vehicles using this car park, including door closing and truck deliveries, creates ambient noise in the area.
- The noise of gatherings of people conversing in the alfresco area of The Elford and other Beaufort Street restaurants creates additional ambient noise.
- The outdoor living area of the subject dwelling is not in close proximity to any sensitive areas on the adjoining residential dwellings. Although the subject site and adjoining dwellings have the outdoor living areas located at the rear, these spaces are sufficiently separated.
- The east and west adjoining properties have provided written support for the subject site to be used as a Holiday House.
- The Management Plan and Code of Conduct includes a list of rules for guests to adhere to, which will mitigate the potential undue impacts of the Holiday House land use.

The Management Plan and Code of Conduct propose measures and strategies that the Holiday House operation would implement. A summary of the key measures and strategies are provided below:

- Guest screening, which requires guests to provide their contact details, a government issued identification, written reviews from other hosts, and their reason for booking the property.
- Prohibition of parties and gatherings.
- A maximum of eight guests. No additional guests other than those booked at permitted at stay at the property.
- Excessive noise would be monitored through a noise monitoring system. This system would identify when guests are making excessive noise, particularly during the identified quiet times between 10:00pm and 7:00am Monday to Saturday, and 10:00pm to 9:00am Sunday and public holidays. The system would notify the operator when excessive noise is detected, allowing the operator to take immediate action to resolve the issue. This could include eviction of guests or extra charges applied.
- A complaints procedure, including the provision of contact details of the operator to adjoining and adjacent properties to ensure any issues can be resolved promptly.

### Administrations Comment

Council is to consider whether the proposed land use is appropriate for this location and whether it would have any adverse impacts on the amenity of neighbouring properties or the broader locality.

The Deemed Provisions defines amenity as "*...all those factors which combine to form the character of an area and include the present and likely future amenity.*"

### Land Use Acceptability

The proposed holiday house would be incompatible with the existing and desired future amenity for the following reasons:

- Increased Intensity of Site: The proposed Holiday House introduces a commercial use into a residential setting, with the subject site surrounded entirely by single house residential properties. Unlike a dwelling, its short-term rental nature, regular turnover of guests, and revenue driven operation create a higher level of intensity. With capacity for up to eight guests every two nights, the use would generate frequent comings and goings, increased noise, and greater activity linked to outdoor living, entertaining, and parking. This intensity is inconsistent with the surrounding residential character and would result in undue impacts on neighbouring properties, particularly in terms of noise and disruption to residential amenity.

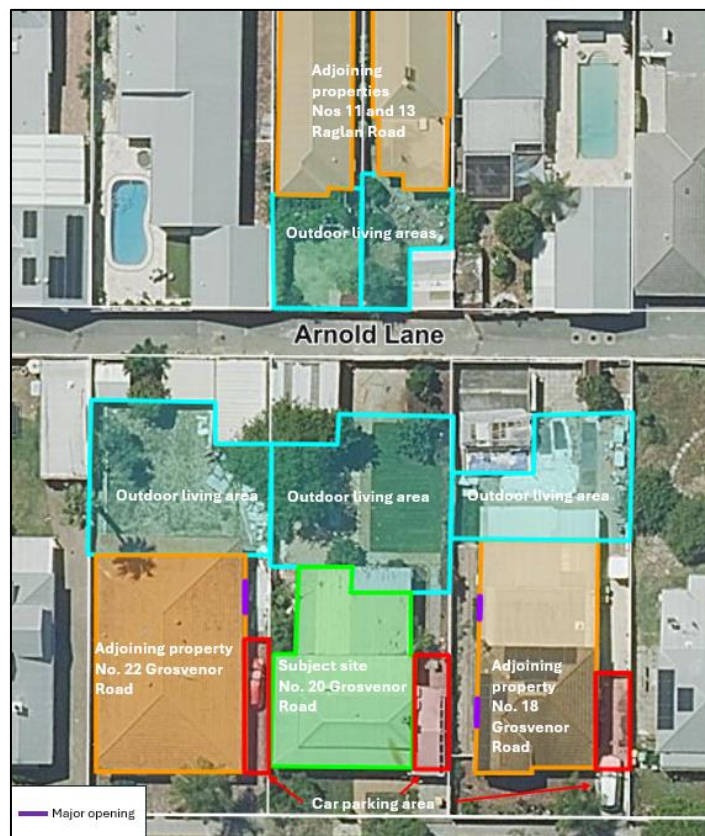


- Impact on the Immediate Context:
  - Adjoining Residential Properties: The subject site is surrounded by low-density residential development, with the adjoining lots to the east and west most directly impacted. As shown in **Figure 3** below, both neighbouring properties contain single-storey homes with outdoor living areas located near the subject site’s own outdoor space, as well as major openings that directly face the site, including toward the proposed tandem parking area.

The proposal does not meet the objectives of the Short Term Accommodation Policy, which seeks for Holiday Houses to be located and designed to minimise noise generated by guests and its impact on surrounding properties. Given the proximity of outdoor living areas and major openings, and the absence of any mitigating features, such as higher than standard fencing, buildings, landscaping, or transitional land uses, the proposed use would result in adverse impacts on the residential amenity of adjacent properties.

- Use of Outdoor Living Areas: Holiday Houses often result in more frequent, irregular, and intensive use of outdoor spaces, particularly during evenings and weekends, when surrounding residential properties typically seek quiet enjoyment. The City’s Short Term Accommodation Policy recognises this risk and requires adequate separation to protect residential amenity. The proximity of neighbouring outdoor living areas means the proposed use would result in increased noise and activity, adversely affecting the amenity of adjacent properties.

**Figure 3** below illustrates the location of outdoor living areas, major openings, and car parking areas for the subject site and the adjoining properties.



**Figure 3:** Subject site and adjoining properties site layouts

- Impact on the Broader Context:

- Incompatibility with Residential Character: The subject site is located within an established residential area that is characterised by low levels of ambient noise. The subject site does not interface with any commercial properties that could assist in offsetting the noise impacts of the Holiday House.

The nearest commercial uses are located 40 metres and 28 metres away at Nos. 10 and 13 Grosvenor Road, comprise a consulting room and a low-scale medical centre. These are low intensity uses that operate during standard business hours and generate minimal noise. They also serve as a transitional interface between the Beaufort Street District Centre and the quieter residential character of Grosvenor Road.

Due to their limited scale and operation, these commercial uses do not contribute significantly to local ambient noise. The absence of consistent background activity in the immediate area highlights the potential for the proposed use to introduce noticeable disruptions, particularly in relation to noise, parking demand, and general activity.

- Separation from Commercial Land Use: Beyond Nos. 10 and 13 Grosvenor Road is the Beaufort Street District Centre. The closest land use within the District Centre is the Raglan Road public car park, with the nearest commercial tenancy, The Elford, located 80 metres to the west of the subject site. The site is physically separated from this commercial activity by three residential properties, low-intensity commercial uses (mentioned above), and the public car park.

These intervening built form and land uses provides a distinct transition from the low-density residential context of Grosvenor Road to the higher activity commercial zone. This distinct transition is to mitigate any noise or activity associated with the car park and Beaufort Street hospitality venues.

As a result, the subject site is experienced as part of a residential streetscape rather than an extension of the Town Centre. The surrounding context maintains a high level of residential amenity, and the introduction of a more intensive, short-stay Holiday House would be inconsistent with the established character and would unduly impact the surrounding locality.

#### *Code of Conduct and Management Plan*

The applicant has submitted a Management Plan and Code of Conduct, included as **Attachment 3** and **4**, outlining measures relating to car parking, noise control, waste management, complaints management, and security.

While tools such as noise monitoring devices may assist in managing issues, their effectiveness is limited. Residential amenity is more influenced by the physical layout of a site and its relationship to adjoining properties than by operational controls alone.

In this case, the subject sites outdoor living area directly adjoins those of neighbouring properties, increasing the potential for noise and disruption. Although the property may be able to be managed responsibly, the proposed measures are largely reactive and do not adequately address the risks posed by the site's layout and immediate context. As such, management alone cannot ensure that the use will not result in an undue impact on the surrounding residential amenity.









#### *Time Limited Approval*

The City's Short Term Accommodation Policy allows consideration for time-limited approval where a proposal does not meet the Acceptable Development criteria, providing an opportunity to assess performance before permanent approval is considered.

In this case, a time-limited approval is not supported. The subject site does not present an appropriate setting for short-term accommodation due to its close interface with adjoining residential properties. The likely noise and amenity impacts cannot be adequately mitigated through temporary approval or management measures.

**9.2 NO. 500 (LOT: 41; D/P: 418433) FITZGERALD STREET, NORTH PERTH - PROPOSED CHANGE OF USE FROM RESTAURANT/CAFE TO RESTAURANT/CAFE AND SMALL BAR (AMENDMENT TO APPROVED)**

**Ward:** South

- Attachments:**
1. Consultation and Location Plan 
  2. Development Plans 
  3. Acoustic Assessment 
  4. Previous Joint Development Assessment Panel Approval 
  5. Summary of Submissions - Applicant's Response 
  6. Summary of Submissions - Administration's Response 
  7. Clause 67 Assessment 
  8. Determination Advice Notes 

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 REFUSES the development application for a proposed Change of Use from Restaurant/Café to Restaurant/Café and Small Bar (Amendment to Approved) at No. 500 (Lot: 41; D/P: 418433) Fitzgerald Street, North Perth, for the following reasons:

1. Pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015*, the objectives of the Residential zone of the City of Vincent's Local Planning Scheme No. 2, and the objectives of the City of Vincent Policy No. 7.5.21 – Sound Attenuation, the proposal to operate the Restaurant/Café and Small Bar land uses between 5:00pm and 9:00pm from Thursday to Sunday is incompatible with its setting and would have an adverse impact on the amenity and character of the locality, for the following reasons:
  - 1.1 Pursuant to Clauses 67(g), (m) and (n) in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposal operation would result in undue amenity impacts on surrounding residential properties due to the anticipated increase in noise and the inability to adequately mitigate these impacts during the evening period; and
  - 1.2 Pursuant to the objectives of the Residential Zone of the City of Vincent's Local Planning Scheme No. 2 and Policy No. 7.5.21 – Sound Attenuation, the proposal is not compatible with, nor complementary to, the surrounding residential context. Having regard to the subject sites immediate setting, which comprises residential development, the proposal would introduce activity and noise levels that would provide undue impacts to residential properties.

**EXECUTIVE SUMMARY:**

The purpose of this report is to consider an application to amend a development approval for the existing Restaurant/Café and Small Bar located at No. 500 Fitzgerald Street, North Perth.

The proposal seeks to extend the venue's operating hours beyond the currently approved 7:00am to 5:00pm timeframe, to allow trading until 9:00pm on Thursdays, Fridays, and Saturdays.

The subject site is a mixed-use development comprising one commercial tenancy, 19 multiple dwellings, and associated car parking. It is zoned Residential R60–R100 and Residential R40 under the City's Local Planning Scheme No. 2 (LPS2) and is located within the Transit Corridor and Residential Built Form Areas under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). Surrounded by residential development, the site is in close proximity to single houses and other dwellings, and is located beneath and directly adjoins multiple apartments.

In considering the acceptability of the additional evening operating hours, the City is to have regard to the objectives of the Residential zone of LPS2 and the objectives of Policy No. 7.5.21 Sound Attenuation (Sound Attenuation Policy).

An acoustic assessment submitted with the application finds that the evening operating hours would not meet the relevant Assigned Levels for the proposed function of the use, in accordance with the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations). This would be inconsistent with the intent and objectives of the City's Sound Attenuation Policy, which aims to minimise noise conflict between commercial activity and residential development. The proposed extension of operating hours would introduce a new evening noise profile that is incompatible with the residential character of the surrounding area, and would result in undue amenity impacts to adjoining properties.

The evening operation would introduce additional noise at a time when background traffic and commercial activity have subsided, making it inconsistent with surrounding residential context and resulting in adverse amenity impacts. This outcome is inconsistent with the objectives of the Residential zone under LPS2, which seek to protect and enhance residential amenity, and ensure that any commercial development is compatible with and complementary to the surrounding residential context.

The application does not propose any changes to the venues patron numbers or car parking provision. Parking remains to meet deemed-to-comply standards of the City's Non-Residential Parking Policy (Parking Policy), and no discretion is sought in this regard.

Following assessment against the City's planning framework, the proposal is not considered to be acceptable and is therefore recommended for refusal.

### **PROPOSAL:**

The application proposes to amend the existing development approval for a Restaurant/Café and Small Bar at No. 500 Fitzgerald Street, North Perth, as shown on the location plan included as **Attachment 1**.

A Restaurant/Café has operated at the subject site since August 2022 in accordance with the development application approved by Development Assessment Panel (DAP) on 11 July 2018. The subject site amended its operations and has functioned as a Restaurant/Café and Small Bar since December 2023 in accordance with an amended development application approved by Council on 12 December 2023.

The amendments proposed as part of this development application are summarised as follows:

#### Operating Hours

This development application seeks to amend the previous approval to allow for extended evening operating hours.

The use currently operates in accordance with Condition 2.3 of the existing approval, that provides the following permitted hours of operation:

*2.3. The Restaurant/Café and Small Bar shall be limited to the following hours of operation:*

- *Monday to Sunday: 7:00am to 5:00pm; and*
- *All deliveries shall be limited to 7:00am to 2:00pm, Monday to Friday.*

The application proposes to amend Condition 2.3 to allow the following hours of operation:

- Sunday to Wednesday: 7:00am – 5:00pm; and
- Thursday to Saturday: 7:00am – 9:00pm.

The applicant seeks approval for an additional four hours of evening operation on Thursdays, Fridays, and Saturdays to attract patrons during the dinner period.

The proposed extension would allow the business to continue operating into the evening as a small bar. The applicant has advised that the premises operates as a café and restaurant during the morning and lunch periods, offering coffee and meals. From the afternoon onwards, the business transitions to a small bar, serving both food and alcoholic beverages, including alcohol without food.

The proposal seeks to extend this small bar use into the evening period. The business holds a small bar liquor license that permits the service of alcohol throughout its currently approved operating hours.

**Delegation to Determine Applications:**

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 that seek to amend a development approval previously determined by Council, unless the application meets the deemed-to-comply standards and does not change the impact of any the conditions of approval imposed.

The application proposes to amend a development approval previously determined by Council. The proposed amendment to Condition 2.3, relating to the hours of operation which would result in a material change to the conditions effect.

The delegation does not extend to applications that receive more than five objections during community consultation. The application received 12 objections during community consultation.

**BACKGROUND:**

<b>Landowner:</b>	A D'Alonzo and F D'Alonzo
<b>Applicant:</b>	La Mortazza Pty Ltd
<b>Client:</b>	La Mortazza Pty Ltd
<b>Date of Application:</b>	13 January 2025
<b>Zoning:</b>	MRS: Urban LPS2: Zone: Residential R Code: R40 and R60-R100
<b>Built Form Area:</b>	Transit Corridor and Residential
<b>Existing Land Use:</b>	Restaurant/Café and Small Bar
<b>Proposed Use Class:</b>	Restaurant/Café and Small Bar
<b>Lot Area:</b>	2,069 square metres
<b>Right of Way (ROW):</b>	No
<b>Heritage List:</b>	No

Site Context and Zoning

The subject site is bound by Fitzgerald Street to the west, Venn Street to the north, a three-storey grouped dwelling development to the south and a single-storey single house to the east. A location plan is included as **Attachment 1**.

A portion of the subject site and the properties to the north and south of the subject site that front Fitzgerald Street are zoned Residential R60-R100 under LPS2 and are located within the Transit Corridor Built Form Area under the City's Built Form Policy, with a building height standard of three to four storeys. A portion of the subject site along the eastern boundary and properties fronting Venn Street are zoned Residential R40 and are located within the Residential Built Form Area under the Built Form Policy, with a building height standard of two storeys.

Key features of the subject site are summarised as follows:

- The premises is located on the ground floor of the existing development, to the north-west corner of the subject site.
- The premises is the only commercial operation on the subject site; the remainder of the site is occupied by residential apartments.
- The tenancy features bi-fold alfresco doors opening onto both Fitzgerald Street and Venn Street.
- A parapet wall and solid fencing separate alfresco dining area from the adjoining apartment, which faces Venn Street. The apartment entry lobby provides separation between the tenancy and the nearest apartment to the south.
- The layout includes indoor seating for 12 patrons and outdoor seating for 16 patrons, as shown on the approved floor plans in **Attachment 2**. Up to four staff can operate the premises at maximum capacity.
- Landscaped areas surround the tenancy along both the Venn Street and Fitzgerald Street setback areas. Landscaping includes a mix of plants, shrubbery, young trees and mature verge trees.
- Mature verge trees are located to both frontages adjacent to the tenancy, shown in **Figures 1, 2 and 3** below.
- Pedestrian and accessible entry is provided from Fitzgerald Street. Patrons can also access the premises via footpaths along both Fitzgerald Street and Venn Street.
- Alfresco blinds are installed along the full length of the Fitzgerald Street and part of the Venn Street frontage.

### Surrounding Context & Character

The subject site is located approximately 200 metres north of the North Perth District Centre, within an area characterised primarily by medium-density residential development and scattered commercial uses along Fitzgerald Street.

Fitzgerald Street, adjacent to the subject site, is classified as a District Distributor road with two northbound lanes and two southbound lanes, and a 60km/hr speed limit. It includes dedicated peak-hour bus lanes that support high-frequency services to the Perth CBD and to northern suburbs. This section of Fitzgerald Street is a clearway within peak periods with no stopping permitted due to the bus lane.

The City's traffic data from 2021 indicates an average daily traffic volume of 427 vehicles per day (VPD) along Venn Street. Main Roads Western Australia (Main Roads WA) data from 2023 shows Fitzgerald Street carries 12,693 VPD driving southbound and 10,247 VPD driving northbound. The data shows that between 5:00pm and 7:00pm, vehicle volumes decrease by approximately 800 vehicles per hour, with a corresponding reduction in traffic along Venn Street.

### *Character of Immediate Context*

- **North:** The properties at Nos. 48-56 Venn Street consist of single-storey single houses, with front façades set 26–28 metres from the site's northern boundary. Each house has front-facing windows, low picket fences (except for No. 54 with a partial 2.0m brick wall), and verge or setback parking. Mature Queensland Box trees line the verge, as shown in **Figure 1**.
- **East:** The eastern adjoining property is a single-storey single house that abuts the subject sites carpark. The subject tenancy's allocated parking bays are located 2.2 metres from the shared boundary, with the dwelling itself set a further 2.3 metres back. Landscaping and a driveway provide further separation, with the business use located 35 metres west of the dwelling.
- **West:** Across Fitzgerald Street, dwellings at Nos. 501–509 Fitzgerald Street are single or two-storey homes located 30–33 metres from the tenancy. Fencing along this frontage varies between solid and semi-permeable treatments.
- **South:** The southern boundary adjoins a grouped dwelling development. The subject tenancies parking bays are located 1.2 metres from the boundary, with the closest southern dwelling a further 6.0 metres away, separated by landscaping and a driveway. The business is located 33 metres from this dwelling, with additional separation provided by the apartment building and on-site car park.

### *Character of Evening Context*

- The surrounding area remains residential in the evening, with no commercial activity within 200 metres operating beyond 5:00pm. Nearby businesses within approximately 200 metres of the site include Lucky's Beauty Corner, TN Dental, Perth Psychology, Moda Interiors, Brad Hutchinson Hearing, and Princi the Butcher, all of which close by 5:00pm.
- Commercial premises operating past 5:00pm are located beyond 200 metres, within the North Perth Town Centre on Fitzgerald and Angove Streets. These are zoned District Centre and support a wider range of evening uses.
- Fitzgerald Street is well lit, with the closest light pole adjacent to the tenancy, at the Fitzgerald-Venn Street intersection, as shown in **Figure 3**.
- Venn Street, by contrast, has limited lighting. The nearest light is next to the tenancy, and the next closest is 70 metres away.



*Figure 1 – Subject site as viewed from the Venn Street (east). Photo taken at 9:54pm.*



*Figure 2 – Subject site as viewed from the northern adjacent properties, across Venn Street. Photo taken at 9:53pm.*



**Figure 3** – Subject site as viewed from the western adjacent properties, across Fitzgerald Street. Photo taken at 9:50pm.

Site & Approvals History

The site has undergone several development approvals, beginning with the Metro West Joint Development Assessment Panel's (JDAP) approval in July 2018 for 18 multiple dwellings and a Restaurant/Café.

In January 2022, Administration approved an additional one-bedroom dwelling, further enhancing the sites residential capacity.

In December 2023, the Council approved a change of use to include a Small Bar alongside the existing Restaurant/Café. This amendment increased the maximum occupancy to 32 patrons while maintaining the same operating and delivery hours.

Most recently, in February 2025, Council approved an amendment to increase the hours of operations of the Restaurant/Café and Small Bar from 8:00am to 7:00am.

Details on the previous development approvals for the subject site are as follows:

Date	Comment
11 July 2018	<p>On 11 July 2018, the JDAP resolved to approve construction of 18 Multiple Dwellings and Restaurant/Café at Nos. 500, 502 and 504 Fitzgerald Street and 45 Venn Street, North Perth. The site has since been amalgamated into one lot.</p> <p>The development included the allocation of nine parking bays to the commercial use on the site, located to the rear with vehicle access provided from Venn Street. The approval included conditions limiting the Restaurant/Café to a maximum of 20 patrons at any one time and limiting the operating hours to:</p> <ul style="list-style-type: none"> <li>• Monday to Sunday, 8:00am – 5:00pm.</li> </ul> <p>The approval also limited delivery hours to:</p> <ul style="list-style-type: none"> <li>• Monday to Friday, 7:00am to 2:00pm.</li> </ul> <p>A copy of the JDAP approval and plans dated 11 July 2018 is included as <b>Attachment 4</b>.</p>



Date	Comment
30 May 2022	<p>In January 2022, a development application was received by the City, seeking approval for an additional one-bedroom dwelling within the existing built form of the development, located on the first floor. In May 2022, Administration approved the application. This increased the number of apartments within the development to 19.</p> <p>The approved plans included the reallocation of a car bay from the commercial tenancy to the new multiple dwelling, reducing the allocation for the subject premises to eight car bays.</p>
12 December 2023	<p>At its Ordinary Meeting held on 12 December 2023, Council resolved to approve an application for a Change of Use from Restaurant/Café to Restaurant/Café and Small Bar, subject to conditions.</p> <p>The approval included conditions of approval that increased occupancy numbers for the Restaurant/Café to a maximum of 32 patrons at any one time.</p> <p>The application did not propose changes to the previously approved operating and delivery hours.</p> <p>Documents from the 12 December 2023 Ordinary Council Meeting can be found here; <a href="#">Agenda</a> and <a href="#">Minutes</a>.</p>
11 February 2025	<p>At its Ordinary Meeting held on 11 February 2025, Council resolved to approve an application to amend a development approval to extend the operating hours for an existing Restaurant/Cafe and Small Bar.</p> <p>The approval included conditions of approval that increased the operating hours from 8:00am – 5:00pm to 7:00am – 5:00pm on Monday to Sunday.</p> <p>The application also included additional signage onsite to assist with wayfinding to the internal car park area.</p> <p>The application did not propose changes to the previously approved delivery hours or patron numbers.</p> <p>Documents from the 11 February 2025 Ordinary Council Meeting can be found here; <a href="#">Agenda</a> and <a href="#">Minutes</a>.</p>

**DETAILS:****Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the City's Parking Policy, the City's Policy No: 7.5.7 – Licensed Premises (Licensed Premises Policy) and the City's Policy No: 7.5.21 – Sound Attenuation (Sound Attenuation Policy).

Planning Element	Use Permissibility/ Deemed-to-Comply/ Acceptable Outcomes (or equivalent)	Previously Approved	Requires the Discretion of Council
Land Use		✓	
Non-Residential Parking Policy	✓		
Licensed Premises Policy	✓		
Sound Attenuation Policy			✓

## Detailed Assessment

The elements that require the discretion of the Council is as follows:

Sound Attenuation	
Acceptable Outcome	Proposal
<p><b>Sound Attenuation Policy</b></p> <p>Noise emissions from all developments are to comply with the 'assigned levels' detailed in the Noise Regulations.</p>	<p>The acoustic assessment demonstrates noise levels that do not comply with the Noise Regulations from 7:00pm until 9:00pm.</p>

### Local Planning Scheme No. 2

In considering the appropriateness of the change in operating hours, Council is to have due regard to the objectives of the Residential zone, which are as follows:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community;*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development;*
- *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling;*
- *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas;*
- *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles; and*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.*

The residential zone objectives are one matter that Council is to give due regard to in the consideration of this application under the Planning Regulations. This along with other relevant matters are set out below.

### Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions)

In accordance with [Clause 67\(2\)](#) of the Deemed Provisions 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.

Administration's response to each matter requiring consideration is listed in the table contained in **Attachment 7**.

## CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the Deemed Provisions for a period of 14 days, from 25 October 2024 to 7 November 2024. In accordance with the City's Community and Stakeholder Engagement Policy, the method of consultation included a notice on the City's website, a sign on-site to the Fitzgerald Street and Venn Street elevations, and 27 letters mailed to owners and occupiers of the adjoining and adjacent properties to the subject site as shown in **Attachment 1**.

A second 14-day consultation period was undertaken from 9 January 2025 to 22 January 2025, following an administrative oversight where letters were not initially sent to the subject sites apartment occupants. The re-advertising process involved mailing 20 letters to both the occupants and the property owner.

Following these initial consultation periods, the application was split into two separate development applications: one relating to the morning operating hours and the other to the evening hours. The amendment to morning hours was approved by Council at its Ordinary Meeting on 11 February 2025, as outlined in the Site and Approvals History section.

A third consultation period was held over seven days, from 4 March 2025 to 11 March 2025, to address the proposed change to evening operating hours. This involved emails to previous submitters and letters to the occupants of the subject building. In total, 19 submissions were received across the three consultation periods, including seven in support and 12 in objection. Where a submitter had lodged multiple submissions over the different advertising periods, only one submission is counted towards the total number of submissions received.

The number of submissions received is not a relevant planning consideration. Rather, the decision-maker must consider the substance of the feedback provided, which is summarised below.

The key comments received in support are summarised as follows:

- The business complements the area and provides amenity for surrounding residents.
- The business is one of several examples of non-residential land uses on Fitzgerald Street, within proximity to residential properties resulting in consistency with the surrounding area.
- The business is and would remain to be consistent with an objective of the Residential zone as the business provides a non-residential use this is compatible with and complementary to the surrounding residential development.

The key concerns raised are summarised as follows:

- Concerns relating to the ambient noise generated by the Small Bar at night residential properties along Venn Street impacting the amenity of these properties. The concerns specifically relate to noise generated by patrons of the business and noise generated by vehicles of patrons leaving the venue at night on Venn Street.
- Concerns that the premises will not operate in accordance with the Management Plan in relation to closing doors when music is played.
- Concerns about the adherence to the previous approval, including seating arrangements, patron limits, and operating hours.
- Concerns regarding safety concerns due to existing parking and traffic issues towards the intersection of Venn Street and Fitzgerald Street.
- Concerns regarding existing patrons parking along Venn Street and the potential exacerbation of this issue due to extended operating hours.

A summary of submissions received during the three consultation periods, along with the applicant's response to the submissions received is provided in **Attachment 5**. A summary with Administration's response to the submissions received during the three consultation periods is provided in **Attachment 6**.

#### **Design Review Panel (DRP):**

Referred to DRP: No

The proposal was not referred to the DRP. This is because the application does not propose any modifications to the existing built form and does not meet the requirements for referral outlined in the DRP [terms of reference](#).

#### **LEGAL/POLICY:**

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- *Environmental Protection (Noise) Regulations 1997;*
- City of Vincent Local Planning Scheme No. 2;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.5.7 – Licensed Premises;
- Policy No. 7.5.21 – Sound Attenuation; and
- Policy No. 7.7.1 – Non-Residential Development Parking.

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.

**RISK MANAGEMENT IMPLICATIONS:**

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

Concerns regarding the potential risks associated with traffic and intersection management were raised during community consultation for the proposal. This will be addressed separately through a North Perth traffic study, which would provide recommendations for potential road safety measures on Venn Street and Fitzgerald Street.

**STRATEGIC IMPLICATIONS:**

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

Innovative and Accountable

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

**SUSTAINABILITY IMPLICATIONS:**

This application does not contribute to any environmental sustainability outcomes. There is limited ability for the development to influence the environmental impact of the building on the site through this application. This is because it relates to a change of operation hours for an existing land use.

**PUBLIC HEALTH IMPLICATIONS:**

There are no public health implications from this application.

**FINANCIAL/BUDGET IMPLICATIONS:**

There are no finance or budget implications from this report.

**COMMENTS:**Summary Assessment

The application has been assessed against the City's planning framework and is recommended for refusal. The following key issues have been identified:

- The site is surrounded by residential properties, with no commercial premises within 200 metres of the site operating beyond 5:00pm. The closest commercial activity extending into the evening is located within the North Perth Town Centre, 200 metres to the south of the subject site. The evening operating hours of the use would introduce a noise profile not currently present within the immediate context, resulting in adverse impacts that are inconsistent with the residential character of the surrounding area.
- The proposed extended operating hours would result in noise levels that exceed the relevant Assigned Levels under the Noise Regulations during the evening period. This would result in adverse amenity impacts to adjoining residential properties due to potential disturbance due to increased noise from the Small Bar operation.
- For the above reasons, the proposal does not meet the objectives of the Residential zone under LPS2, or with the intent of the City's Sound Attenuation Policy, both of which seek to protect residential amenity and ensure commercial uses are appropriate and compatible with their context.

### Change in Operating Hours

The proposed extension of operating hours requires consideration of the [objectives](#) of the Residential zone under LPS2, the [objectives](#) of City's Sound Attenuation Policy, and the matters requiring consideration under Clause 67 of the Deemed Provisions (as provided in **Attachment 7**).

The applicant has not included justification regarding the acceptability for the proposed additional hours of operation.

The extension of operating hours is not acceptable when considered against the relevant planning framework as detailed below.

#### Noise – Clause 67(2)(g)

Clause 67(2)(g) of the Deemed Provisions requires due regard to be given to the Sound Attenuation Policy.

#### *Applicant Information*

The applicant has submitted an acoustic assessment, prepared by a qualified acoustic consultant, in support of the proposed extended operating hours. This assessment is included as **Attachment 3**.

The acoustic assessment assessed noise levels applicable to the operations of both 'Restaurant/Café' and 'Beer Garden'. It concludes that the alfresco noise levels generated by the Small Bar are more closely aligned with those of a 'Restaurant/Café' due to the intended operation intensity of the premises.

The assessment indicates that the proposed operations comply with the relevant noise levels during the evening when assessed against 'Restaurant/Café' standards, but it demonstrates non-compliance when assessed against 'Beer Garden' standards. The most affected properties are the dwellings at Nos. 52–56 Venn Street to the north, and the apartments located directly above the subject tenancy. This is discussed in greater detail below.

The acoustic assessment provides the following comments regarding the assessment that was undertaken:

- The alfresco areas are to be limited to ambient music only. Ambient music is low level music that does not contain significant levels of low frequency noise.
- The acoustic assessment identifies that noise sources associated with the external area is limited to customer noise only. Music has not been included due to the volume being assumed to be of a level that does not significantly contribute to the noise emissions of the development.
- The assumption that no significant music being played has been agreed by the operators.
- The assessment assumed that the bifold doors between the internal and alfresco areas were closed.

The acoustic assessment references the Noise Regulations, which set assigned noise levels for noise sensitive premises based on the time of the day. These periods are defined as:

- Day: 7:00am to 7:00pm;
- Evening: 7:00pm to 10:00pm; and
- Night: 10:00pm to 7:00am.

The proposed extension of operating hours from 5:00pm and 7:00pm fall within the 'day' period, while the 7:00pm to 9:00pm hours fall within the 'evening' period under the Noise Regulations. Assigned noise levels for residential properties are lower during the evening and night to reflect increased sensitivity to noise during these times.

The maximum permitted noise level during the 'evening' period is 49 decibels (dB). The acoustic report indicates that the proposal would:

- Comply with this limit if assessed using the 'Restaurant/Café' noise classification, which estimates a maximum noise level of 49dB.
- Not comply with this limit if assessed using the 'Beer Garden' noise classification, which estimates a maximum noise level of 54dB.

### *Administration Comments*

Administration has reviewed the applicant's acoustic assessment and does not support the methodology, or the influencing factors (IF) applied.

Administration considers that the 'Beer Garden' noise category is the more appropriate classification for assessing this proposal. Irrespective of whether the 'Restaurant/Café' or 'Beer Garden' category is used, the modelled noise levels are non-compliant due to the incorrect IF applied in the assessment.

While the assessment compares the alfresco noise levels against the 'Restaurant/Café' category, Administration consider that the operational characteristics of the Small Bar use are more appropriately aligned to a 'Beer Garden' category.

This view is based on the typical nature of a Small Bar, which involves alcohol consumption without a requirement to purchase meals and involves informal social gatherings. Such settings can typically be characterised by patrons speaking at elevated volumes, often while standing or moving about. This can result in higher ambient noise levels that exceed those typically associated with Restaurant/Café environments, where seated dining and lower alcohol consumption tend to generate a quieter atmosphere.

When assessed using the 'Beer Garden' noise criteria, the proposal does not comply with the Noise Regulations. The anticipated noise levels have been assessed to be approximately 54dB to the northern residences and apartments above, and 51dB to the western and eastern residences. This exceeds the maximum assigned levels during the evening period by 5dB and 2dB, respectfully. Using 'Beer Garden' methodology, the proposal would comply with the Noise Regulations until 7:00pm.

In addition, Administration does not support the acoustic assessment's determination of the IF, which directly affects the assigned noise levels. The assessment applies a 2dB penalty based on the presence of a 'Sporting Facility within the inner circle'. Administration's review confirms that Woodville Reserve is located outside the defined inner circle. As such, the 2dB penalty is not appropriate.

Removing this penalty would reduce the IF from 9dB to 7dB, which lowers the assigned noise levels across the board by 2dB. With these corrected assigned levels, the modelled noise levels would be non-compliant under both the 'Restaurant/Café' and 'Beer Garden' categories.

Given the proximity of sensitive residential receivers, including adjacent single houses and apartments directly above and adjacent to the premises, the proposed extension of Small Bar operating hours would introduce noise levels incompatible with the surrounding residential context in the evening period. This outcome is contrary to the objectives of the City's Sound Attenuation Policy, which aims to minimise noise conflict between commercial and residential uses.

The proposed extension of operating hours in the evening would not meet the Sound Attenuation Policy objectives, as it does not protect the amenity of existing and future residential dwellings. The anticipated noise levels do not comply with the Noise Regulations which would negatively impact the amenity for the neighbouring residential properties. The resultant impact is the likelihood of ongoing and unreasonable noise impacts affecting multiple nearby dwellings, including those both adjacent to and located above the subject site.

### Compatibility with Surrounding Residential Development & Amenity Impact – Clauses 67(2)(m) and (n)

One of the objectives of the Residential zone is for development to provide for a range of non-residential uses which are compatible with and complementary to residential development. Clauses 67(2)(m) and (n) of the Deemed Provisions also relate to the compatibility of the development with its setting and the amenity and character of the locality.

The Deemed Provisions define amenity as '*...all those factors which combine to form the character of an area and include the present and likely future amenity*'.

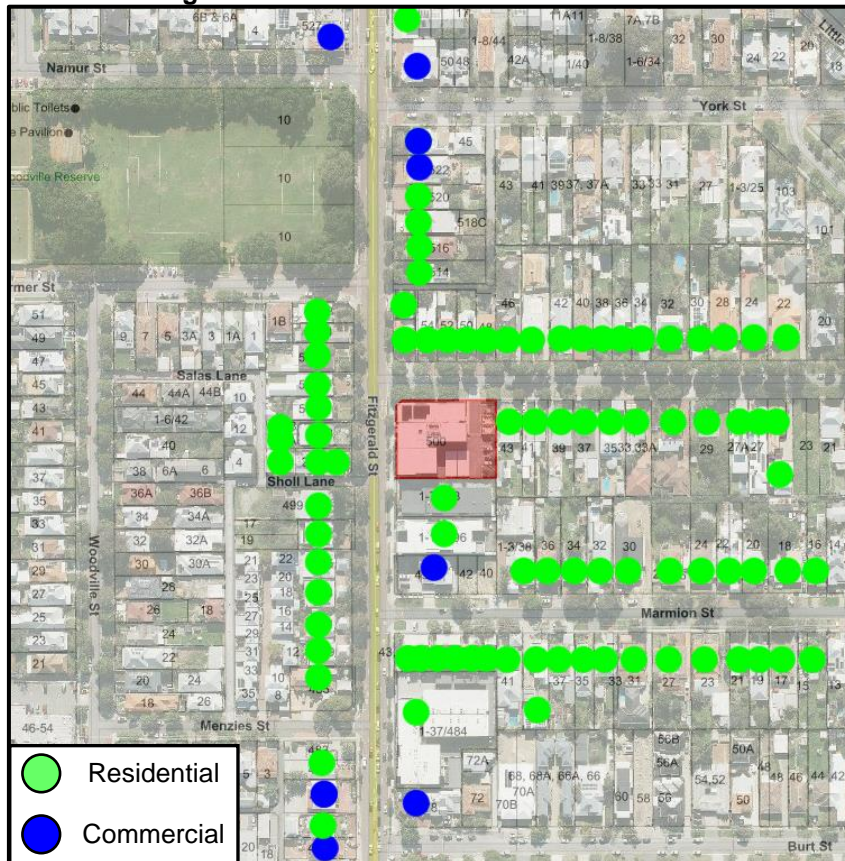
### *Description of Current Amenity*

Further to the analysis provided in the Background section of this report, the character and existing amenity of the area surrounding the subject site is comprised of primarily residential properties, featuring both single houses, grouped dwellings, apartments at the subject site, and some commercial business along Fitzgerald Street.

There are no commercial premises operating past 5:00pm within 200 metres of the subject site. Businesses that operate after 5:00pm are located more than 200 metres to the south of the site, within the District Centre zone and North Perth Town Centre.

The North Perth Town Centre forms the nearest commercial hub and presents a distinctly commercial land use pattern. The properties located between the subject site and the Town Centre are zoned Residential and are predominantly occupied by residential properties, with some commercial tenancies such as offices and small shops interspersed along the corridor.

For the purposes of assessing amenity, the City defines the immediate locality as being predominantly residential, shown in the below **Figure 4**.



**Figure 4 – Subject site and surrounding land uses**

*Description of Future Amenity*

Under the City’s Built Form Policy, Fitzgerald Street is designated as a Transit Corridor, identified for the delivery of medium to high-density residential development.

In accordance with the City’s LPS2, the surrounding context is zoned for residential purposes and is intended to retain its predominantly residential character.

Further intensification in the immediate adjoining properties is not anticipated. This is because the majority of adjacent existing lots have been developed to their potential under the current zoning and planning framework. While some infill activity has occurred, such as subdivisions and extensions, along both Venn Street and Fitzgerald Street, remaining opportunities for substantial redevelopment are limited. Any future intensification in this area would likely take the form of townhouses or apartment developments.

Larger redevelopment potential lies with properties fronting Fitzgerald Street, which benefit from higher-density zoning due to their location along the Transit Corridor. In contrast, lots along Venn Street are more constrained, with smaller lot sizes, a lower density zoning, and limited building height standards, restricting the scale of potential redevelopment.

Overall, the local context is expected to remain predominantly residential.

*Administration Comments*

The proposed extension of operating hours would not be compatible with or complementary to the surrounding residential zone for the following reasons:

- **Residential Amenity:** The proposed extension of operating hours would introduce evening activity and noise that is not currently experienced in this context and would be incompatible with the residential character of the area. The site directly adjoins apartments and single houses, which are recognised as noise-sensitive land uses under the Noise Regulations, and which impose stricter noise limits during the evening and night-time hours to safeguard residential amenity.

The City has supported the existing daytime operations, as the activity associated with the use during the day is more reasonably accommodated within the context of the site, the proposed extension into evening hours would result in sustained noise during periods when ambient levels are lower and residential sensitivity increases. This includes noise generated by patrons in the outdoor area, vehicle parking and movement along Venn Street, as well as general activity associated with a licensed premises operating at night.

As discussed further in the Noise section of this report, Map 2 of the applicant's Acoustic Assessment identifies that predicted noise levels would exceed the assigned limits and would reach the front rooms of surrounding dwellings and adjacent apartments. These exceedances would result in noise disruption to nearby residents, undermining the quiet enjoyment of their homes. In this context, the introduction of night-time trading would unduly impact the character of the locality and lead to adverse amenity impacts that are inconsistent with the objectives of the Residential zone under LPS2.

- **Site Separation:** As outlined in the Background section of the report, the site is separated from nearby residential properties by a range of physical features. This separation is neither substantial nor effective enough to attenuate noise within the assigned levels prescribed by the Noise Regulations. Evening hours are characterised by lower ambient noise levels, making any additional noise from the premises more pronounced. The physical separation is insufficient to mitigate the impact of sustained outdoor patron activity during the evening period. The result is a level of noise exposure that is incompatible with the residential context during the evening period.
- **Proximity to Traffic Noise:** The proposed extension of operating hours would be during off-peak traffic periods. While surrounding properties currently experience elevated ambient noise levels during the day, due to peak hour traffic on Fitzgerald Street, these levels reduce further into the evening. This drop in background traffic noise after peak hours means that any additional noise generated by the premises during extended evening operations would be more noticeable and potentially disruptive. Noise from the Small Bar in the evening would create a new noise profile, which is not offset by traffic noise, and would result in adverse amenity impacts to nearby residential properties.
- **Non-Residential Uses in the Residential Zone:** The proposed extension of trading hours into the evening is inconsistent with the established residential character of the area. While daytime operation of some non-residential uses can be considered acceptable within residential areas, evening time trading, particularly by licensed premises, is more appropriately located within Commercial, Mixed Use or Town Centre zones. Introducing night-time activity at this site would depart from established planning principles and undermine the intended function of the Residential zone as a place for low-intensity, residential-focused activity.

Submissions Received – Clause 67(2)(y)

A total of 19 submissions were received in response to community consultation. This included seven submissions in support and 12 in objection. A summary of the submissions received is included as **Attachment 6**, where Administration has provided a response to the concerns raised.

The submissions have been considered as part of Administration's assessment of this application, including the comments set out above on the potential amenity impact of the use.

The number of submissions received is not a measure of the acceptability or unacceptability of a proposal. Rather, the nature of the comments in submissions is relevant as a matter to be given due regard in the determination of the application.



Site History – Clause 67(2)(w)

The previous development approval allowed daytime operations only and was granted on the basis that the use would have minimal impact on the surrounding residential area during those hours. This approval does not set a precedent or justify extended evening trading.

While the site history reflects an approved and accepted daytime use, it does not support the increased intensity and extended evening activity now proposed, which would result in undue off-site amenity impacts and is not appropriate within this context.

<b>9.3</b>	<b>NO. 188 (LOT: 1; D/P: 33790) VINCENT STREET, NORTH PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO PLACE OF WORSHIP (AMENDMENT TO APPROVED)</b>
------------	--

**Ward:** South

**Attachments:**

1. Consultation and Location Plan 
2. Development Plans 
3. Conservation Plan 2011 

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2, APPROVES the application for Alterations and Additions to Place of Worship (Amendment to Approved) at No. 188 (Lot: 1; D/P: 33790) Vincent Street, North Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions:

1. All conditions, requirements and advice notes detailed on the development approvals 5.2022.280.1 granted on 13 December 2022 and 5.2023.117.1 granted on 19 September 2023 continue to apply to this approval, except as follows:

1.1 Condition 1 is deleted and replaced as follows:

1. This approval is for Alterations and Additions to Place of Worship as shown on the approved plans which are listed as follows:

<u>Plan Name</u>	<u>Reference</u>	<u>Date Received</u>
Site Plan Existing	DA100	11 November 2022
Site Plan	DA101	3 April 2025
Ground Floor Plan	DA201	11 November 2022
Mezzanine Plan and Section	DA202	11 November 2022
Floor Plan – Western Narthex	DA210	11 November 2022
GF Plan – Sanctuary	DA215	11 November 2022
Southern Elevation – Narthex	DA301	11 November 2022
West Elevations – Narthex	DA302	11 November 2022
Section & Upper Floor – Existing	DA400	11 November 2022
Western Narthex – Nave Opening	DA711	11 November 2022
Plan Elevations – Plantroom Existing	DA228	29 August 2023
Plan Elevations – Plantroom Proposed	DA229	29 August 2023

1.2 Condition 8 is added as follows:

8. Prior to completion of works associated with the carpark, a tree shall be planted in the location annotated on the approved plan (Reference: DA101) dated 3 April 2025. The species shall be either a Tuart Tree or Eucalyptus Rudis Tree, planted at a minimum pot size of 200 litres, and shall be maintained thereafter at the expense of the owners/occupiers, to the satisfaction of the City.

**EXECUTIVE SUMMARY:**

The purpose of this report is to consider an application to amend a development approval for Alterations and Additions to a Place of Worship at No. 188 Vincent Street, North Perth (the subject site). The subject site contains the Redemptorist Monastery Church and is included on the State Register of Heritage Places and the City of Vincent's Heritage List as Management Category A.

The proposed amendments to the previous approval relate to the removal of bays in front of the building's southern façade and reconfiguring existing car parking areas.

The proposal provides for five new car parking bays on the western side of the driveway from Vincent Street. The modifications provide for three new garden beds within the existing parking area, and a new pedestrian zone to facilitate pedestrian crossing from the proposed car parking bays. The changes to the car parking configuration results in the removal of 15 car parking bays.

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 proposal meets the objectives of the of the Heritage Policy, which ensures the preservation of heritage value while enabling improvements to properties.

The proposal is consistent with the 2011 Conservation Plan for the site which recommends the relocation of parking to improve the site's presentation. Removing parking bays from the southern façade enhances views of the Church. The removal of the bitumen that abuts the building will also assist in addressing issues with rising damp proofing and stormwater. This will further protect the significant heritage fabric of the place.

The elements of the proposal that require the exercise of discretion include public domain interface, car parking and landscaping requirements. This is because the proposed parking bays are located within the front setback area and the proposed bays not being predominantly covered by tree canopy. Discretion is also required because of the heritage listing of the subject site.

The proposed garden beds and pedestrian zone would create a more inviting environment for people attending the site. The garden beds would enhance the heritage building's presentation and public domain amenity by introducing soft landscaping to the existing carpark. Additional landscaping would enhance the site's amenity and shading. The car proposed parking location is appropriate. It would provide safe and accessible bays while minimising negative impacts on the streetscape.

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

#### **PROPOSAL:**

The application proposes to amend the existing development approval for Alterations and Additions to a Place of Worship located at No. 188 Vincent Street, North Perth, as shown on the location plan included as **Attachment 1**.

The Redemptorist Monastery Church has been undergoing staged upgrades including remediation works and renovations to the internal and external built form and landscape for the last five years. This is part of broader conservation works to the Church.

Council originally approved internal and external alterations and additions to the existing place of worship at its [13 December 2022](#) meeting (2022 Approval). This was later amended at the [19 September 2023](#) meeting (2023 Approval), which included demolition of two outbuildings and construction of a larger sheet metal outbuilding in a similar location.

Further amendments are now sought which includes the reconfiguration of the existing car park and an improved landscaping outcome to the entrance of the Redemptorist Monastery Church. The proposed works are summarised as follows:

- Reconfiguration of the car parking that results in the removal of 15 existing car parking bays and the provision of five car parking bays in a new location. After these changes, the site would still have an overall car parking bay surplus of six bays. The location of these changes include:
  - The removal of eight car parking bays and bitumen abutting the buildings southern façade and replacement with exposed aggregate concrete.
  - The removal of two car parking bays located to the south of the Church, between the Church and the entrance.
  - The reconfiguration of the existing western parking area that results in the removal of a five car parking bays.
  - Removal of 203 square metres of grass and the addition of five car parking bays, to the western side of entrance driveway from Vincent Street.
- Provision of a pedestrian zone linking the new car parking bays to the Church entrance.
- Addition of three new garden beds totalling 43.3 square metres within the existing car parking area to the west of the Church; and

The development plans the subject of this application, including the scope of amendments are detailed on the plans included as **Attachment 2**.

The previous approvals involved extensive external and internal modifications to the Church. There are several elements that remain as previously approved, including the previously approved Narthex addition to the western elevation of the Church. In reference to the Development Plans, Items 2.1.1, 2.1.2, 2.2 and 2.3 have previously been approved as part of the 2023 Approval and do not require consideration as part of this application.

**Delegation to Determine Applications:**

The matter 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:

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

The delegation also does not extend to applications that seek to amend a development approval previously determined by Council, unless the application meets the Acceptable Outcome standards and does not change the impact of any the conditions of approval imposed.

The application proposes alterations that are located forward of the building line of a place listed on the State Register of Heritage Places and are not external fixtures or restoration or remediation works.

The application also proposes to amend a development approval previously determined by Council and seeks approval for departures to the Acceptable Outcome standards of the City’s Policy No. 7.1.1 – Built Form (Built Form Policy).

**BACKGROUND:**

<b>Landowner:</b>	The Congregation of the Most Holy Redeemer Inc.
<b>Applicant:</b>	Slavin Architects
<b>Client:</b>	The Congregation of the Most Holy Redeemer Inc.
<b>Date of Application:</b>	13 February 2025
<b>Zoning:</b>	MRS: Urban LPS2: Zone: Residential R Code: R40
<b>Built Form Area:</b>	Residential
<b>Existing Land Use:</b>	Place of Worship
<b>Proposed Use Class:</b>	Place of Worship
<b>Lot Area:</b>	27,469m <sup>2</sup>
<b>Right of Way (ROW):</b>	N/A
<b>Heritage List:</b>	City of Vincent Heritage List – Management Category A State Register of Heritage Places

Site Context and Zoning

The subject site is bound by Vincent Street to the south, Camelia Street to the east, Claverton Street to the north and Alfonso Street to the west. It forms most of the land parcel that is bounded by these streets. A location plan is included in **Attachment 1**.

The Redemptorist Monastery Church is located centrally within the subject site. It is surrounded by a carpark to the south-west, and gardens and vegetation to the north and south-east.

Two lots adjoin the subject site. No. 2 Alfonso Street is located to the north-west of the site, at the corner of Claverton and Alfonso Streets and contains a retirement village. It is in separate ownership from the subject site. No. 5 Camelia Street is located to the east of the Monastery complex and contains the Retreat House that forms part of the Heritage Place. This property is in common ownership with the subject site.

The subject site and adjoining properties are zoned Residential R40 under the City's Local Planning Scheme No. 2 (LPS2), as are surrounding properties along Claverton Street and Camelia Street. Properties along the western side of Alfonso Street are zoned Residential R60.

The subject site and surrounding properties are located within the Residential Built Form Area and have a building height standard of two storeys under the City's Built Form Policy.

### Heritage Listing

The Redemptorist Monastery Church is a three-storey monastery and church complex in the Federation Gothic style. The complex dates to the early twentieth century. The Retreat House at No. 5 Camelia Street was completed in 1967.

The subject site is included in the City of Vincent [Heritage List](#) as 'Category A – Conservation Essential' and the State Register of Heritage [Places](#).

The State Government Heritage Council of Western Australia's (HCWA) Statement of Significance for the place is:

*'[The] Redemptorist Monastery and Church, comprising a three storey Cottesloe limestone construction monastery and church complex completed in stages, with a tiled roof designed in the Federation Gothic style, together with a Retreat House constructed in clinker bricks, off form concrete with a clay tiled roof in Late Twentieth Century Perth Regional style, located in a park-like setting, has cultural heritage significance for the following reasons:*

- *The place is one of a small number of monasteries remaining in operation in Western Australia;*
- *The place is a landmark as a large and imposing structure in an open setting, which, together with its mature trees, may be seen from a number of vantage points in the area and Perth;*
- *The place is a well-used Church, highly valued by Western Australia's Catholic community for its religious and spiritual associations, and for the site's long association with the Redemptorist Order;*
- *The place is an excellent example of the work of architects Michael and James Cavanagh;*
- *The place is an excellent and intact example of a Federation Gothic style complex, located in a park-like setting, with elegant interiors, well detailed features, and is very well constructed;*
- *The place contributes to the community's sense of place as a well-known religious complex; and*
- *The Retreat House built in clinker brick and off form concrete, is a good example of the Late Twentieth Century Perth Regional style.'*

The Redemptorist Monastery Church complex was developed in four main stages. The original Church and Monastery were completed in 1903 and form the southern part of the current complex. An eastern wing was added to the Monastery in 1912. In 1922, additions were made to the northern elevation of the Church, including the church apse. The Working Sacristy and northernmost verandahs were added in the late 1920s. This information is set out in a Conservation Plan prepared for the site.

### Conservation Plan

In 2011 a Conservation Plan for the subject site was prepared by Philip Griffiths Architects. The Conservation Plan includes a detailed assessment of the place and recommended actions for the conservation of the place.

A conservation plan is not a statutory document. It contains supporting information to ensure the identification and retention of the significant cultural heritage values of a heritage place. It is used to inform proposed development, restoration, and repairs to a heritage place.

The Conservation Plan identifies areas of the place which are of heritage significance. It classifies buildings, structures, elements, spaces, and features of the place as being of 'Exceptional', 'Considerable', 'Some' or 'Little' Significance, or 'Intrusive' to the place. The plan provides guidance and recommendations for repair and remediation, and new works to be undertaken on the site.

The 2011 Conservation Plan is included in **Attachment 3**.

Previous Approvals

Council at its Ordinary Meeting held on 13 December 2022 approved Alterations and Additions to Place of Worship for the subject site. The application included a range of internal and external works and improvements. External works included creating a new entrance with a covered walkway and Narthex, reducing ground levels for a new landscaped courtyard, and removing 20 car parking bays.

Internal works involved modifying the Choir Gallery, Sanctuary, and Transepts, installing new underfloor heating and cooling systems, and updating lighting and power systems. The aim was to enhance accessibility and functionality while preserving the site's heritage significance.

Council at its Ordinary Meeting held on 19 September 2023 approved amendments to the previously approved 2022 Alterations and Additions to Place of Worship for the subject site. This approval was for the demolition of two existing outbuildings and constructing a new sheet metal outbuilding in approximately the same location.

**DETAILS:****Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent LPS2, the City's Built Form Policy and the City's Heritage Policy.

Planning Element	Deemed-to-Comply (Acceptable Outcome or Acceptable Development)	Previously approved	Requires further Discretion
Land Use	✓		
Street Setback	✓		
Building Setbacks	✓		
Roof Design	✓		
Building Height/Storeys	✓		
Façade Design	✓		
Adaptive Reuse	✓		
Public Domain Interface			✓
Car Parking			✓
Landscaping			✓
Heritage Policy	✓		

**Detailed Assessment**

The Built Form Policy and Heritage Policy have two standards for assessing a development application. These are through element objectives or through acceptable outcomes.

Element objectives are qualitative measures that describe the desired outcome to be achieved.

The acceptable outcomes standards are typically quantitative measures. The Built Form Policy sets out that meeting the acceptable outcome standards is likely to achieve the element objectives.

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.

The elements of the application that do not meet the applicable acceptable outcome standards and require the discretion of Council are as follows:

Public Domain Interface	
Acceptable Outcomes	Proposal
<p><b>Built Form Policy Clause 1.7</b></p> <p><b>A1.7.1</b> Car parking is not located within the primary street setback.</p>	<p>The proposed additions include car parking within the street setback area.</p>
Car Parking & Landscaping	
Acceptable Outcomes	Proposal
<p><b>Built Form Policy Clause 1.10 &amp; Clause 5.3</b></p> <p><b>A1.10.1</b> Open air car parks, including access ways, shall have a minimum of 60 percent canopy coverage at maturity.</p>	<p>30 percent of the proposed parking area and associated access way would have canopy coverage.</p>

The above elements of the proposal do not meet the specified acceptable outcomes. These elements have been assessed against the performance criteria and element objectives in the Comments section below.

#### CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days. Consultation was undertaken from 12 March 2025 to 25 March 2025. The method of consultation included a notice on the City's website, signs to each of the four street elevations and 120 letters mailed to owners and occupiers of the properties adjoining the subject site as shown in **Attachment 1**, in accordance with the City's Community and Stakeholder Engagement Policy.

Two submissions were received at the conclusion of the community consultation period, both of which supported the proposal.

#### Heritage Council of Western Australia (HCWA)

The application was referred to the HCWA for review and consideration in accordance with Section 73 of the *Heritage Act 2018* because it is a registered place on the State Register of Heritage Places.

The HCWA supported the proposal and advised as follows:

- *Lowering ground levels will improve drainage and reduce risk of rising damp to church building.*
- *Carpark and landscaping modifications will improve the setting and reduce risk to fabric by moving cars away from the church building.*
- *The proposal will have a positive benefit on the cultural heritage significance of Redemptorist Monastery and Church.*

#### Design Review Panel (DRP):

The proposal was referred to a member of the City's DRP who specialises in heritage conservation and architecture. The referral related to the development plans included in **Attachment 2**. Comments were requested on the impact of the proposed removal of the bitumen and the appropriateness of the proposed alterations to the carpark.

The DRP member supported the proposal, and provided the following comments on the proposal:

- While the car parking area has been expanded, car parking has been relocated away from the building resulting in a better overall heritage outcome.
- Alterations to the proposed landscaping improve the setting of the place and do not detract from the place's aesthetic significance.
- The works are consistent with the previously approved works in December 2022.

**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;*
- *The Burra Charter 2013*
- *Policy No. 7.1.1 – Built Form Policy;*
- *Local Planning Policy: Development Guidelines for Heritage Places.*
- *State Planning Policy 3.5 – Historic Heritage Conservation;*
- *Community and Stakeholder Engagement Policy; and*

*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 and HCWA.

*Local Planning Scheme No. 2*

The objectives of the Residential zone under LPS2 are a relevant consideration for the application. These objectives are:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community;*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development;*
- *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling;*
- *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas;*
- *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles; and*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.*

*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 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.*

#### **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:

##### 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. This is because its scope is confined to a 203 square metre car parking extension on the 27,496 square metre subject site. As a result, it does not significantly impact the environmental footprint of the entire building on-site.

The development proposes three garden beds within the existing car parking area. The proposed additions would not result in the removal of any existing mature trees. A condition of approval has been recommended to provide an additional tree onsite within the existing car parking area. This would contribute to an increased canopy coverage over the adjacent proposed car parking area. The canopy cover would assist in reducing the heat island effect which is contributed to by exposed bitumen.

**PUBLIC HEALTH IMPLICATIONS:**

This application would 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:**Summary Assessment

In assessing this application against the planning framework, it is recommended for approval. The following key comments are of relevance:

- The proposal meets the acceptable outcomes of the Heritage Policy. The Conservation Plan aligns with the proposed relocation of parking to improve the site's presentation. Removing parking bays from immediately abutting the southern façade enhances views and vistas of the Church.
- The proposed additional parking would not be visible from the surrounding streetscape. The additions would be located more than 40 metres from Vincent Street and more than 30 metres from Alfonso Street.
- The proposal would enhance the building's presentation and car park amenity. The additional landscaping would enhance the site's amenity by providing an upgraded setting for the heritage building and introducing softscape elements to the existing car park. The proposed car parking bays would provide for safe and accessible bays while minimising negative impacts on the streetscape.

Heritage Policy

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

The proposal meets the [objectives](#) and [guiding principles](#) of the Heritage Policy for the following reasons:

- Consistent with Conservation Plan: The 2011 Conservation Plan recommends changes within the subject site to ensure that the heritage significance of the Church is retained. It identifies that the bitumen that abuts the stone buildings and parking within the Vincent Street façade as elements of the site needing change. The Conservation Plan states that "*re-locating parking so that there are no spaces in front of the buildings when viewed from the south would improve presentation...*". This statement relates to the eight parking bays and bitumen that abut the southern façade of the Church.

The removal of these bays and provision of a new parking area, separated from the building, would improve the heritage outcome. Views of the Church from Vincent Street would be enhanced by removing vehicles from the area immediately adjoining the primary facade. The proposed pedestrian zone would provide a formal setting for the heritage building within the broader site. The works would also assist the ongoing preservation of the place by reducing potential of damage occurring to the existing heritage fabric. The separation provided by the pedestrian zone would reduce the likelihood of damage caused by vehicles near the building. The removal of the existing bitumen would assist in addressing rising damp and stormwater issues caused by the existing treatment.

- Maintenance of views and vistas: The proposed parking alterations would not impact views of the Redemptorist Monastery Church from Vincent Street. Vincent Street is the building's principal façade and the views of significance that are identified in the Conservation Plan are from Vincent Street. The proposed additional car parking bays would be located over 40 metres from Vincent Street and over 30 metres from Alfonso Street. The proposed car parking bays would be at ground level and would not obscure views of the building.
- Ongoing use of the site: The proposed parking lot alterations support the ongoing use of the site as a place of worship for the Western Australian Catholic community. Sufficient parking space is provided for attendees whilst improving the heritage outcome. These changes ensure the ongoing physical stability of the site, including damp proofing and stormwater control.

- DRP and HCWA Support: 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 would result in an improved heritage outcome for the Church and Monastery.

#### Landscaping, Public Domain Interface and Car Parking

The proposal would satisfy the element objectives of the Built Form Policy relating to [Public Domain Interface](#), [Car Parking](#) and [Landscaping](#) for the following reasons:




- Integration with Heritage and Public Domain: The proposed additions would not be visible from the public domain, ensuring the heritage building's presentation would not be compromised. Removing the parking bays from the building's southern façade improves views and vistas by providing separation between vehicles and the building. Relocating the parking bays and cars away from the building interface enhances views up the driveway from Vincent Street, an element of key heritage significance. The new garden beds and pedestrian zone would create a more inviting and accessible environment, complementing the heritage character of the site.
- Landscaping: The proposed additions would result in an improved landscaping outcome for the Church's car park. The application proposes the introduction of three new garden beds within the parking areas does not propose the removal of any existing mature trees. The proposed garden beds would provide 47.2 square metres of landscaping. This would enhance the amenity of the entrance by softening the hardscape of the existing carpark.

A condition of approval has been recommended requiring the planting of an additional tree on site. In consultation with the HCWA and the City's Parks team, a Tuart Tree or Eucalyptus Rudis tree have been identified as the most appropriate species, based on compatibility with the existing vegetation. The proposed location for the tree, as shown on the plans in **Attachment 2**, has also been informed by this advice to ensure it does not obstruct important views or vistas of the heritage building.

The proposed tree within the grassed area adjacent to the new parking area would enhance canopy coverage and provide additional shading to the site. At maturity, the tree is expected to contribute up to 60 square metres of canopy coverage over the proposed car parking area and approximately 170 square metres of canopy coverage overall, supporting the City's urban greening objectives and improving overall site amenity.

- Accessibility and Safety: The application meets the City's Non-Residential Development Parking Policy standard in relation to a place of worship. The proposed additions would provide car parking in an appropriate location and ensure safety and accessibility. The additions would minimise negative visual and environmental impacts on the amenity and streetscape. This is because the proposal would create a new pedestrian zone to facilitate pedestrian crossing from the proposed car parking area. This addition would enhance the accessibility and safety onsite.

**9.4 REVIEW OF POLICY NO. 7.5.23 - CONSTRUCTION MANAGEMENT PLANS**

- Attachments:**
1. **Draft Local Planning Policy: Construction Management** 
  2. **Policy No. 7.5.23 - Construction Management Plans** 
  3. **Schedule of Modifications** 

**RECOMMENDATION****That Council:**

1. **PREPARES** the amendments to **Local Planning Policy: Construction Management** as included in **Attachment 1** in accordance with **Schedule 2, Part 2 Clause 5** of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
2. **AUTHORISES** the Chief Executive Officer to advertise the proposed amendments in accordance with **Schedule 2, Part 2, Clause 4(1)** of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
3. **NOTES** that any submissions received during the advertising period would be presented to Council for consideration.

**PURPOSE OF REPORT:**

To consider amendments to Policy No. 7.5.23 – Construction Management Plans (Policy No. 7.5.23) for the purposes of public advertising. This includes renaming of the policy to Local Planning Policy: Construction Management (draft Policy).

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

**DELEGATION:**

In accordance with Schedule 2 Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), a local government may make an amendment to a local planning policy.

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

Council has not provided any delegation to Administration for amending existing local planning policies.

**BACKGROUND:**

Policy No. 7.5.23 (included in **Attachment 2**) was adopted in October 2010 and last amended in June 2014.

The purpose of Policy No. 7.5.23 is to ensure that construction works for new developments are carefully managed to minimise off-site impacts on the community and environment.

A standard condition of development approval requiring the submission of a Construction Management Plan (CMP) is applied to large-scale developments, heritage places, or properties with site constraints (such as development fronting narrow laneways).

As the City continues to experience significant development pressure, it is important that the City's policy supports the effective management of construction to ameliorate impacts.

**DETAILS:**

The review of Policy No. 7.5.23 aims to set clear standards and expectations to manage the impacts of development works.

The review is included in **Attachment 3** and a summary of the draft Policy changes is included below.

<b>Current Policy</b>	<b>Change in Draft Policy</b>
<b>Policy Scope</b>	
Provides themes to be addressed within a CMP.	<ul style="list-style-type: none"> <li>• Applies to all construction and demolition works associated with a development approval on private property. This includes when a CMP is not required.</li> <li>• The key themes of the draft Policy are set out in this table.</li> </ul>
<b>Community Engagement</b>	
Requires a consultation plan as part of a CMP but lacks detail on what this is to include and how it should occur.	<ul style="list-style-type: none"> <li>• Requires developers to notify the community at least 14 days before starting work on constrained sites or major developments. This includes: <ul style="list-style-type: none"> <li>○ Sending letters to adjoining and adjacent properties, and for larger scale developments, to properties within a 100 metre radius.</li> <li>○ Displaying on-site signage with contact details for site personnel.</li> </ul> </li> <li>• Developers are required to maintain a complaints register.</li> </ul>
<b>Site Safety and Construction Methods</b>	
Requires public safety and site security to be addressed but lacks specific measures.  Identifies that sheet piling is discouraged.	<ul style="list-style-type: none"> <li>• Requires measures to prevent unauthorised site access.</li> <li>• Limits the use of laneways for access by construction vehicles unless there is no other road access available.</li> <li>• Reaffirms that sheet piling is not supported because it is an intrusive earth-retaining method that can impact on nearby properties.</li> </ul>
<b>Management of City Property</b>	
Does not detail how City property is to be managed during construction.	<ul style="list-style-type: none"> <li>• Outlines how City property is to be managed including: <ul style="list-style-type: none"> <li>○ The protection of assets and, where there is damage, for repairs to be undertaken within 24 hours (or other agreed period).</li> <li>○ Suitable traffic management arrangements to be implemented.</li> <li>○ Restricting time-limited on-street parking bays unless a Construction Parking Permit has been issued by the City.</li> </ul> </li> </ul>
<b>Environmental Management</b>	
Requires a CMP to detail how noise, vibration, air/dust, and stormwater will be managed.	<ul style="list-style-type: none"> <li>• Requires all works to minimise amenity impacts on surrounding properties including: <ul style="list-style-type: none"> <li>○ Works limited to 7:00am – 7:00pm Monday to Saturday only. No works to occur on a public holiday or a Sunday. Where approved outside of this, notification is to be provided to affected owners and occupiers 72 hours prior.</li> <li>○ Dust, sand and stormwater are to be managed on-site.</li> <li>○ External lighting is to meet relevant Australian Standards.</li> <li>○ Waste to be stored on-site and the City to be notified if asbestos is present.</li> <li>○ On-site trees that are to be retained and existing verge trees are protected in accordance with relevant Australian Standards.</li> </ul> </li> </ul>
<b>Site Storage &amp; Amenities</b>	
Does not detail how site storage and amenities should be managed.	<ul style="list-style-type: none"> <li>• Sets out that parks cannot be used for site storage and amenities unless it is demonstrated that: <ul style="list-style-type: none"> <li>○ No other location is available.</li> <li>○ Public safety can be maintained.</li> <li>○ Impacts on the land's functionality would be minimised.</li> <li>○ Its use will be limited to the shortest duration necessary.</li> </ul> </li> <li>• Reiterates that separate permits from the City would be needed for temporary storage within verge areas or obstruction to footpaths.</li> </ul>

Cranes	
Does not detail how cranes should be managed.	<ul style="list-style-type: none"> <li>Requires a safety area to be set up around cranes and material storage zones to prevent public access and ensure public safety during crane operations.</li> </ul>
Requirement for a CMP	
Requires a CMP for all developments except those of a minor nature.	<ul style="list-style-type: none"> <li>Specifies when a CMP would need to be submitted and approved. This includes:                             <ul style="list-style-type: none"> <li>Large residential or mixed use developments with 10 or more apartments, or commercial developments with a floorspace over 2,000 square metres. These thresholds reflect developments likely to have more complex construction management needs.</li> <li>Development to or next to heritage listed places.</li> <li>Where vehicle access is only available from a laneway.</li> <li>New houses on small lots less than 180 square metres.</li> <li>Developments requiring basement excavation.</li> </ul> </li> </ul>

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

A supporting information sheet and checklist would be prepared to provide further details for the matters contained in the draft Policy.

This would provide clear guidance to proponents to support the draft Policy and to help in the preparation of a CMP where one is needed.

**CONSULTATION/ADVERTISING:**

In accordance with the Regulations, public notice of an amended local planning policy must be published in local newspapers and published on the local government’s website.

Consultation would align with the City’s [Community and Stakeholder Engagement Policy](#) that sets out for public consultation to occur for a minimum period of 21 days. Public consultation will include the following:

- 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.
- Notice provided to relevant government departments members of the construction industry and peak bodies. This would include common developers and builders within the City, the Urban Development Institute of Australia WA, Department of Water and Environmental Regulation, and Department of Biodiversity, Conservation and Attractions.



**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:**Planning Legislation

The *Planning and Development Act 2005* and Regulations provides the criteria for amending local planning policies.

Schedule 2, Part 3, Clause 5 of the Regulations provides the procedure for amending a local planning policy.

The purpose of the draft Policy is to provide a comprehensive framework for the management of construction works within the City.

Relevant Legislation

The management of construction activities goes beyond planning legislation and includes other legislation and local laws that establish requirements for different aspects.

This includes:

- *Building Act 2011.*
- *Building Regulations 2012.*
- *Environmental Protection (Noise) Regulations 1997.*
- *Health (Asbestos) Regulations 1992.*
- *Local Government Act 1995.*
- *Local Government Property Local Law 2021.*

Corporate Document Development Policy

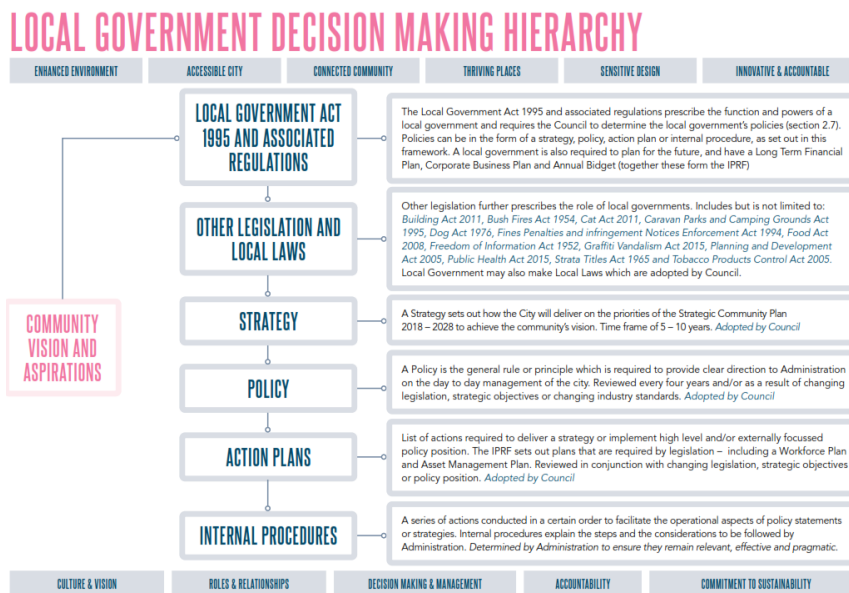
The City's Corporate Document Development Policy sets out the process for the development and review of the City's policy documents.

In accordance with section 2.3 of the Corporate Document Development 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 draft Policy would establish the City's expectations for managing and minimising the impacts of construction activities on the community and environment.

A detailed information sheet and checklist would be prepared to support Administration in implementing the draft Policy and proponents in understanding their obligations in relation to effective construction management.



**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to undertake community consultation of the proposed draft Policy, as it has been prepared in accordance with the Corporate Document Development Policy. The draft Policy sets out clear standards and expectations for the management of construction activities and would be supported by a detailed information sheet and checklist.

**STRATEGIC IMPLICATIONS:**

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

Thriving Places

*Efficiently managed and maintained City assets in the public realm.*

Innovative and Accountable

*We embrace good ideas or innovative approaches to our work to get better outcomes for Vincent and our community.*

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

**SUSTAINABILITY IMPLICATIONS:**

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

**PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Reduced injuries and a safer community*

*Reduced exposure to environmental health risks*

*Increased mental health and wellbeing*

**FINANCIAL/BUDGET IMPLICATIONS:**

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



**COMMENTS:**

The draft Policy would provide clear standards and objectives to manage and minimise off-site construction impacts.

- Community Notification – Standards are established requiring neighbours and/or the broader community to be notified of works prior to the commencement of development and provided with contact details of the developer or builder. This would ensure the community is informed about construction activities and have a point of contact to raise any concerns directly with the developer or builder for timely resolution.
- Site Storage and Amenities – Standards are established which does not support the use of parks and open space areas for site storage unless there are extenuating circumstances due to site constraints and it cannot be accommodated in an alternate location.

This would ensure that there is minimal impact on the amount of useable open space for residents during construction and that public safety is maintained in the rare instances where the use of parks and open spaces would be required.

The draft Policy also permits the temporary use of footpaths or verges for material storage which is common where this cannot be accommodated on-site. This would require necessary permits to be obtained, ensuring disruption is minimised and safety is maintained.

- Management of Impacts from Construction – Clear standards are provided for managing potential off-site impacts including noise, dust, stormwater, tree protection on-site and in the verge, traffic management, contractor parking, lighting and waste storage.

These standards have been informed by existing legislation, local laws, Australian Standards and other policies of the City to ensure consistency and alignment between these and the draft Policy.

This would ensure that construction and demolition works are carried out in a suitable manner that manages and minimises off-site amenity impacts and maintains public safety.

- Requirement for a CMP – Circumstances are specified when a CMP would be required. This includes large scale residential, mixed use or commercial developments, or developments on small or constrained sites. This would be required through a condition imposed on a development approval in these instances and the draft Policy would ensure that this is consistently applied.

Requiring a CMP would ensure that suitable management measures are in place for large and complex developments that would have the potential for greater adverse impacts on surrounding properties if not managed appropriately. Construction activities would be required to comply with an approved CMP and would be enforced through the condition of development approval.

- Policy Operation and Compliance – The draft Policy would apply to all developments in the City where a development approval is granted. For developments where a CMP is required, all construction works would still need to be undertaken in accordance the standards and objectives of the draft Policy. This would be reflected in the terms of any development approval or building permit.

If complaints arise, the City could enforce compliance using applicable local laws or legislation that underpin provisions of the draft Policy. The City's [Development Compliance Enforcement Policy](#) outlines available options to the City in undertaking compliance action, with a focus on working collaboratively with developers initially, and taking a graduated and proportionate approach to enforcement as needed.

This would ensure that construction activities on all development sites are appropriately managed, and that the standards of the draft Policy could be enforced if this does not occur.

- Supporting Information Sheet – A supporting Information Sheet and CMP checklist would be prepared that includes supplementary guidance, details and additional information for developers. These would be available on the City's website so that they are publicly available and can be continually reviewed and updated to ensure they remain relevant.

**9.5 ADVERTISING OF LOCAL HERITAGE SURVEY AND AMENDED HERITAGE LIST**

- Attachments:
1. Draft Amended Heritage List 
  2. Draft Local Heritage Survey 
  3. Summary of New Nominations to the Local Heritage Survey 

**RECOMMENDATION**

That Council:

**1. PREPARES:**

- 1.1 The draft Heritage List as included in Attachment 1 in accordance with Schedule 2, Part 3 Clause 8(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
- 1.2 The draft Local Heritage Survey consisting of existing heritage-listed places, included in Attachment 2, and proposed nominations for inclusion on the Local Heritage Survey, included in Attachment 3, in accordance with Part 8 Clause 103(1) of the *Heritage Act 2018*;

**2. AUTHORISES the Chief Executive Officer to advertise:**

- 2.1 The draft Heritage List in accordance with Schedule 2, Part 3 Clause 8(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
- 2.2 The draft Local Heritage Survey in accordance with the City's Community and Stakeholder Engagement Policy; and

**3. NOTES that any submissions received during the advertising period would be presented to Council for consideration.****PURPOSE OF REPORT:**

For Council to approve for the purposes of advertising:

- The draft amended Heritage List (included in **Attachment 1**); and
- The draft Local Heritage Survey (LHS) comprising of:
  - The City's updated thematic history and place records for existing Heritage Listed places and forms for (included in **Attachment 2**); and
  - Proposed nominations recommended for inclusion on the LHS (included in **Attachment 3**). The supporting place record forms are included in **Attachment 2**.

**DELEGATION:**

The *Heritage Act 2018* (Heritage Act) requires local governments to prepare a LHS to identify and record places that are, or that might become, of cultural heritage significance.

The *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) requires the local government to establish and maintain a heritage list which identifies places that are of cultural heritage significance and worthy of built heritage conservation.

In accordance with the *Local Government Act 1995* the term 'local government' refers to the elected Council.

Council has not provided any delegation to Administration for preparing a LHS or Heritage List.

**BACKGROUND:**Heritage at Vincent

The City's heritage places are currently managed through:

- The [Municipal Heritage Inventory](#) (MHI) which was prepared and adopted in 1995 and last reviewed in 2007. There have been intermittent updates in this time.
- The [Central Perth Heritage Inventory](#) (CPHI) which was prepared as part of the Central Perth Redevelopment Area and last reviewed in 2016. The City became responsible for managing the CPHI when it was transferred from DevelopmentWA in 2021.

The MHI and CPHI both provide records of places which have cultural heritage significance in Vincent.

They also form the City's current Heritage List which provides statutory protection under the Local Planning Scheme No.2 (LPS2).

Heritage Act Requirements

State Government legislation changed when the Heritage Act came into effect. This requires a LHS and Heritage List to be prepared for all places with heritage significance.

The purpose of the LHS is to identify and record places that have cultural heritage. This is then used to inform the subsequent listing of places on the Heritage List.

For places included on the LHS there would be no statutory protection under LPS2. This means that a place listed on the LHS could be demolished without the need for development approval.

Places on the Heritage List have protection under LPS2 and could not be demolished without first receiving development approval.

Review of City's Heritage Framework

The City's Heritage Review is being undertaken in two stages:

- Stage 1 – Preparation of a new LHS and amended Heritage List which updates the City's Thematic History and consolidates the existing places included on the MHI and CPHI. New places would also be considered for the LHS as part of this.

Stage 1 is the subject of this report.

- Stage 2 – Review of new places to be included on the Heritage List is planned to commence in 2025/26 after the LHS has been adopted by Council.

**DETAILS:**

Stage 1 of the Heritage Review commenced in 2023 and was assisted by Hocking Heritage and Architecture (HHA). This is summarised below.

<b>Review Action</b>	<b>Detail</b>
Thematic History	<p>The thematic history identifies and explains the primary factors, processes and events that have shaped the City of Vincent.</p> <p>The thematic history has been updated and forms part of the LHS (included in <b>Attachment 2</b>) to:</p> <ul style="list-style-type: none"> <li>• Be consistent with Heritage Council guidelines and align with the manner and form of the Thematic History of Western Australia.</li> <li>• Reflect the period since the last review in 2007 including the global COVID-19 pandemic and updates to the City's planning framework.</li> </ul>
Existing Heritage Listed Places and Preparation of New Heritage List	<p>There are currently 298 places listed on the MHI and CPHI. These would all form the City's amended Heritage List.</p> <p>The existing places would be recategorised to be consistent with the categories in the City's <a href="#">Local Planning Policy: Assessing Cultural Heritage Significance</a> (Heritage Significance Policy) which was amended in 2024.</p> <p>Several places have been collated into groups which has led to the amended Heritage List containing 288 places. This is included in <b>Attachment 1</b>.</p>
Preparation of New LHS	<p>All existing places on the MHI and CPHI would be included on the new LHS. These are included in <b>Attachment 2</b>.</p> <p>The community was invited to nominate any new places for inclusion on the LHS as part of Stage 1 between 1 March 2024 and 30 April 2024.</p> <p>Nominations were received for:</p> <ul style="list-style-type: none"> <li>• The Lacey Street Precinct.</li> <li>• Former Methodist Manse at No. 482-484 Newcastle Street, West Perth.</li> </ul> <p>HHA supported the inclusion of these places on the LHS, and recommended an additional 14 places to be included on the LHS</p> <p>The place record forms of the additional places recommended for the LHS are included in <b>Attachment 2</b> and are described in the Comments section below. A summarised version is included in <b>Attachment 3</b> which includes images of each place.</p>

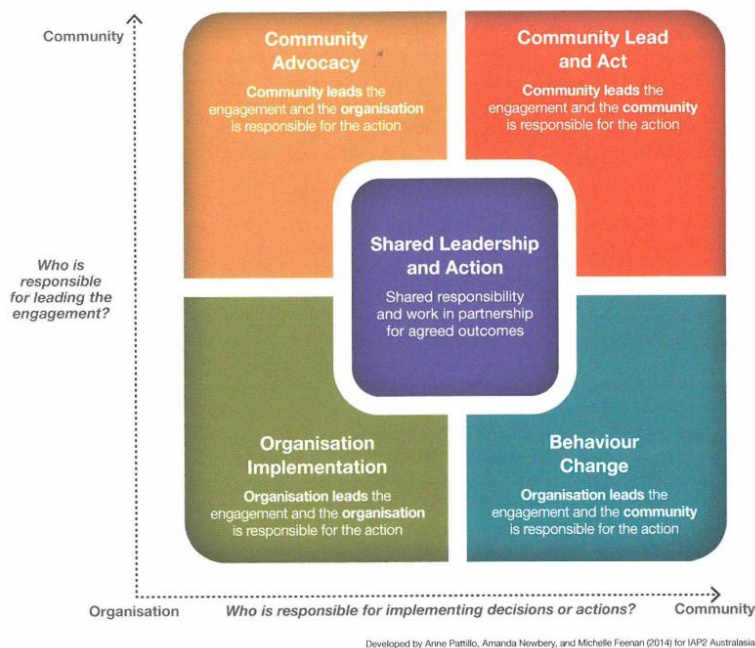
**CONSULTATION/ADVERTISING:**

The Regulations requires the local government to notify owners and occupiers of heritage places when a new entry is proposed, or an existing entry on the heritage list is being modified.

There are no requirements under the Heritage Act for a LHS to be advertised.

Public consultation on the new LHS and amended Heritage List would be for a minimum period 21 days, in accordance with the City's [Community and Stakeholder Engagement Policy](#). This would occur for in the following ways:

- Notice published on the City's website, social media, and in the Administration and Library and Local History Centre.
- Notice published in the local newspapers.
- Letters distributed to owners and occupiers of places currently listed in the MHI and CPHI and proposed to be included in the new LHS.
- Notice issued to the heritage branch of the Department of Planning, Lands and Heritage (DPLH).



### **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**

**LEGAL/POLICY:**

Heritage and Planning Framework

*Heritage Act 2018*

Clause 103(1) of the Heritage Act requires all local governments to prepare and publish an LHS.

Clause 104 of the Heritage Act outlines that the purpose of an LHS is to:

- *Identify and record places that are, or may become, of cultural heritage significance in its district; and*
- *Assist the local government in making and implementing decisions that are in harmony with cultural heritage values; and*
- *Provide a cultural and historical record of its district; and*
- *Provide an accessible public record of places of cultural heritage significance to its district; and*
- *Assist the local government in preparing a heritage list or list of heritage areas under a local planning scheme.*

Clause 103(4) of the Heritage Act requires the LHS to be provided to the Heritage Council and be made publicly available once it has been approved by the City.

*Planning and Development (Local Planning Schemes) Regulations 2015*

Clause 8(1) of the Regulations requires a heritage list to be established and maintained which identifies places that are of cultural heritage significance and worthy of built heritage conservation.

Clause 8(3) of the Regulations requires notification of landowners and occupiers of places that are proposed to be entered on or removed from the heritage list, or where a place on the heritage list is proposed to be modified.

Clause 8(4) of the Regulations requires the Heritage Council and owners and occupiers of each place to be notified of any entry, removal or modification to the heritage list.

*Local & State Planning Policies*

[State Planning Policy 3.5 Historic Heritage Conservation](#) sets out the principles of sound and responsible planning to conserve and protect Western Australia’s heritage.

The purpose of the City’s Heritage Significance Policy is to provide clear direction on the assessment and management of places having cultural heritage significance within the City.

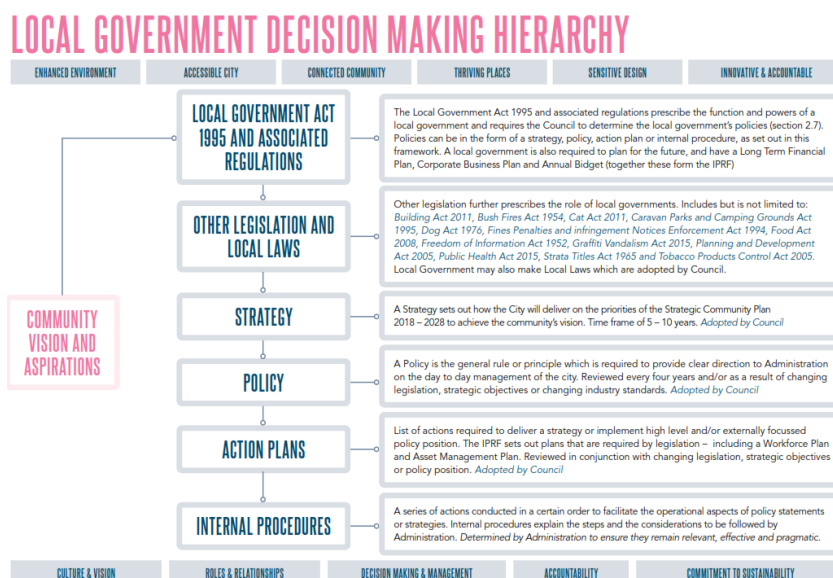
The purpose of the City’s [Local Planning Policy: Amending the Local Heritage Survey, Heritage List and Designating Heritage Areas](#) (LHS and Heritage List Policy) is to provide clear direction on the process for amending the Heritage List and LHS.

The review to amend the Heritage List and prepare the new LHS has been undertaken in accordance with the City’s Heritage Significance and LHS and Heritage List policies, and guidelines issued by the Heritage Council.

Corporate Document Development Policy

The City’s Corporate Document Development Policy sets out the process for the development and review of the City’s corporate documents.

The new LHS and amendments to the Heritage List have been prepared in accordance with the Corporate Document Development Policy. The preparation of these is required by the Heritage Act and Regulations as set out above.



**RISK MANAGEMENT IMPLICATIONS**

Low: Undertaking community consultation on the new LHS and Heritage List is a low risk as the review has been undertaken in accordance with the requirements of the Heritage Act and the Regulations, with places assessed against an adopted Local Planning Policy. Council would consider any submissions received during the consultation period before the LHS and Heritage List are to be approved.

**STRATEGIC IMPLICATIONS:**

The new LHS would provide a record of places that are culturally significant to the City. The amended Heritage List would identify places that are worthy of built heritage conservation.

Both of these are in keeping with the City's *Strategic Community Plan 2022-2032*:

Sensitive Design

*Our built form character and heritage is protected and enhanced.*

**FINANCIAL/BUDGET IMPLICATIONS:**

All costs associated with consultation of the new LHS and the amended Heritage List would be met through the City's operational budget.

**COMMENTS:**Amended Heritage List

- Consolidation of Existing Heritage Lists – The amended Heritage List would simplify the City's heritage framework by consolidating the existing MHI and CPHI into one Heritage List.
- No Change to Heritage-Listed Places – The preparation of this Heritage List would be administrative because all existing MHI and CPHI places would be included on the Heritage List.

This stage of the review does not seek to remove or add new places to the new Heritage List. A further review of existing places would occur once the new LHS and consolidated Heritage List have been adopted by Council. This is planned for 2025/26.

- Review of Heritage Management Categories – The preparation of the consolidated Heritage List would update the management categories for some places that are currently listed on the MHI.

This is largely administrative and would align the management categories with the Heritage Significance Policy which was amended in 2024.

The categories of the places listed on the CPHI would remain unchanged because they are consistent with management categories of the Heritage Significance Policy.

Below is a comparison between the management categories of the current MHI and the amended Heritage Significance Policy.

	Current MHI		Heritage Significance Policy	
Significance	Description	Category	Description	Category
<b>Exceptional Significance</b>	Essential to the heritage of the area. Rare or outstanding example.	A	Essential to the heritage of the locality. Rare or outstanding example	1
<b>Considerable Significance</b>	Very important to the heritage of the locality. High degree of integrity/ authenticity.		Very important to the heritage of the locality	2
<b>Moderate Significance</b>	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.	B	Contributes to the heritage of the locality	3
<b>Some Significance</b>	Makes some contribution to the heritage of the locality, usually in the combination with similar places			
<b>Little Significance</b>	Makes little contribution to the heritage of the locality.	No category	Has elements or values worth noting for community interest but otherwise makes little contribution	4

The proposed recategorisation of places on the MHI has been based on recommendations made by HHA and is included as part of the amended Heritage List in **Attachment 1** along with the existing category of each place.

All places included on the Heritage List would continue to retain statutory protection irrespective of the management category.

#### New Local Heritage Survey

- New Local Heritage Survey - The preparation of a new LHS would result in an updated record of all places of heritage significance. These are included in **Attachment 2**. This would inform the future assessment of places that are proposed to be included on the Heritage List.
- Existing Heritage-Listed Places – The LHS would be administrative as it would include the place records of all current MHI and CPHI listed places. The management categories of places would be updated as outlined above to align with the Heritage Significance Policy.
- New Places for Local Heritage Survey – The LHS would include 15 new places that were nominated by the community and recommended by HHA.

The full Place Record Forms for each of the new community nominations and HHA recommendations are included in **Attachment 1**. These set out information about the place including:

- A statement of its heritage significance.
- An outline of its historical information.
- Supporting photos.

A summarised version is included in **Attachment 3** and the table below details the places nominated for inclusion on the LHS.

The inclusion of these places on the new LHS would then allow for these be considered for future inclusion on the Heritage List.

Place Name	Address	Administration Comment
<b>Community Nomination</b>		
<b>Lacey Street Precinct</b>	Lacey Street, Brewer Street and Brisbane Street, Perth.	The Lacey Street Precinct is proposed to be included in the LHS as a <u>Heritage Area</u> because it has significance due to its intact and coherent urban character. It is currently a character area.
<b>Methodist Manse (fmr)</b>	No. 482-484 Newcastle Street, West Perth.	Proposed to be included on the LHS as <u>Category 2</u> because it: <ul style="list-style-type: none"> <li>• Is a good and largely intact example of a generous residence built in the Federation Queen Anne style.</li> <li>• Is an imposing structure of significant proportions and is a landmark in the streetscape.</li> <li>• Has historic value for its association with the Wesleyan/Methodist Church in Western Australia and their provision of services to the community.</li> </ul>
<b>HHA Recommendation</b>		
<b>Shops</b>	No. 507-513 Beaufort Street, Mount Lawley.	Proposed to be included on the LHS as <u>Category 4</u> because it: <ul style="list-style-type: none"> <li>• Has aesthetic value for its Federation Free Classical style.</li> <li>• Has historic value for its association with development of Beaufort Street as a key shopping precinct and for its association with Scurlock's Chemists.</li> <li>• Has social value for their ongoing presence in the streetscape and contribution to a sense of place.</li> </ul>
<b>Presbytery</b>	No. 64-66 Mary Street, Mount Lawley.	Proposed to be included on the LHS as <u>Category 3</u> because it: <ul style="list-style-type: none"> <li>• Has aesthetic value as a good and largely intact example of the Federation Queen Anne style.</li> <li>• Is a landmark in the streetscape as a large and imposing residence in Mary Street.</li> </ul>



Place Name	Address	Administration Comment
<b>Castellorizian House</b>	No. 160 Anzac Road, Mount Hawthorn.	Proposed to be included on the LHS as <u>Category 2</u> because it: <ul style="list-style-type: none"> <li>• Has aesthetic value for the remaining form and detail of the Federation Bungalow style.</li> <li>• Is a landmark in the streetscape as one of the few homes of this style in the vicinity.</li> <li>• Has historic value for its association with the Castellorizian Association who have been providing services to the migrants from Castellorizo and the wider Greek community since 1912.</li> </ul>
<b>Mount Hawthorn Community Centre</b>	No. 197 Scarborough Beach Road, Mount Hawthorn.	Proposed to be included on the LHS as <u>Category 2</u> because it: <ul style="list-style-type: none"> <li>• Has aesthetic value for its demonstration of the Post War International Style applied to a community facility and a landmark in the streetscape.</li> <li>• Has historic value for its association with the development of the Mt Hawthorn community, the Braithwaite family and prominent post war architects Ean McDonald &amp; Whittaker.</li> </ul>
<b>Rosemount Theatre (fmr)</b>	No. 464 Fitzgerald Street, North Perth.	Proposed to be included on the LHS as <u>Category 2</u> because it: <ul style="list-style-type: none"> <li>• Has aesthetic value for the remaining evidence of the Inter War Stripped Classical style on the upper floor of the main façade.</li> <li>• Is a landmark in the streetscape for its prominence and scale at a key street junction.</li> <li>• Has historic value for its association with the establishment and development of North Perth in the Inter War period, and leading architectural firms of the mid-20th century including Rosenthal and Rosenthal, and Oldham Boas and Ednie Brown</li> <li>• Has social value as an entertainment venue for the community since 1923.</li> </ul>
<b>North Perth Chapel</b>	No. 117 Angove Street, North Perth.	Proposed to be included on the LHS as <u>Category 3</u> because it: <ul style="list-style-type: none"> <li>• Has aesthetic value as it demonstrates a simple, intact and late example of the Inter War Romanesque style executed in brick and tile.</li> <li>• Is a landmark on a prominent corner of a main arterial road.</li> <li>• Has historic value for its demonstration of the growth of this area of North Perth post-World War 2 and its association with the Brethren Christian community.</li> <li>• Has social value for its ongoing presence in the streetscape and as a venue of social and spiritual events since 1956.</li> </ul>
<b>Wesley Mission Hall (fmr)</b>	No. 60 Angove Street, North Perth.	Proposed to be included on the LHS as <u>Category 2</u> because it: <ul style="list-style-type: none"> <li>• Has aesthetic value as a place of worship for the Macedonian community in a facility that is a contemporary expression of its traditional form.</li> <li>• Has historic value for its association with the earliest settlement of the Macedonian community in the City of Vincent.</li> </ul>
<b>Interwar Shops</b>	No. 22-28 Angove Street, North Perth.	Proposed to be included on the LHS as <u>Category 3</u> because it: <ul style="list-style-type: none"> <li>• Has aesthetic value as a well-preserved example from the early 20th century, featuring minimal detail but consistent form.</li> <li>• Is a notable feature in the streetscape and enhances the character of the area.</li> <li>• Has historic value linked to the early 20th-century development of North Perth and the services provided to the growing community.</li> </ul>

Place Name	Address	Administration Comment
<b>Kyilla Primary School</b>	No. 4 Selkirk Street, North Perth.	Proposed to be included on the LHS as <u>Category 2</u> because it: <ul style="list-style-type: none"> <li>• Has historic value for its association with the development of North Perth in the Inter War and post war period.</li> <li>• Has rarity value due to existence of both Boys' and Girls' Shelter Sheds that date from the early years of the establishment of the school.</li> <li>• Has aesthetic value as the original parts of the school are a late example of a primary school in the Inter-War Georgian Revival style in the Metropolitan region.</li> <li>• Has social value for the community members who have been students, teachers, or family and friends of attendees.</li> </ul>
<b>Cheriton Street Group</b>	No. 60 – 64 Cheriton Street, Perth.	Proposed to be included on the LHS as <u>Category 3</u> because: <ul style="list-style-type: none"> <li>• These two buildings have aesthetic value as good intact examples of the Federation Free Classical and Federation Queen Anne styles. The duplex at No. 60-62 Cheriton Street exhibits considerable design skill and detail in the front elevation which is rare for the location.</li> <li>• The group are a landmark in the streetscape as rare and intact examples of former residences which are contrasted with the contemporary commercial character of the built form in the street.</li> </ul>
<b>Goode Durrant and Murray Clothing Factory (fmr)</b>	No. 34 Palmerston Street, Perth	Proposed to be included on the LHS as <u>Category 3</u> because: <ul style="list-style-type: none"> <li>• The place is a good example of robust Federation Warehouse style adapted for contemporary residential development.</li> <li>• The former factory has historic value for its association with the Goode Durrant and Murray Co and its demonstration of manufacturing which was common north of the city centre.</li> </ul>
<b>Bulwer Street Group</b>	No's.344, 348, 350, 354 Bulwer Street, West Perth	Proposed to be included on the LHS as <u>Category 3</u> because it: <ul style="list-style-type: none"> <li>• Represents a good, largely intact demonstration of brick homes of the Federation Bungalow and Inter War Californian Bungalow style residences executed in brick.</li> <li>• As a group the residences make a contribution to the streetscape for their demonstration of the settlement of the area.</li> </ul>
<b>Swan Maternity Hospital (fmr)</b>	No. 590 Newcastle Street, West Perth.	Proposed to be included on the LHS as <u>Category 2</u> because it: <ul style="list-style-type: none"> <li>• Has aesthetic value for the remaining form and detail of its original function as a simple maternity hospital demonstrating the Federation Queen Anne style.</li> <li>• Has historic value for its association with the many small maternity hospitals that operated in the suburbs of Perth in the first half of the 20th century.</li> <li>• Has social value for the members of the community who have attended the place for medical services since its establishment in the early 20th century.</li> </ul>
<b>Janet Street Heritage Area</b>	Janet Street, West Perth.	Janet Street is currently designated as a Heritage Area and would be included on the LHS as a <u>Heritage Area</u> to reflect this.

<b>9.6</b>	<b>ADVERTISING OF DRAFT SUSTAINABLE VINCENT FRAMEWORK AND ENHANCED ENVIRONMENT STRATEGY</b>
------------	---

- Attachments:**
1. Sustainable Vincent Framework 
  2. Enhanced Environment Strategy 
  3. Summary of Enhanced Environment Strategy Objectives & Targets 
  4. Sustainable Environment Strategy 2023/24 Progress Report 
  5. Summary of Emissions Inventory 

**RECOMMENDATION****That Council:**

1. **APPROVES** the draft Sustainable Vincent Framework, included in Attachment 1, and the draft Enhanced Environment Strategy, included in Attachment 2, for public consultation for a period of 42 days in accordance with the City's Community and Stakeholder Engagement Policy; and
2. **NOTES** that any submissions received during the advertising period would be presented to Council for consideration.

**PURPOSE OF REPORT:**

To consider for the purposes of community consultation:

- The draft Sustainable Vincent Framework (SVF) included in **Attachment 1**; and
- The draft Enhanced Environment Strategy (EES) included in **Attachment 2**.

**DELEGATION:**

Section 2.7(c) of the *Local Government Act 1995* sets out the role of Council as being 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 to prepare a strategy or framework.

**BACKGROUND:**Review of Sustainable Environment Strategy

The [Sustainable Environment Strategy 2019-2024](#) (SES) was adopted by Council in June 2019. This set out operational and community targets across the themes of energy, transport, waste, water, and urban greening and biodiversity.

The SES reached its end of life in 2024. A progress update against the targets of the SES is included in **Attachment 4** and is summarised below.

Theme	Progress
Waste	42 percent reduction in landfill waste, driven by the rollout of the FOGO program in 2021.
Water	22 percent increase in City facilities water use, linked to a 70% increase in Beatty Park patronage since 2017/18.
Energy	37.7percent reduction in electricity and gas consumption due to green energy purchasing and solar panel installation programs and a 1,060 percent increase in solar energy generation in kilowatts since 2017/18.
Greening	21.2 percent increase in street tree planting, equating to an average of 549 new street trees each year. Overall tree canopy across the City on both public and private land decreased by 3.45 percent based on the most recent 2020 State Government data.

Proposed Approach to Sustainability at Vincent

A review of sustainability across the City was undertaken to:

- Better align the City’s sustainability aspirations with the [Strategic Community Plan 2022-2032](#) (SCP).
- Define the City’s long-term sustainability commitments.
- Embed sustainability within City operations.

This was informed by preliminary engagement undertaken with the community and the City’s Sustainability and Transport Advisory Group (STAG) between March and May 2024 to understand the key sustainability priorities that should be addressed.

205 responses were received, with the following key priorities being identified:

- Transition to renewable energy and reduce carbon emissions.
- Improve water capture, reuse, stormwater harvesting, and management.
- Expand tree canopy, enhance green spaces, and protect biodiversity.
- Support healthy local ecosystems by caring for urban habitats and tree canopy.
- Manage climate risks and improve air quality.

These priorities cover a range of sustainability themes. To deliver these priorities and ensure they align with the SCP and the City’s Integrated Planning and Reporting Framework (IPRF), Administration proposes the following corporate documents relating to sustainability at Vincent:

1. **Sustainable Vincent Framework (SVF)** – An overarching sustainability framework that would embed sustainability responsibilities across the organisation, and sets a Net Zero emissions target. This report details the draft SVF.
2. **Enhanced Environment Strategy (EES)** – An enhanced environment strategy that would align with the Enhanced Environment priority area of the SCP, focusing on water, greening and waste. This report details the draft EES.
3. **Climate Transition Action Plan (CTAP)** – A climate action plan that would align with the Innovative and Accountable priority area of the SCP. This would focus on specific climate adaptation, emissions reduction, energy efficiency and transport actions to achieve Net Zero. Preparation of the Climate Transition Action Plan (CTAP) would commence in 2025/26.

The diagram below outlines how these components fit within the City’s strategic document hierarchy.



**DETAILS:**

Sustainable Vincent Framework

The draft SVF is included in **Attachment 1** and provides an overarching framework to:

- Respond to the *Local Government Act 1995* which identifies for local governments to promote environmental sustainability, to plan for mitigating risks associated with climate change, and to consider long-term impacts on future generations in decision making.
- Embed sustainability across City operations by defining business unit responsibilities.
- Achieve Net Zero emissions by 2030 for direct and indirect greenhouse gas emissions from the City’s operations.

Enhanced Environment Strategy

The draft EES is included in **Attachment 2** and sets both City and community targets related to Urban Greening and Biodiversity, Water Conservation and Management, and Resource Conservation and Waste.

A summary of the objectives and targets is included in **Attachment 3** and an overview of the key themes and opportunities of the EES is included below.

Opportunity	Targets (by 2030 unless otherwise stated)
<b>Urban Greening &amp; Biodiversity</b>	
Grow a greener future by protecting and expanding our tree canopy to cool our City, boost biodiversity and reconnect people and nature.	<ul style="list-style-type: none"> <li>• Increase tree canopy through new planting by:                             <ul style="list-style-type: none"> <li>○ 25 percent by 2030 and 30 percent by 2040 for public land.</li> <li>○ 12 percent by 2030 and 18 percent by 2040 for private land.</li> </ul> </li> <li>• Increase the retention of mature canopy trees on private land by:                             <ul style="list-style-type: none"> <li>○ 5 percent by 2030 and 10 percent by 2040.</li> </ul> </li> <li>• Reduce the amount of hardstand in the public realm by 10 percent by 2035.</li> </ul>
<b>Water Conservation &amp; Management</b>	
Conserve and protect our resources to secure our water future in the face of a growing City and an increasingly dryer climate.	<ul style="list-style-type: none"> <li>• Reduce overall community water use by 10 percent.</li> <li>• Reduce scheme water use by 5 percent across the City’s operations, and by 10 percent per patron at Beatty Park.</li> <li>• Reduce groundwater consumption across City operations by 10 percent.</li> </ul>
<b>Resource Conservation &amp; Waste</b>	
Seizing the opportunity to build a circular economy that improves our valuation of resources to keep materials in use and out of landfill.	<ul style="list-style-type: none"> <li>• Reduce waste generation by 10 percent per household.</li> <li>• Reduce waste to landfill by 85 percent.</li> <li>• Increase material recovery within the community to 85 percent.</li> </ul>

**CONSULTATION/ADVERTISING:**

Public consultation would align with the City’s [Community and Stakeholder Engagement Policy](#). The Policy suggests a minimum period of 21 days however Administration recommends extending this to a 42-day period.

This time would provide opportunity for the community to engage with and provide informed feedback on the draft EES and draft SVF given the size of the documents and the concepts that they address.

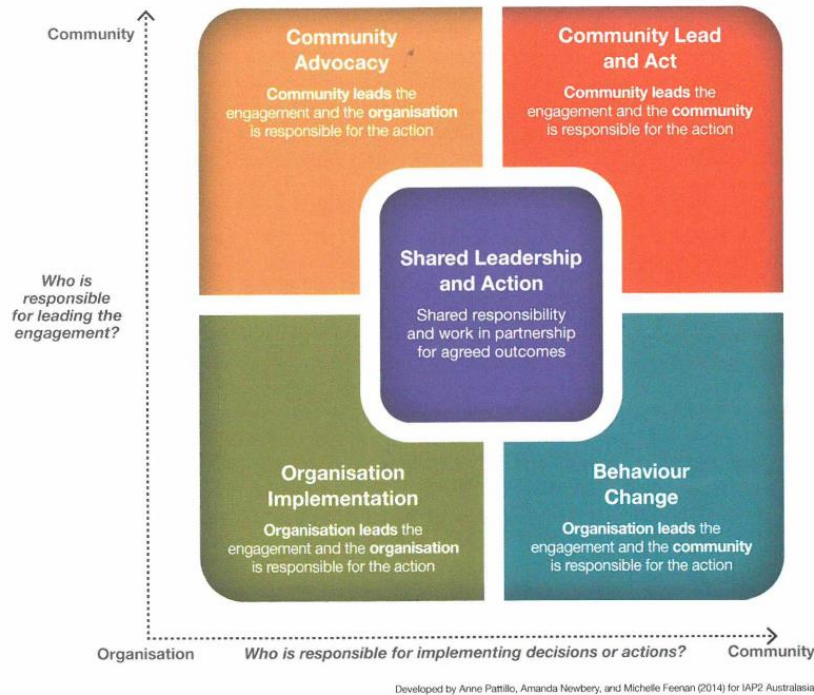
Before community consultation begins, the draft EES and draft SVF will be designed and formatted to ensure they are as clear and user-friendly as possible for the consultation process.

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

- Face to face ‘pop up’ engagement;
- Social media posts that explain the purpose and key themes; and
- Online engagement through our Imagine Vincent platform.

Consultation would be undertaken in the following ways:

- A notice published on the City’s website and displayed in the Administration foyer and Library and Local History Centre.
- Social media posts to explain the purpose and key themes of the draft SVF and draft EES.
- Notify the previous participants from the preliminary engagement in 2024, and to relevant government agencies and sustainability groups including Department of Biodiversity, Conservation and Attractions Parks and Wildlife Service, Department of Water and Environmental Regulation and Water Corporation.



**Behavioural Change**

Organisations lead the conversation and identify the potential contributions to behavioural change.

**Tension:** There is no collective “why”/feeling forced/judged, undesirable impact/cost to make the change.

**Mitigation:** To build the collective before the change becomes a requirement.

The engagement leader/host organisation is responsible for identifying the problem and potential contributions for behavioural change

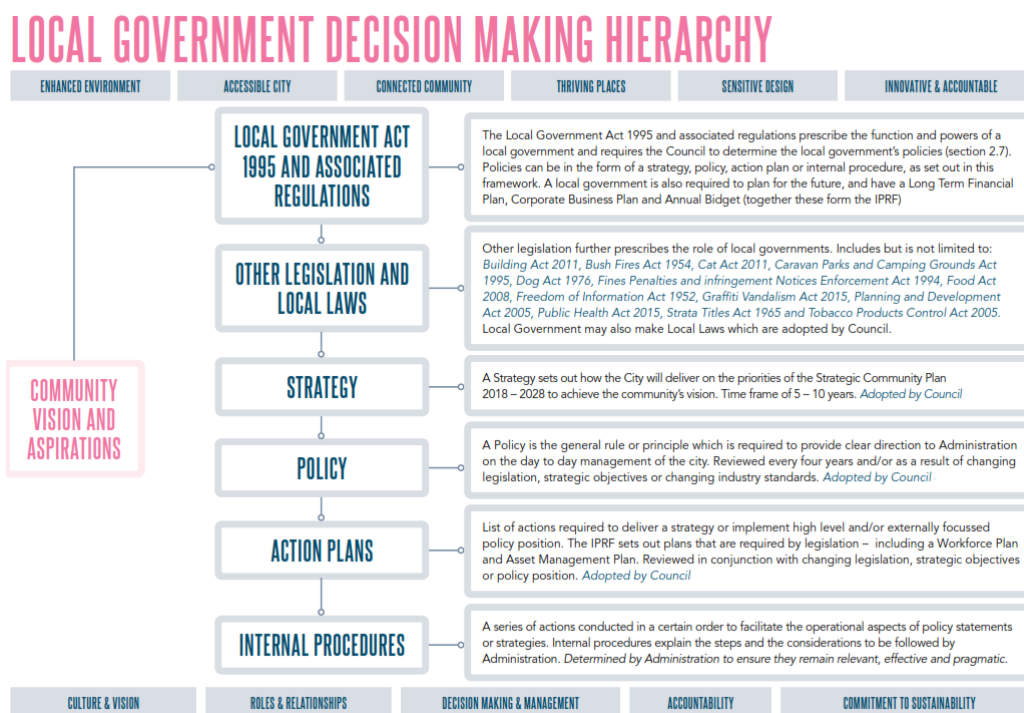
Identify which audiences need to change behaviour

**LEGAL/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 Corporate Document Development Policy sets out the process for the development and review of the City’s policy documents. The SVF and EES would align with section 2.2 of this:

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



**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk to undertake community consultation on the draft SVF and draft EES because:

- These have been prepared to align with the existing SCP and seek to build on the City's previous SES.
- Community and expert input have informed their development.
- Council would consider all consultation feedback prior to final approval.

**STRATEGIC IMPLICATIONS:**

The SVF would sit alongside the SCP as a high-level strategy to operationalise sustainability across the City.

The EES would be the informing strategy for the Enhanced Environment priority area of the SCP which sets the following objectives:

Enhanced Environment

- Our urban forest/canopy is maintained and increased.*
- Power lines are undergrounded.*
- Our parks and reserves are maintained, enhanced and are accessible for all members of the community.*
- We have improved resource efficiency and waste management.*
- We have minimised our impact on the environment.*

**SUSTAINABILITY IMPLICATIONS:**

The SVF and EES build on the sustainability outcomes of the SES which reached the end of its life in 2024.

The SVF sets out six priority areas to be met in the City operationalising sustainability across its actions and decision-making. These are:

- Climate Action (Adaptation and Mitigation).
- Resilient and Low Carbon Infrastructure.
- Healthy and Thriving City.
- Good Governance and Responsible Investment.
- Resource Conservation.
- Regenerative, Green and Biodiverse.

The EES sets out objectives and targets which relate to Water Conservation and Management, Urban Greening and Biodiversity, and Resource Recovery and Waste.

**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*

*Reduced exposure to environmental health risks*

**FINANCIAL/BUDGET IMPLICATIONS:**

There are no financial or budget implications that come from advertising the draft SVF or draft EES. All costs associated with consultation will be met through the City's operational budget.

Any future budget allocations to implement the EES would be considered through annual budget processes.

**COMMENTS:****Enhanced Environment Strategy**

The draft EES outlines key objectives and targets to respond to climate change and protect natural resources for future generations.

The draft EES focuses on:

- Enhance urban tree canopy and greening.
- Protect and manage water resources through responsible consumption.
- Promote resource conservation through waste management.

These objectives and targets have been informed by and respond to feedback from community and STAG during preliminary engagement undertaken in 2024.

***Urban Greening & Biodiversity***

Urban greening is an effective way to reduce urban heat, support biodiversity, build resilience to a changing climate, and improve community wellbeing.

The most recent data from 2020 from the State Government shows the City has 14 percent canopy cover across public and private land, although this is likely lower today due to tree loss and development pressures.

The City continues to face challenges with tree retention, shade and biodiversity. This is particularly due to urban infill, limited regulatory powers for tree protection on private properties, and the impact of the polyphagous shot-hole borer (PHSB).

Best practice is an ideal canopy cover target of between 30 to 40 percent.

The draft EES sets out targets to increase tree canopy coverage by the following:

- 25 percent by 2030 and 30 percent by 2040 for public land.
- 12 percent by 2030 and 18 percent by 2040 for private land.
- A 5 percent increase of mature canopy trees on private land by 2030 and a 10 percent increase by 2040.

These targets have been benchmarked against other local governments within WA and interstate. The targets for public land would surpass targets of other local governments and would be comparable to the likes of the City of Melbourne and City of Sydney.



Tree canopy targets for private land also support the City's planning framework review and advocacy to the State Government to better incentivise and regulate tree retention while continuing to meet infill housing targets.

Through these targets, the City would reduce the urban heat island effect to:

- Create Cooler & Greener Places – Increase tree planting with a focus on priority locations such as town centres, around schools and other community facilities, and along key walking and cycling routes.
- Increased Value of Trees – Empower our community to protect and grow private canopy through education, incentives, and support for tree planting and retaining mature trees.
- Improved Public Realm – Reduce hard surfaces and use projects like underground power to create space for street trees and shady streets.

### ***Water Conservation & Management***

With rising water use and declining rainfall, the pressure on our water resources is high. As groundwater reserves decline, there is a need for the City to adopt innovative and sustainable water practices.

The draft EES includes targets to reduce water consumption across the City's operations and the community by:

- Innovative Solutions – Continue to implement and adopt smart and sustainable water management practices across the City's operations.
- Partnerships – Partnering with Water Corporation, State Government, and industry experts to develop best practice and innovative technologies.
- Education – Leading by example to promote and educate our community on responsible water use and to make water-conscious choices.

### ***Resource Recovery & Waste***

As our population grows, unsustainable waste is piling up faster than we can recycle or manage. There is a need for smarter and more sustainable approaches to resource and waste management.

The draft EES targets go beyond those of the State Government to avoid waste, increase material reuse, and create a circular economy through:

- Reduced Waste – Reducing household waste and minimising landfill with smart and sustainable consumption practices.
- Increased Reusability – Collaborating with businesses to improve packaging and reduce recycling contamination.
- Embed Circularity – Embedding circular economy principles into City operations and supply chains to reduce our environmental footprint and maximise resource conservation.

### **Sustainable Vincent Framework**

The draft SVF embeds sustainability into the City's operations and sets a clear pathway to achieving Net Zero emissions by 2030. It would ensure the City remains a leader in environmental sustainability and features the following:

- Promotion of Sustainability & Planning for Climate Change - The draft SVF provides a framework that responds to the *Local Government Act 1995* and ensures that sustainable outcomes are embedded in the City's operations. The SVF would sit as an overarching strategy within the City's strategic document framework and would inform the future review of existing and preparation of new strategies and plans.
- Accountability & Operationalising Sustainability - The draft SVF recognises that responsibility, accountability and monitoring are all crucial to achieving sustainable outcomes. The draft SVF assigns sustainability responsibilities to business units across the City, ensuring accountability and consistent delivery of sustainability outcomes through monitoring as part of operational KPI setting.





- Net Zero 2030 – The draft SVF commits the City to achieving a Net Zero target for Scope 1 and 2 emissions (direct and indirect emissions from City operations) by 2030.

The City's first Emissions Inventory was completed in 2024. A summary of this key outcomes of this is included in **Attachment 5** and shows that the City has made significant progress since 2017, including:

- 51 percent reduction in Scope 1 emissions; and
- 87 percent reduction in Scope 2 emissions.

Capturing accurate baseline data through the Emissions Inventory is an important milestone. It supports ongoing tracking of emissions reductions and ensures that the City's progress towards Net Zero can be effectively measured and reported in future years.

**10 INFRASTRUCTURE & ENVIRONMENT****10.1 DRAFT BEAUFORT STREET PRECINCT AREA, ROAD SAFETY IMPLEMENTATION PLAN**

- Attachments:**
1. Highgate - Road Safety Implementation Plan - Draft 
  2. Scope of Works - IE363-2024 Highgate Precinct Wide Traffic Analysis 
  3. OCM Agenda - 21 May 2024 - Item 10.2 Beaufort Street Precinct Area Road Safety 
  4. OCM Minutes - 21 May 2024 - Item 10.2 Beaufort Street Precinct Area Road Safety 

**RECOMMENDATION:****That Council:**

1. **NOTES** the draft to date of the proposed Highgate Precinct Road Safety Implementation Plan, its key modelling findings and potential treatments as detailed in Attachment 1;
2. **REQUESTS** Administration to engage with the Highgate and Mt Lawley community and inform it of the precinct wide modelling and findings, and seek feedback on the potential treatments;
3. **REQUESTS** that the final Road Safety Implementation Plan be presented to the Council Workshop in early 2026, incorporating –
  - a. the Mount Lawley Precinct Area;
  - b. community feedback on the findings and proposed treatments; and
  - c. consideration of the North Perth Precinct Traffic Study.
4. **SUPPORTS** Administration in undertaking preparatory designs for the potential treatments to facilitate the community consultation process and to obtain preliminary in-principal support from Main Roads WA; and
5. **NOTES** construction work for the potential treatments is subject to Council's adoption of the final Road Safety Implementation Plan and an understanding of any funding implications.

**PURPOSE OF REPORT:**

To provide a response to the following Council resolution made at its 21 May 2024 meeting regarding works to address traffic management and road crashes in the Highgate precinct area –

*"That Council:*

1. *SUPPORTS* the development of a 6-year Road Safety Implementation Plan to design and deliver the 'Beaufort Street Nodes' project and other road safety projects identified within the precinct wide Highgate traffic analysis report detailed in Attachment 1;
2. *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;*
3. *Funding contributions to be sought through the relevant stakeholders such as Main Roads WA Black Spot program, Main Roads WA Low-Cost Urban Road Safety Program and any other applicable funding programs related to road safety, cycling, walking and place making improvements."*

**DELEGATION:**

Council Resolved at the Ordinary Council meeting held 21 May 2024 that the draft Road Safety Implementation Plan be presented for Council Consideration by May 2025.

**BACKGROUND:**

In November 2024 Administration sought quotations (WALGA e-quotes Vendor Panel) for a qualified and experienced transport and road safety consultant to conduct a Precinct Study for the Highgate and Mount Lawley areas. The scope of works, detailed in Attachment 2, includes the development of a Road Safety Implementation Plan aimed at designing and delivering the 'Beaufort Street Nodes' project, along with other prioritised road safety initiatives identified in the study.

The scope also provided the flexibility to extend the study area into the Mount Lawley region, as illustrated in Figure 1. This extension allows for alignment of the modelling with the North Perth precinct, which is undergoing a similar study through the Strategy and Development Directorate.



Figure 1: Project Location and Extent of Precincts

To facilitate the extension into the Mount Lawley area, Administration requested the quoting consultancies to include pricing for two project areas: the Highgate Precinct Project Area One (SP1) and the Mount Lawley Precinct Project Area Two (SP2).

Administration received three (3) responses from the five (5) consultancies invited to submit tenders.

ARUP was selected to undertake the project and is currently completing both SP1 and SP2 areas concurrently. The Draft Implementation Plan for the Highgate Precinct area has now been finalised.

**DETAILS:**

Administration has been actively gathering community feedback on road safety issues in the Highgate area over several years, with recent concerns focusing on the intersection of Harold Street and Beaufort Street. Comprehensive details regarding these issues and proposed enhancements to road safety can be found in Attachment 3 (OCM Agenda – 21 May 2024 – Item 10.2 Beaufort Street Precinct Area Road Safety Treatments) and Attachment 4 (OCM Minutes – 21 May 2024 – Item 10.2 Beaufort Street Precinct Area Road Safety Treatments).

The Road Safety Implementation Plan outlined in Attachment 1 has identified the most effective interventions to address the current instances of severe or serious injuries resulting from crashes. These interventions have been modelled to account for expected growth in the Highgate area over the next 20 years, indicating that both individual treatments and a comprehensive approach will yield the most significant improvements in road safety.

A total of twenty-two (22) recommended treatments have emerged from collaborative workshops and discussions with Main Roads WA, the Department of Transport, the Perth Transport Authority, the City of Perth, and the City of Vincent. The impacts and anticipated outcomes of these treatments were thoroughly examined with input from each government body, leading to a consensus that enhancements to public transport and active transport options will be crucial in reducing overall traffic volumes.

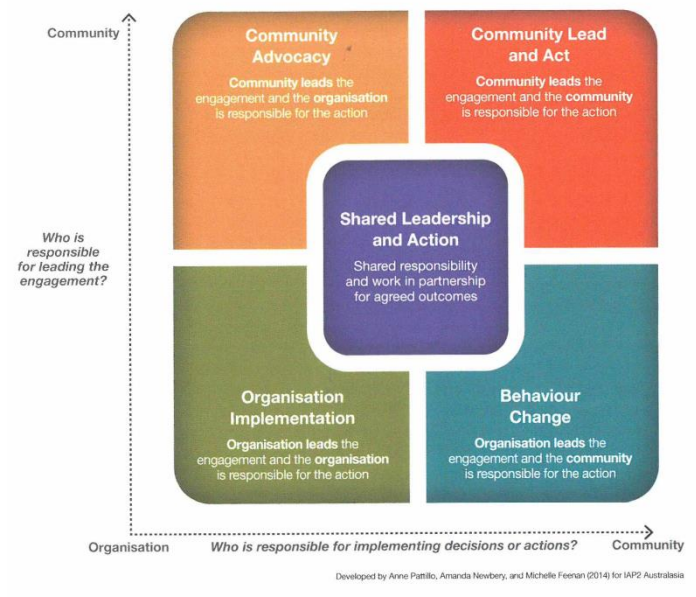
Without these improvements, it is anticipated that District and Primary Distributor Roads will exceed capacity, resulting in reduced service levels at intersections, which could exacerbate long-term road safety challenges and traffic congestion, particularly for residential and commercial areas during peak periods, in light of projected population growth and density infill requirements.

Furthermore, the North Perth Traffic Study area has been reviewed, and consideration has been given to extending the modelling into the Mount Lawley area to assess the interactions of the proposed treatments within adjacent precincts.

Recent projects, such as the roundabout at Broome and Wright Streets, ongoing initiatives like the Bulwer Street Pedestrian Crossing near the intersection with Grant Street, and plans by Main Roads WA concerning the Guildford Road and East Parade area, have all been incorporated into the Road Safety Implementation Plan.

**CONSULTATION/ADVERTISING:**

A comprehensive consultation period of 21 days is planned for the Road Safety Implementation Plan, targeting residents and business owners in the broader Highgate and Mt Lawley areas who will be directly affected by the proposed twenty-two (22) road safety treatments.



**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.

Your organisation has the legitimacy to lead and implement

**Communicate how community and stakeholder input has influenced the decision-making or implementation**

**LEGAL/POLICY:**

Land Administration Act 1997  
*Section 55(2) Property in and management etc. of roads*

Main Roads Act 1930  
*Section 24(4) Declaration of, and local government functions as to, secondary roads*

**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to support the draft 6 – year Road Safety Implementation Plan.

**STRATEGIC IMPLICATIONS:**

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

Accessible City

*We have better integrated all modes of transport and increased services through the City.*

Connected and Healthy Community

*We are an inclusive, accessible and equitable City for all.*

Thriving Places

*Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.*

Sensitive Design

*More people living in and working in or enjoying our town centres.*

Innovative and Accountable

*We engage with our community so they are involved in what we are doing and how we are meeting our goals.*

**SUSTAINABILITY IMPLICATIONS:**

It will improve safety, accessibility, and equity for active travel (walking, cycling, and e-riders) and public transport, thereby encouraging the use of sustainable travel modes

**PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Reduced injuries and a safer community*

**FINANCIAL/BUDGET IMPLICATIONS:**

The Road Safety Implementation Plan would be implemented over a six-year period, with projected budgets amounting to several million dollars, as detailed below. It is anticipated that two-thirds of the funding will be sourced from Main Roads WA, resulting in a municipal contribution required to deliver all Road Safety projects estimated to be between \$6.3 million and \$10 million.

	1	2	3	4	5	6			
	2026-2027	2027-2028	2028-2029	2029-2030	2031-2032	2032-2033	TOTAL	Muni	Grant Funded
Low end	1.45	3.5	8.1	0.25	1.3	4.25	\$18.9	\$6.3	\$12.6
High End	3.2	5	11.4	2.2	2	6.2	\$30.0	\$10.0	\$20.0

A comprehensive list of the 22 projects is provided below. Currently, the allocated budget for all Road Safety projects within the City of Vincent, spanning from Year 1 (2026) to Year 3 (2029), stands at \$1.9 million. This allocation falls short of the required municipal funding, which ranges from \$4.3 million to \$6.5 million.

Item	Location	Treatment Type	Low End Cost (Millions)	High End Cost (Millions)
1.1	Beaufort St (segment)	Reduced speed limit	0.05	0.2
1.2	Broome St	Bottleneck	0.05	1
1.3	Broome St	Stop control & speed hump	0.1	0.2
1.4	Chatsworth Rd	One-way conversion	0.1	0.2
1.5	St Albans Ave	One-way conversion	0.1	0.2
1.6	Harold St (segment)	One-way conversion	0.1	0.2
1.7	Lord St (1)	Modified traffic signals	0.8	1
1.8	Lord St (2)	Modified traffic signals	3.5	5
1.9	Mary St	Raised pavement	0.15	0.2
2.1	Beaufort St 1 (Node)	New Traffic Signals	3	5
2.2	Lord St (3) (Node)	New Traffic Signals	4.5	5
3.1	Vincent St	Reduced Speed Limit	0.1	0.2
3.2	Clarence St	Raised Pavement & Turn movement ban	0.1	0.2
3.3	Curtis St	Bottle neck	0.4	1
4.1	Beaufort St 2 (Node)	Ped Crossing Upgrade	0.1	1
4.2	Beaufort St 3 (node)	Childrens Crossing Upgrade	0.1	0.2
4.3	Harold St	Bottle Neck	0.05	1
5.1	Beaufort St 4 (Node)	Raised Pavement	0.65	1
5.2	Beaufort St 5 (Node)	Raised Pavement	0.65	1
5.3	Beaufort St 6 (Node)	Raised Pavement	0.65	1
5.4	Chelmsford St	Raised Pavement	0.1	0.2
5.5	Barlee St	Subject to further investigation	3.5	5
			<b>18.85</b>	<b>30</b>

Administration will advocate for full funding of these Road Safety initiatives from both State and Federal Governments to address this funding gap. Furthermore, it is recommended that funding be allocated for the Harold Street and Chatsworth Road projects as early as the 2025-2026 financial year.

**COMMENTS:**

In developing the draft Road Safety Implementation Plan, Administration believes that this initiative will significantly enhance safety for all road users, thereby reducing the risk of accidents and injuries throughout the community.

This plan prioritises community well-being by ensuring safer routes for pedestrians, cyclists, and motorists alike. The six-year timeframe facilitates a strategic and long-term approach to addressing road safety concerns, fostering sustainable improvements that will benefit future generations.

The implementation of conceptual projects will actively engage the community, raising awareness about road safety and encouraging responsible behaviour among all users. Upgrading and enhancing road infrastructure will lead to more efficient traffic flow, thereby reducing congestion and promoting a safer travel environment.



Backed by data and research, the plan ensures that each project is tailored to address specific safety issues identified within the community. Improved road safety can also yield economic benefits by lowering the costs associated with accidents and enhancing access to local businesses.

Moreover, the plan encourages collaboration with local authorities, organisations, and community members, fostering a collective approach to road safety. Continuous assessment of the implemented projects will ensure that the plan adapts to evolving needs and remains effective in enhancing road safety.

Overall, the Road Safety Implementation Plan aims to create a safer, more connected community, ultimately improving the quality of life for all residents.



**10.2 BEATTY PARK RESERVE - TOILET BLOCK INSTALLATION**

- Attachments:**
1. **Beatty Park Reserve - Toilet Block - Concept Design - Confidential**
  2. **Beatty Park Reserve - Comms Reach Report - Toilet and Playground** 
  3. **Beatty Park Reserve - Survey Response Report - Toilet and Playground** 

**RECOMMENDATION:****That Council:**

1. **ENDORSES** the proposal to install a Toilet Block at Beatty Park Reserve;
2. **NOTES** that \$200,000 (ex GST) being the City's contribution to the Beatty Park Toilet Block project will be included in the 2025/2026 budget for Council consideration; and
3. **NOTES** the \$100,000 commitment from Perth Soccer Club through the Women's World Cup Legacy Funding program to partially fund this project.

**PURPOSE OF REPORT:**

The purpose of the report is to seek Council endorsement for the installation of a Toilet Block at Beatty Park Reserve and note the funding arrangements for its construction which will be included in the 2025/2026 budget for Council consideration.

**DELEGATION:**

Delegation does not extend to determination of approval for projects to commence on public reserves.

**BACKGROUND:****Beatty Park Reserve – Toilet Block History**

Beatty Park Reserve is a key active recreation space in the City of Vincent, regularly used by a diverse range of sporting clubs, schools, and community members. It is home to both formal and informal sporting activities and plays a critical role in promoting physical activity, community connection, and wellbeing.

Historically, changerooms and toilet amenities at the reserve were located in the Alfred Spencer Pavilion, a structure that served the community for several decades. However, following a 2020 condition assessment of City-owned buildings conducted by an external contractor, the Alfred Spencer Pavilion was found to be in poor structural condition and demolished. The ongoing cost burden of maintaining the deteriorating facility was seen as inefficient and unsustainable, diverting resources from other community infrastructure needs. Its removal eliminated these potentially growing costs but also created a service gap for reserve users.

Since its removal, there has been a significant gap in accessible public toilet and changeroom facilities at Beatty Park Reserve. This has impacted the experience and amenity for reserve users, particularly participants of junior sporting programs, families, and visitors attending the Reserve. Feedback from user groups, including Perth Soccer Club, has consistently identified the lack of permanent amenities as a safety issue and a barrier to access and equitable participation—especially for female players and junior teams.

The proposal to install a new Toilet Block at Beatty Park Reserve is aligned with the City's ongoing commitment to inclusive community infrastructure and support for active recreation. Importantly, it also builds on the momentum of the Women's World Cup Legacy Funding program, which aims to increase opportunities and participation in women's sport by improving facilities.

**Perth Soccer Club – Women’s World Cup Legacy Funding**

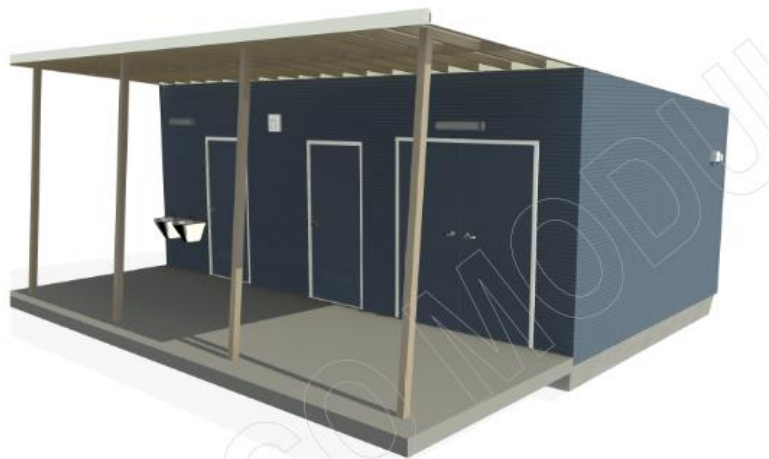
Perth Soccer Club received \$300,000 from the Department of Local Government, Sport and Cultural Industries (DLGSC) as part of funding made available for eligible National Premier League Women’s (NPLW) clubs through the Women’s World Cup Legacy project.

In consultation with City Officers Perth Soccer Club (PSC) identified that installation of a Toilet Block at Beatty Park Reserve and Upgraded Floodlights at Birdwood Square would benefit the continued growth of the PSC female programs. PSC has committed \$100,000 towards the Beatty Park Toilet Block and \$100,000 towards the Floodlighting Upgrade at Birdwood Square – subject to agreement from the City to allow PSC to access these reserves on a long-term priority, non-exclusive arrangement.

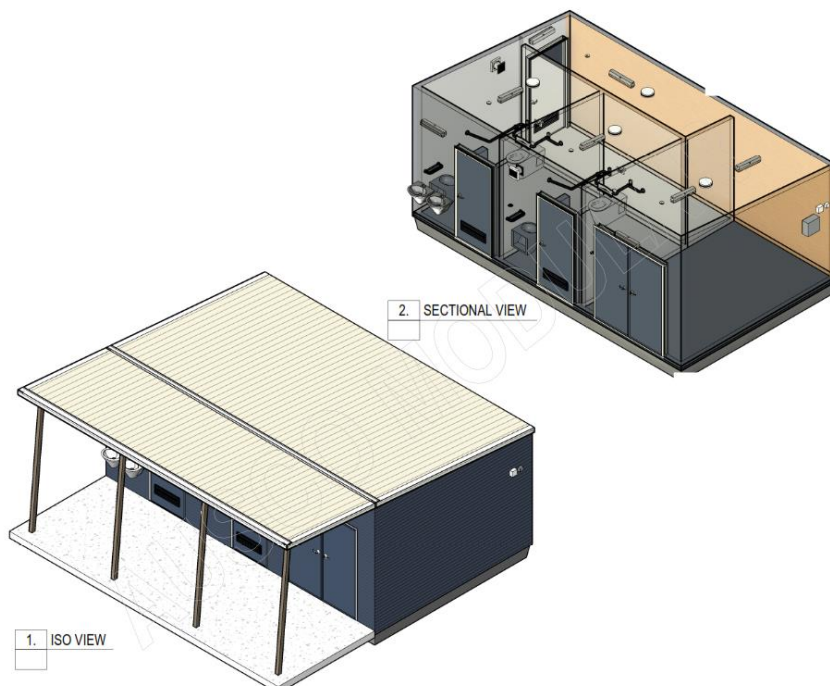
**DETAILS:**

Project Details

It is proposed that a modular toilet block with two compliant Universal Accessible Toilets (UAT), 4.2m x 2.5m storage area and supporting veranda be installed at Beatty Park Reserve, see **Attachment 1**. This design meets the practical requirements of active and passive users accessing Beatty Park Reserve, in addition provides adequate storage for Perth Soccer Club as the priority user of the reserve.



**Image 1: Beatty Park Reserve – Toilet Block Concept**



**Image 2: Beatty Park Reserve – Toilet Block Concept Plan**

The sewer connection is currently at the northeast corner of the park approximately 200m from the proposed location. In addition to the toilet structure the following works will be required -

1. Location of sewer riser that was used for original Alfred Spencer Pavillion.
2. Trench approx. 200m from original sewer point to the new toilet block.
3. Install dual pump station for the new Toilet Block.

The toilet block will face the reserve and include a path connecting the verandah section to the walking/cycling path located behind. This will ensure easy access to the toilets for reserve users, people using the pathway and Beatty Park Leisure Centre carpark users.

#### Modular Option

City Officers assessed multiple modular designs from several suppliers to determine suitability for Beatty Park Reserve. This assessment concluded that a modular design was a cost effective, durable and flexible medium-long term option to service Beatty Park Reserve.

The ability to easily move the facility to another site or extend on the existing facility provides great long-term flexibility to meet current and future demands. The semi-fixed nature of the assets also means the material cost is significantly less than a fixed build. City Officers assessed similar builds and received positive feedback from other local governments with similar infrastructure.

In addition to the Toilet Block the City will be required to install a hardstand concrete pad, sewer pump/connection and supporting footpath to connect the building to the neighbouring carpark.

#### Perth Soccer Club

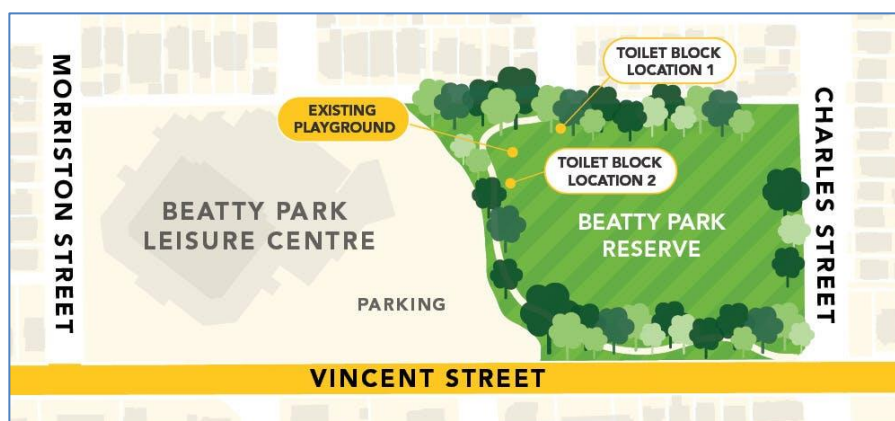
Beatty Park Reserve remains the primary training venue for the PSC female program. The City has had an arrangement in place with PSC to use Beatty Park Reserve for their female program since 2020. As the PSC female program continues to grow the importance of fully activating Beatty Park Reserve becomes imperative. Since 2020 PSC has doubled in female participation (60 females registered in 2020 to 120 females registered in 2025) and expects sustained growth in the years to come.

Due to Beatty Park Reserve not currently having toilet facilities, PSC players and officials are required to walk through a busy carpark to access Beatty Park Leisure Centre. Having a toilet block at the reserve will increase safety by ensuring players and officials don't need to walk through carparks and provide adequate onsite storage which will reduce the burden on volunteers to bring equipment to and from Beatty Park Reserve.

#### **CONSULTATION/ADVERTISING:**

The City undertook a formal consultation period from 7 October – 30 October 2024 which had an estimated reach of 8,212 through a combination of website views, e-newsletters, social media posts and QR code scans. **Attachment 2.**

The City consulted on two locations which were considered feasible and cost effective to install sewer pump to ensure the toilet block was operational and addressed connectivity to the neighbouring carpark and wider Beatty Park Leisure Centre precinct.



**Image 1: Proposed Toilet Block Locations**

A total of 135 survey responses were received during the consultation period. Please note the Toilet Block Consultation was also combined with the Beatty Park Playground consultation due to the neighbouring proximity of the assets. **Attachment 3**. The key outcome of the consultation are as follows:

1. No preference on location clearly identified.
2. Concerns raised about proximity to neighbouring houses.
3. Consideration of visibility to neighbouring playground and connection to Beatty Park Leisure Centre.

City Officers have determined **Location 2** as the preferred option due to its connectivity to Beatty Park Leisure Centre, playground and car park, proximity to neighbouring footpath and available space adjoining Toilet Block for future development.

Follow up consultation has been requested on specific details of design should this report be approved.



**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.

Your organisation has the legitimacy to lead and implement

**Communicate how community and stakeholder input has influenced the decision-making or implementation**

**LEGAL/POLICY:**

Nil

**RISK MANAGEMENT IMPLICATIONS:**

Low: It is low risk for Council to endorse a Toilet Block to be installed at Beatty Park Reserve. The project is aligned with the Council’s adopted Appetite and Risk Tolerance Statement as following -

Risk Category	Risk Appetite / Tolerance Statement	Descriptor / clarification
<i>Sustainable future for our community</i>	<p>The City supports investments, activities and developments that result in a sustainable future for our community while meeting the current needs of our residents.</p> <p>It recognises that this may at times involve accepting some degree of risk and is comfortable with this, subject to always ensuring that potential benefits and risks are fully understood before planning is approved and that appropriate measures to mitigate risk are established.</p>	<p>There is often a payoff. Proposals need to consider the risks and rewards based on the promises made to the community. This has been envisaged with the City's Project Management Framework implementation and future actions.</p>
<i>Activities against ratepayer values &amp; ethics</i>	<p>The City has a <b>very low risk appetite</b> for investments and activities that do not align with the City's values.</p>	<p>The City has set its vision, purpose and guiding values based on the interpretation of those of the community it serves. When entering into new projects, investments and proposals, these values must be considered as one of the key consideration sets.</p>

**STRATEGIC IMPLICATIONS:**

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

Enhanced Environment

*Our parks and reserves are maintained, enhanced and are accessible for all members of the community.  
 We have improved resource efficiency and waste management.  
 We have minimised our impact on the environment.*

Connected and Healthy Community

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

Thriving Places

*Efficiently managed and maintained City assets in the public realm.*

Sensitive Design

*Our built form is attractive and diverse, in line with our growing and changing community.  
 Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.*

Innovative and Accountable

*We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible.*

**SUSTAINABILITY IMPLICATIONS:**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

*Waste Reduction*

**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*

*Increased physical activity*

**FINANCIAL/BUDGET IMPLICATIONS:**

Table 1: Proposed Funding Model – Beatty Park Reserve Toilet Block

<b>Funding Source</b>	<b>Cost (ex GST)</b>
City of Vincent 2025/2026 Budget	\$200,000.00
Club Contribution/Additional Funding Opportunities	\$100,000.00
<b>TOTAL PROJECT COST</b>	<b>\$300,000.00</b>

Table 2: Material Breakdown

<b>Material</b>	<b>Approx Cost</b>
Modular Structure	\$155,000.00
Sewer Pump and Connection (including trenching)	\$45,000.00
Hardstand and Footpath	\$25,000.00
Landscaping	\$10,000.00
Contingency	\$65,000.00
<b>TOTAL</b>	<b>\$300,000.00</b>

**Operational Maintenance**

The annual operational maintenance of the toilet block costs approximately \$25,000. This comprehensive maintenance plan includes several key activities to ensure the facility remains clean, functional and compliant with regulatory standards. The activities include daily cleaning, general maintenance, pest treatment, and the provision and maintenance of sanitary and nappy bins. Regular maintenance ensures the toilet block remains clean, safe for users, and extends its lifespan.

**COMMENTS:**

The attached concept design was provided to the Design Review Panel (DRP) with no concerns raised.

The continued growth in the PSC female program and the provision of financial support from the club presents an opportunity to deliver a project with significant recreational and community benefit at a subsidised cost to the City. With the delivery of this project will ensure Beatty Park Reserve remains activated and readily available for both active and passive users, and has capacity to address future needs.

**10.3 RESPONSE TO PETITION - LEAKE/ALMA STREET ECO-ZONING**

**Attachments:** 1. **Leake/Alma Street Reserve - Amended Eco-Zoning Plan** 

**RECOMMENDATION:**

**That Council, in response to a petition received by Council on 8 April 2025 in relation to the proposed Eco-zoning project at Leake/Alma Street Reserve:**

- 1. NOTES** the comments received through consultation for the Eco-zoning project at Leake/Alma Street Reserve; and
- 2. REQUESTS** Administration to implement Eco-zoning at Leake/Alma Street Reserve in-line with the revised plan as contained in Attachment 1.

**PURPOSE OF REPORT:**

To provide Council with a response to a petition received on 8 April 2025 in relation to proposed Eco-zoning works at Leake/Alma Street Reserve.

**DELEGATION:**

Council resolved that a report be submitted to Council in relation to proposed eco-zoning works at Leake/Alma Street Reserve. Consequently, this matter is not subject to delegated determination.

**BACKGROUND:**

On 8 February 2011, Council Adopted in principle a Draft *'Eco-zoning' Parks and Reserves Implementation Plan 2011-2025* for areas within the City's parks and reserves which had been identified for potential conversion, from turf to native garden areas. Council further resolved on 2 April 2021 that the Chief Executive Officer ensure that future eco-zoning initiatives in public parks and reserves will involve prior public engagement with the local community and park users on the design and implementation.

On 8 April 2025, Council received a petition with 16 signatures as requesting as follows –

*"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."*

In receiving the petition Council resolved that a report be prepared for its consideration.

Following receipt of the petition, a report was presented to at the Council Workshop on the 15 April 2025 where it was determined that a site visit with interested Council Members be arranged to discuss the project.

**DETAILS:**

The City's Eco-Zoning Program has been running since 2011 and is in its final year of the 2011-2025 Implementation Plan. Eco-zoning is the conversion of underutilised turfed areas into native garden areas and has numerous benefits including:

- Reducing the amount of groundwater required for irrigation as native plants have a lower water requirement than turf. This is essential to achieve the 10% reduction in groundwater usage by 2028 as outlined in the Gngangara Groundwater Allocation Plan.
- Increasing biodiversity and habitat, improving the health of our ecosystems.
- Reducing the application of fertilisers and soil amendments required for healthy turf.
- Improving overall aesthetics of our parks and reserves.

Although the Eco-zoning Program pre-dates many of the City's current Strategies and Plans, delivery of this program is essential to achieving the below environmental outcomes and actions:

[Strategic Community Plan](#)

Enhanced Environment Outcomes:

- Our parks and reserves are maintained, enhanced and well utilised.
- We have improved our resource efficiency and waste management.
- We have minimised our impact on the environment.

[Enhanced Environment Strategy](#)

Water Outcomes:

- The use of scheme and groundwater is reduced and water capture and reuse is increased (10% reduction in groundwater allocation by 2028 – Gngangara groundwater Allocation Plan).
- The community is encouraged to understand the local water cycle and to value and protect receiving waters.

Urban Greening and Biodiversity Outcomes:

- The loss of urban vegetation and tree canopy is reduced, and the planting of additional trees and shrubs is increased.
- The community is encouraged to value biodiversity and supported to plant appropriate species of trees and shrubs.

[Greening Plan](#)

Enhanced Habitat and Biodiversity Actions:

- Preserve, enhance and expand existing areas of biodiversity value through supplementary planting.
- Connect existing areas of biodiversity value through additional planting of biodiversity linkages across the City.
- Prioritises the preservation and improvement of native habitat and biodiversity in all greening activities.

**Implementation Process**

A capital budget of \$30,000 is allocated to the program each year. The number of individual projects varies from one to four per year depending on the size of each eco-zoning project.

The steps involved in implementing individual eco-zoning projects are outlined below.

[Assessing the Location](#)

Each individual project site is first assessed considering the following:

- Existing irrigation stations to maximise water savings through eco-zoning entire stations. In some locations this is best achieved through turning off entire stations to see where grass deteriorates.
- Current use of area and key stakeholders (e.g. sporting, passive recreation, road reserve).
- Incorporation of additional elements to increase useability of area including informal grave pathways, nature play elements and seating opportunities.

An eco-zoning plan is then developed based on the above assessment.



### Consultation Process

Prior to 2021, consultation for individual projects varied depending on the current use of the location and key stakeholder/s. Generally, consultation was small scale and included communication with sporting clubs where relevant, letter drop to adjacent and nearby residents (inform) and occasionally on-site signage.

Alterations to eco-zoning plans were made where necessary following consultation and feedback.

Since 2021 all subsequent eco-zoning projects were advertised on the Imagine Vincent website and the level of consultation varied depending on the size and location of the project. Consultation periods are advertised via on-site signage, social media, City's website and e-newsletter.

It is important to note that meaningful consultation on projects can be difficult. Implementation of works is a set process (outlined below), plant selection must be Australian native and predominantly low growing, and design should align with existing irrigation systems to maximise water savings.

Generally, the most meaningful consultation is received through open comment sections of the consultation (as opposed to pre-developed surveys) whereby residents can provide suggestions to the design and any additional elements that could be included.

After close of consultation, feedback is reviewed and changes made to the plan if required. On-site meetings with concerned residents are also arranged to discuss the design and make amendments where required.

Consultation for the Program is not to determine whether or not eco-zoning is undertaken in a specific location, but to give residents the opportunity to provide input on the overall layout of the project site and any other suggestions they may have for improvements to the design.

### Works Implementation

Once eco-zoning plans are finalised, works are implemented as per the below steps:

- Plant stock is ordered. This generally needs to occur prior to consultation to ensure appropriate stock can be secured.
- Areas to be eco-zoned are marked up on-site.
- Areas are treated with glyphosate to remove grass. Ideally there are two treatments prior to planting. This reduces the need for weed treatment in the early stages which can lead to non-targeted plant death.
- Areas are mulched by a contracted bobcat operator (approx. 10cm thick) using either purchased environmental mulch or mulch generated from tree pruning activities (depending on availability of 'free' mulch and size/location of project).
- Areas are planted with predominantly low growing Australian native plants. Each year one project site is selected to be planted with the community for National Tree Day.

### Maintenance Requirements

When the eco-zoning program was first developed, it was assumed that the program would reduce maintenance requirements as it eliminated the need for regular mowing.

Experience gained through implementing the Program has identified that this is not the case. Generally, the first five years following implementation require increased maintenance due to regular weed control, pruning, replanting where required and occasional manual watering.

Once garden areas are established, maintenance requirements drop significantly. Regular weed control is only required on edges next to turfed areas and re-mulching is undertaken every few years if required.

Most ongoing maintenance is carried out by in house staff. Weed control for some large projects is contracted out to assist staff in the first few years following implementation and contracted bobcat services are utilised for re-mulching.

### Past Eco-zoning Projects

The below table details all eco-zoning projects including the proposed and actual estimated areas eco-zoned, reasons any changes and additional opportunities.

Overall, there has been a 1.5ha reduction in the actual area converted to that originally proposed. This is due to incomplete projects, closer assessment of the current use and community feedback.

There is, however, further opportunities to enlarge and enhance existing eco-zoned areas, as noted in the above table, as well as undertake additional eco-zoning and/or replacement of exotic garden areas at other parks/reserves not listed below.

Year	Location	Proposed Area (m <sup>2</sup> )	Actual Area (m <sup>2</sup> )	Reason for Changes	Additional Opportunities
2011/2012	Keith Frame Reserve	2,945	3,400	Increased - additional areas identified	Yes - remove additional underutilised turfed areas
	Loftus Street Median	3,400	3,400	n/a	No - entire area eco-zoned
2012/2013	Woodville Reserve	4,180	4,200	n/a	Possible - depending on future planning and reserve use
	Ellesmere Street Reserve	3,170	4,000	Increased - additional areas identified	Yes - further enhanced through additional planting
2013/2014	Birdwood Square	5,900	5,900	n/a	Yes - further enhanced through additional planting
	Charles / Vincent Street Reserve	344	350	n/a	n/a - entire area eco-zoned
2014/2015	Britannia Road Reserve	42,140	50,000	Increased – additional areas identified through perimeter pathway alignment	Yes - further enhanced through additional planting
2015/2016	Kyilla Park	4,740	2,300	Reduced - based on reserve use & community feedback	Possible - depending on consultation and future reserve use
	Mick Michael Reserve	2,270	1,000	Reduced - based on reserve use & community feedback	Possible - depending on consultation and future reserve use
2016/2017	Menzies Park	4,720	1,400	Reduced - based on reserve use & community feedback	Possible - depending on consultation and future reserve use
	Charles / Walcott Street Reserve	650	650	n/a	No - land no longer under City management
2017/2018	Les Lilleyman Reserve	6,470	6,500	n/a	Yes - further enhanced through additional planting
2018/2019	Banks Reserve	9,530	11,000	Increased - additional areas identified through Master Plan	Yes - further enhanced through additional planting
2019/2020	Brentham Street Reserve	7,130	5,000	Reduced - based on reserve use & community feedback	Possible - depending on consultation and future reserve use
	London Street Reserve	1,035	1,300	Increased - additional areas identified on verge	No - entire area eco-zoned
2020/2021	Beatty Park Reserve	9,100	4,500	Significantly reduced - based on reserve use & community feedback	Possible - depending on consultation and future reserve use
2021/2022	Anzac / Scarborough Beach Road Reserve	850	700	Reduced - based on reserve use & community feedback	Yes - further enhanced through additional planting
	Monmouth Street Reserve	500	0	On hold - fencing issue and future consideration of land	TBD
	Edinboro Street Reserve	1,840	1,600	Reduced - based on reserve use & community feedback	Yes - further enhanced through additional planting
2022/2023	Charles Veryard Reserve	12,400	9,500	Reduced - based on reserve use & community feedback	Possible - depending on consultation and future reserve use.
2023/2024	Blackford Street Reserve	2,040	1,000	Reduced - based on reserve use & community feedback	Yes - further enhanced through additional planting

	Scarborough/Bondi /Main Street Reserve	2,230	0	Cancelled - due to Main Roads project	No – areas no longer exist
2024/2025	Bourke Street Reserve	2,205	670	Significantly reduced - based on reserve use & community feedback	TBD
	Leake/ Alma Street Reserve	1,150	TBC	Design changes based on reserve usage and previous eco-zoning of southern section (community budget submission)	TBD
	Road Reserves	* New Project	TBC	n/a	TBD
	Jack Marks Reserve	2,430	TBC	Reduced - based on reserve use & community feedback	TBD
<b>TOTAL Area (m<sup>2</sup>)</b>		<b>133,369</b>	<b>118,370</b>		

**Leake/Alma Street Reserve Eco-zoning**

Leake/Alma Street Reserve Eco-zoning was listed in 2024/25 in the City’s Parks and Reserves Eco-zoning Implementation Plan 2011-2025.

In this plan, Leake/Alma Street Reserve originally had 1,150m<sup>2</sup> identified for potential eco-zoning as shown below.



**Figure 1:** Original Eco-zoning Plan for Leake/Alma Street Reserve

The City received a 2017/18 Community Budget Submission to undertake partial eco-zoning at Leake/Alma Street Reserve. This submission was supported by Administration and the southernmost section of the reserve, approximately 590m<sup>2</sup>, was eco-zoned in September-October 2017.

As part of the Underground Power Project, Leake/Alma Street Reserve was identified as a location for Western Power primary equipment. Through Western Power investigations and consultation with relevant City teams, the northernmost section was selected as the location for the equipment.

The previously eco-zoned section of the reserve was deemed not suitable due to the presence of a high-pressure gas main, and the tree protection zones for existing mature trees.

Consultation on the equipment location was undertaken with affected residents. Feedback was received from only one resident.

### CONSULTATION/ADVERTISING:

A consultation page was developed for three 2024/25 eco-zoning projects – Leake/Alma Street Reserve and two road reserve projects at Venables Parks and opposite HBF Park main entrance.

Specific to the Leake/Alma Street Reserve project, a simple plan was developed (Figure 2) following a site visit to assess the area and current turf condition. The plan indicated areas to be eco-zoned in the northern section of the reserve. Additional eco-zoning of the southern section of the reserve, in-line with the original plan, was not proposed due to the previous Community Budget Submission project.



**Figure 2:** Consultation Plan for Eco-zoning at Leake/Alma Street Reserve

Consultation for the projects was open through 4 to 24 March 2025. A news item was on the website and onsite signage were in place for the duration of the consultation (with QR code to Imagine Vincent website).

With reference to the Leake/Alam Street Reserve project, Parks staff arranged an on-site meeting with two residents on the 17 March 2025 and received several phone calls on the project. All residents were encouraged to respond to the consultation.

At the close of consultation, a total of 33 responses were received – 32 via the Imagine Vincent page and one via email. There were 183 unique views of the page (Aware) and 42 who clicked links etc (Informed).

Of the 32 responses received:

- 20 were in support of eco-zoning, nine specific to the project at Leake/Alma Street Reserve;
- 10 were unsupportive of eco-zoning, nine specific to the project at Leake/Alma Street Reserve;
- Five were partially supportive of eco-zoning at Leake/Alma Street Reserve; and
- One was supportive of eco-zoning at Venables Park

Overall, the majority of responses received were in favour of the eco-zoning projects. All responses, with Administrations comments, are outlined below.

Survey Response	Administration Comments
<p>Leake / Alma Whilst we appreciate move towards eco options, I think this is not the best approach. We were disappointed to see the grass area further down Leake turn into a gravel zone. This area is not used and looks unkept. Leake won a street of the year award for its tidiness; part of the appeal is the grass zone which is commonly featured in jacaranda posts throughout the year - it is a great attraction in October and November for this reason and I'm sure provide such needed foot traffic down Angove. The grass area is used for picnics, people painting the city, kids kick the soccer ball and footy, dogs walk through here. As a dog owner, I never use the gravel area next to the playground - it's a waste of space. My neighbours and I are strongly opposed to the eco-zoning plans. Please leave the grass area as is - it's the best part of the street and used daily.</p>	<p><b>Leake/Alma St – UNSUPPORTED</b></p> <p>Personal preference on park aesthetics. Design does not take away for the useability of the open turfed area (verge only to be eco-zoned). Design incorporates seating in shade.</p>
<p>My family and I recently finished renovating our family home on Leake St across the road from Leake and Alma Road Reserve. The reserve, offers an idyllic, grassy playground for our young boys and our family dog. While preserving natural biodiversity and promoting eco- responsibility are commendable, it means replacing the grass with mulch hence disappearing the functional use of this reserve for families like ours. The reserve further down the street on the corner of Leake and Grosvenor has not been well maintained making it dirty and unsafe for our family to enjoy. Spending funding on improving the playground (with broken ground and tripping hazards) and the current eco-park would be a better use of funds. Open green spaces, such as the Leake Alma Road Reserve, are not just for recreation. They form an integral part of our social and mental well-being. So please consider the well-being and happiness of all residents and their needs from such shared spaces before carrying out any reconstructive work on the Leake Alma Road Reserve. Community green spaces need to retain their welcoming, open, and accessible nature to truly serve those living around them. Retaining more of the already established green area to the proposed plans or revising the plans all together to include improvements to the playground and current eco-park would be greatly appreciated. Thank you for your time.</p>	<p><b>Leake/Alma St – UNSUPPORTED</b></p> <p>Design does not take away for the useability of the open turfed area (verge only to be eco-zoned). Eco-zoning provides benefits to the broader community, not just those with children and dogs. Budget specifically for eco-zoning and cannot be used to upgrade Playground.</p>
<p>Generally supportive of eco zoning primarily to reduce waste usage, aesthetics (grass is difficult to maintain during summer) and still retain benefits for the environment and having increased green space</p>	<p><b>All three projects - SUPPORTED</b></p>
<p>Leake/Alma Reserve. I understand the Council's goals of reducing water and maintenance costs of parks. In this case I believe the low plantings and hard paths may reduce the effectiveness of this Park as a place for people to actively use. In this area of North Perth, as it is hemmed in by Major roads, this is the only public green space available. Low planting treatments and hard gravel reflects heat and changes the space from a place where people might stop, meet, play or sit, to one of a transit zone. Run off from rain will also cause erosion, as had occurred elsewhere where this hard gravelling has been used. Would Council please consider the Pocket Park idea. Planting trees for canopy across the area (in addition to the ones already in place) and leave the grassed areas in situ. Tree canopy in our area is so poor and this space is a vital green zone</p>	<p><b>Leake/Alma St – PARTIALLY SUPPORTED</b></p> <p>Several other parks in within 500m of Leake/Alma St including Multicultural Federation Gardens, Hyde Park and Beatty Park. Eco-zoning does not increase run-off but reduces. Plan will incorporate small trees to increase canopy.</p>
<p>Regarding all. Waste of rate payers' money. No statistics regarding under use areas. Automatic reticulation of lawns will be replaced with a paid employee who sits in their diesel truck filling a huge tank of groundwater to go drive around the street using diesel to run another petrol-powered pump to hand water these plants which have replaced lawn.</p>	<p><b>All three projects - UNSUPPORTED</b></p>
<p>I support all of the eco-zoning projects. Lawn that requires irrigation is wasteful. There are plenty of larger reserves with grass where families can take their children to play. Introducing more native plants and waterwise gardens helps to make our streets beautiful and increases habitat for local wildlife</p>	<p><b>All three projects - SUPPORTED</b></p>

Survey Response	Administration Comments
Regarding the Leake/Alma Reserve. I'm a resident of Leake St and would like to say what a fantastic idea of revamping and transforming this area into a more ecofriendly and enjoyable space. I fully endorse the proposed sections of native planting and retaining some good, turfed space for enjoying the beautiful weather Perth provides. If i could add one more suggestion to continue this idea by not only retaining the play area but perhaps embracing this concept further by introducing a native play space for my kids to enjoy. I feel like the turf space will be used more by my kids once there is the native garden bed to provide a little bit more safety for what a busy street can sometimes be.	<b>Leake/Alma St – SUPPORTED</b>  Informal nature play elements to be incorporated to design.
Leake/Alma Reserve	<b>Leake/Alma St – UNKNOWN</b>
I fully support these Eco-Zoning projects. Less grass and more native plants is far more sustainable as it provides valuable habitat and saves water.	<b>All three projects - SUPPORTED</b>
This relates to the Leake / Alma reserve - I'm absolutely not in support of the proposal. The eco zoning sign says the project is for the conversion of under used turf. This is not the case for the Leake / Alma reserve - it's a valuable community space which is used by residents daily. We live on Alma and come to the reserve every day with our dog and 19-month-old and value the space for them both to run and play as we have limited space at home. The proposal to turn most of the reserve to eco space would render those parts basically unusable - the eco zone down the road on Leake and Grosvenor is a complete waste of space in terms of functionality - it is not an appealing place for residents to use due to the mulch and hard gravel. I've never seen anyone use it and it's not particularly visually attractive. I'd prefer the city focus its effort on that space to improve its functionality as it basically serves no purpose. I would support other work to improve the alma / Leake reserve such as fencing so there could be an off lead dog area / improved safety for young children or a revitalisation of the playground, or a small amount of native screening to obstruct the view of the new Telstra transformer.	<b>Leake/Alma St – UNSUPPORTED</b>
Leake Alma- on the map provided it shows a strip of lawn retained on the section next to Raglan Road. I am happy this is retained but please retain a reasonable amount of lawn so kids can run around and kick a ball. It is a nice local little green strip close and accessible to the houses and it would be sad to see it go especially as block sizes are getting smaller	<b>Leake/Alma St – SUPPORTED</b>  Open turfed area being retained.
I support eco zoning at all three sites. I also request that the City of Vincent considers additional eco zoning at Britannia reserve. The grass at the corner by Britannia reserve and the car park specifically struggles to grow well and is not used for sports. Additional trees and eco zones planted inside the existing circular walk path would provide better shade and amenity to users as well as increase habitat and tree canopy	<b>All three projects – SUPPORTED</b>  Britannia Rd Reserve has been identified for further eco-zoning in future years.
I support all three proposed eco-zones. In addition, I would like to suggest Britannia Reserve is an area which should be considered for future eco-zones. Since the construction of the circular path the reserve is utilised far more by exercisers, dog walking and others whose experience would be enhanced with eco-zones, the planting of trees for shade and more park benches	<b>All three projects – SUPPORTED</b>  Britannia Rd Reserve has been identified for further eco-zoning in future years.
Providing positive support for these plans. Great to see underutilised turf being amended to have positive ecological outcomes. Outside the scope but they'd be greatly improved by a ban on outdoor cats too.	<b>All three projects – SUPPORTED</b>
Leake/ Alma Reserve I regularly use this this area to have a picnic with my baby twins and toddler. I particularly like the green grass area and Jacaranda trees. I would appreciate seeing the proposal designs before this goes ahead. Also, the many young families in the area would welcome a playground refresh which would add much more value to the space	<b>Leake/Alma St – SUPPORTED</b>  Open turfed area being retained, seating to be included.
We are building on the corner of Leake and Alma. We have specifically not included a grassed back yard under the assumption our kids could play across the road on the grass to kick a ball. Please don't remove the grassed area. As lots get smaller and smaller, this grass becomes even more critical to communal play	<b>Leake/Alma St – PARTIALLY SUPPORTED</b>  Design does not take away for the useability of the open turfed area (verge only to be eco-zoned).
Leake/Alma Reserve - This is a great idea, as it's a space that is rarely used. I'm guessing that maintaining it requires a lot of resources and water, so converting it into an eco-zone is a good idea	<b>Leake/Alma St – SUPPORTED</b>

Survey Response	Administration Comments
<p>I do not support the eco zoning plans for Leake/Alma Reserve for the following reasons: *There was no consultation with the people living in the area. * The reserve is constantly used ranging from: a) children playing football, cricket and enjoying the playground to people having picnic under the tree from the harsh sun. b) People walking their dogs on a soft grassed area. The above encourages residents in this area to meet and feel part of the North Perth community</p>	<p><b>Leake/Alma St – UNSUPPORTED</b></p> <p>Consultation was undertaken. Design does not take away for the useability of the open turfed area (verge only to be eco-zoned).</p>
<p>I often walk through Venables Park in Leederville and would prefer tall trees to be planted instead of bushes. Tall trees enhance safety by maintaining visibility and also help increase the tree canopy. As a woman walking alone and waiting to cross the road, I find that 1m-tall bushes create potential hiding spots, which feels unsafe. I can't comment on the other areas</p>	<p><b>Venables – SUPPORTED</b></p> <p>Low growing natives only.</p>
<p>Leake Alma Reserve I applaud the increase in indigenous biodiversity that eco reserves seem to foster. Thank you for that. In that particular location I ask that you consider retaining more grass than is proposed. And consider keeping the replanting at shrub height. The reserve as it stands (open trees and grass provides a nice visual relief in an area that rapidly densifying. It is also used by lots of residents as a place to kick a footy with kids and walk dogs. I worry that we will lose this amenity with the proposed change. We played with our kids there regularly when they were small and I see lots of young families doing the same now. Please consider increasing the amount of grass in your plans</p>	<p><b>Leake/Alma St – PARTIALLY SUPPORTED</b></p> <p>Low growing native shrubs to be planted and minimal grass being removed (verge only)</p>
<p>Leake/alma I fully support the proposal, the less turf the better. Having lived on raglan road for 10 years this park is rarely used and is a waste of space and water.</p>	<p><b>Leake/Alma St – SUPPORTED</b></p>
<p>Leake / Alma Reserve. Eco planting. As a local resident - I'd like to request that the grassed areas are left as the dominant element. Whilst I support waterwise native plantings - No-one has backyards or front yards around here anymore, and an open space of lawn is needed for activities like dog walking, playing with kids, socialising with groups of 4 or more. The Leake Alma Reserve is used for those activities every single day - without exception. By the elderly, by young families, by youth seeking a space out the house (Just normal local people). Please Do NOT take away this much needed open space from us. This precinct is locked in by busy roads (Charles, Fitz and Vincent) and there are no parks easily accessible without crossing one of these deadly roads. The grass and shady trees also create a lovely cool space in an area that is increasingly pure concrete. Even though new houses built on subdivided blocks are supposed to have trees - none of them do. We need the visual space. We need the activity space. We need the cooling effect. We need the community space. People will not stand around and talk community matters in a pocket of eco-bush the way we do on the grass. Please seriously consider the benefits of an 'old-fashioned' grassed park</p>	<p><b>Leake/Alma St – PARTIALLY SUPPORTED</b></p> <p>Design does not take away for the useability of the open turfed area (verge only to be eco-zoned).</p>
<p>For Leake St, I fully support, it's a great idea. I'm glad the play areas will be retained as we use them every day. I would like to see those play areas upgraded in future works. The playground (near Raglan) is very old and the ground is so uneven now, kids very often trip up. It's also lacking good shade for most of the day (up to about 2/3pm). The swings near Alma are also very old</p>	<p><b>Leake/Alma St – SUPPORTED</b></p>
<p>Leake/Alma Reserve</p>	<p><b>Leake/Alma St – UNKNOWN</b></p>
<p>I am supportive of your eco-zoning plans in general but especially the Leake/Alma reserve as I am a resident of Leake St. I think we need more green spaces especially for establishing trees not water- guzzling lawns</p>	<p><b>Leake/Alma St – SUPPORTED</b></p>
<p>Leake/Alma Reserve This is a great initiative. The bird and bee populations of the area are under increasing strain due to backyard infill and reduction of gardens and green space, this initiative will encourage the survival of this wildlife. This also maintains a great balance between the needs for young children to have playing areas while also being exposed to our native fauna and flora. Edging the areas with native plants will also improve the safety for the children with native plants being a barrier between the turf and roads. Many thanks for doing this</p>	<p><b>Leake/Alma St – SUPPORTED</b></p>

Survey Response	Administration Comments
<p>Leake/Alma Reserve I am strongly opposed to the proposed eco garden Part of the reason many of us bought into the street were the lovely extended *grass* verges I live closer to the existing one, it was a great disappointment when constructed and I'd like to see it returned to grass - I have brought up two kids who used to play there and were close to tears when they realised what was happening - literally nobody I know of is happy with it I know the primary reason is the proposed 10% reduction in water use, but in all of Vincent there must be better ways - or maybe Council could apply to the state for an exemption as Vincent hosts thousands of people from elsewhere in its parks - it's unfair that Vincent residents are penalised because their suburb is attractive to others Please do not go ahead with this and also seriously consider getting rid of the other one - the only fauna it attracts are cats and rats and there's plenty of bird habitat in people's back yards I have little doubt the first one was instigated by a neighbour who dislike kids playing there - it that a sound basis for change in Vincent?</p>	<p><b>Leake/Alma St – UNSUPPORTED</b></p> <p>Personal preference on park aesthetics. Design does not take away for the useability of the open turfed area (verge only to be eco-zoned).</p>
<p>I'm commenting in respect to Alma and Leake Street Reserve. My property is directly across from the Reserve. My concern with eco- zoning this area is the reduction in usable space as woodchips and vegetation will replace currently accessible areas. Within the area there are no other nearby public open spaces we can use. I am also mindful of the Alma Square development – we think this is a great project and will help revitalise North Perth but they should also have some good quality public open space nearby to enjoy. I am concerned with the lack of consideration and detailing in the current plan. The grass area should be kept wider so kids can play, the Western Power infrastructure can be sensibly placed at the corner of Grosvenor and Leake Street and the broad-brush use of wood chips should be significantly reduced so it is walkable/usable. I think its sensible for any plans for the Reserve to be properly designed / documented to help make sure it is successful long term and so local residents are fully informed and properly consulted. No formal consultation process is being performed - there is just one small sign in the park! The recently eco zoned public open space at the corner of Grosvenor and Leake Street which is directly to the south. This is a poor outcome as it is not used, has no usable amenity and has poor passive surveillance. Therefore, I think it is logical for the Western Power infrastructure to go there (I don't believe there is an engineering reason why this can't occur but am happy to see details and be corrected). In summary I would like to see the current remaining grassed area kept in full. Should the City of Vincent wish to spend money on the Leake Street Reserve I think improved amenities would go a long way for the wellbeing of local residents. This could be new swings, new playground, water fountain or potentially a bench with BBQ. I respect the City of Vincent's mandate to reduce water use but this remaining part of the Leake Street Reserve isn't the right area. Continued programs in other significantly larger public open spaces will have a much bigger impact on water reduction. The benefit of retaining/improving the local amenity along Leake Street greatly outweighs a marginal water reduction. I'm hopeful that common sense will prevail, and I remain available for any queries.</p>	<p><b>Leake/Alma St – UNSUPPORTED</b></p> <p>Design does not take away for the useability of the open turfed area (verge only to be eco-zoned). WP infrastructure cannot be located in southern section. Design incorporates seating in shade. Budget specifically for eco-zoning and cannot be used to upgrade Playground.</p>
<p>I live on Leake St and fully support the proposed eco-zoning of Leake/Alma Reserve. The areas proposed for native planting struggle to grow grass. One area is under trees and in winter can get quite muddy as a result. Replacement with a native garden area would be a significant improvement. If there is any opportunity to incorporate nature play aspects (even just steppers or balancing logs) would be a fantastic addition next to the existing swings. The strip of native plantings along the road side of the main section of grass is also a great outcome. I have two young children and currently would not consider using this grass as there is no barrier to the road. The garden bed proposed is located on the section of grass which struggles due to the slope and existing trees. Due to this, there is very little loss of usable grassed area, however the benefit is considerable. The garden provides a barrier to the footpath and road and would be a significant improvement to the safe use of that stretch of grass, which will still be of a very usable size for ball games. These functional aspects aside, the introduction of more native planting is a positive outcome, promoting native and water wise gardens. We often walk through the garden further down the street and enjoy the different flowers throughout the year. Done well, I think it is a great opportunity to show the community how attractive and successful native gardens can be</p>	<p><b>Leake/Alma St – SUPPORTED</b></p> <p>Informal nature play elements to be incorporated to design.</p>

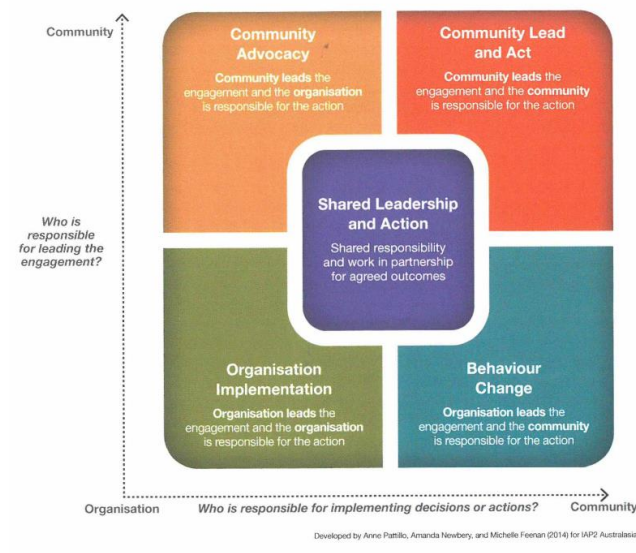


Survey Response	Administration Comments
<p>RE: Leake/Alma Reserve I do not agree with the eco-zoning of this area as there is already too little grassed areas for public use in this part of North Perth especially for families to use, and going ahead would detract from the status quo. If the City of Vincent (CoV) want to eco-zone anything then they should only be considering the remaining turf on the southern corner of Ragland Rd and Leake Street which is not shown on the diagram. Existing grassed areas like this one is important to be made available for general use for the residents of North Perth and are not user friendly when taken up by native gardens. This grassed area is not under used, quite the contrary with daily use by the people of North Perth. There is already a thriving eco-system in the area with plenty of habitat and food sources for the local fauna species</p>	<p><b>Leake/Alma St – UNSUPPORTED</b></p> <p>Design does not take away for the useability of the open turfed area (verge only to be eco-zoned).</p>
<p>Leake/Alma I oppose the plan and prefer the lawn. I play with my grand daughter everyday on the lawn. The current eco area is not used With increase densification more grassed play areas are required</p>	<p><b>Leake/Alma St – UNSUPPORTED</b></p> <p>Design does not take away for the useability of the open turfed area (verge only to be eco-zoned).</p>
<p>Leake/ Alma Street Reserve: Eco-zoning Eco – zoning is the conversion of under used turf areas into waterwise native gardens. I am supportive of this process as it does save water from areas that do not provide a large benefit from being watered. The key aspect of any eco- zoning is converting watered turf areas that are not used or hardly used. I am not supportive of the suggested plan to further eco- zone the remaining turf areas of the Leake/Alma Street Reserve for the following reasons. Utilisation The park is very heavy used by hundreds of people daily/weekly from very early morning to late evening. The only part of the park that is not used to its previous potential is the southern most part that has been eco – zoned. This part is avoided, walked around and commented upon in a negative manner which is justified given its condition. The entire width of the park is used with activities such as: • Sitting on grass under the shade of the trees and just resting or having a picnic. Which would be a mulched area with the planned eco- zoning • Playing with toddlers • People exercising on grass • Kids learning to ride their bikes • High school students chatting on the grass • Playing ball games, such as kick to kick football, passing the soccer ball • Throwing a frisbee, on grass • Conduct yoga classes, on grass • Walking your dog, and allowing your dog to “sniff” the trees. Not able to be done if mulch and plants surround the trees. Contrary to belief the trees are mulched, they are not; so proposed mulch between existing mulched trees is misguided. • Meeting place to socialise, often by dog owners and under the shade of the trees. Which would not be possible if park in eco-zoned. • Walking through the park and entering at different parts of the park. There is not a classic verge part of the park as it goes up to the footpath which is immediately adjacent to the road. So, it is not appropriate to eco – zone the “verge” like other parks, as it does not exist and the entire width of the park is used. Turf Condition The park has good to excellent turf. It is not covered in dirt and weeds; with the exception of the southern part of the park that has been eco-zoned. Happy to send photos. The northern part of the park, on the east side could have better turf but this is due to the turf being removed when the brick dividing fence was removed and a bobcat was used to remove the bricks and much of the topsoil along the fence; and no remedial work was undertaken to revert it back to its original state. The planned eco-zoning of turf area is actually the best part and in excellent condition, under the trees and adjacent to the footpath. So, targeting a turf area that is in good condition, not covered in dirt or weeds should not only be not prioritised but not considered at all. Proposed Western Power equipment It has been proposed that some Western Power equipment is to be placed at the northern end of the park. The placement of the equipment is not due till the end of 2025. It would make sense if the eco- zoning was to occur in the park to at least wait till after the equipment was in place. Why go ahead with eco – zoning in May/June 2025? Only to have to redo the area. Is this appropriate use of funds. Water Conservation They are many watered turfed areas in the City of Vincent that are purely visual or hardly used that could be eco-zoned if the primary goal is to reduce the use of groundwater; rather than targeting a well-used turfed public open space. An example is Venables Park; only a small triangle part (verge) is being eco – zoned when the entire west to the path part of the park could be eco-zoned, as it sloped and not walked on, sat on, or played on. Eco – zoning this part of Venables Park makes more sense, to contribute to water conservation, rather than Leake/Alma Street Reserve. Public Open Space A key objective of the public open space strategy is to maximise the value of open space. For the community to have improved access, amenities and functionality to open</p>	<p><b>Leake/Alma St – UNSUPPORTED</b></p> <p>Design does not take away for the useability of the open turfed area (verge only to be eco-zoned).</p>

<p>space. The proposed plan will reduce access, reduce functionality and reduce the benefit of the park. This will mean the park will be less used, and will not have the benefit of promoting social inclusion, and improved mental health and wellbeing. The Jacaranda Trees They are recognised as one of the best displays of flowering trees in a street, that draws people into the area, creating a more vibrant town central that contributes to the economy of the local businesses as people frequent shops and cafes, during their visit to see the flowering display. An activity that is recognised and supported. To have native shrubs and creepers around the Jacaranda trees diminishes the spectacle of the flowering trees and reduces the mental health and economic benefits the trees bring to the area. Completed Eco – Zoning I am aware that there is approach to eco- zone all the parks and reserves in the City of Vincent, to address the required reduction in water use, though this is not a requirement. I have seen many of these parks and the eco- zoning that has been conducted has been on areas within the park that were under-utilise and the amount of eco-zoning was minor and did not impact upon the visual aspects or functional aspects of the park. An example is Edinboro Street Park. It has a relatively small percentage of the park converted to native garden. The Leake/ Alma Street Reserve has already been eco-zoned with over 25% converted and a proposed 65- 75% of the remaining part of the park to be eco- zoned. It is an over kill to further convert a park that has already been eco- zoned. The immediate park/area has already contributed to water savings, increase in habitat and biodiversity. There are other parks that could and should be eco-zoned. Public Health Plan A key vision and objective that the City of Vincent is to trying to deliver is for people to feel happy, healthy, connected and supported. Primary to this, is to have parks and open usable spaces, where people can socialise, walk, do physical activity and be surrounded by open space (not just mulch, shrubs and logs); to increase their mental health and wellbeing. The proposed further eco- zoning of the park is doing the opposite. It has resulted in a neighbourhood that is dissatisfied, feels unsupported, not engaged or listened to. Community Consultation There really was no community consultation as per the Community Stakeholders Engagement Policy. Many people saw the sign in the park that said eco – zoning is on its way, and a done deal. They were not aware they could make any comments, and no survey exists to complete. I believe you need to conduct proper consultation that at the very least involves a letter box drop off for all the surrounding residents.</p>	
<p>I support increased provision of native plants in our public realm (and private property too). I have converted the verge in front of my property and across the road into native gardens. I also have a number of native trees and shrubs on my property. However, I have reservations about the plan to convert most of the grassed area at the Leake Street reserve into native gardens. My reasons are as follows.          Council needs to reinstate and maintain existing gardens beds before creating new ones.          Council should focus its limited council resources (funds and staff) on planting and maintaining new street trees - before converting green space to green space.          Council should focus on creating NEW green space by removing the unnecessary and excess amounts of paved areas in the public realm. For example, on street verges and carparks. (It should also better control the paving of verges by private landowners).          I am uncertain about how much water is saved by converting grassed areas into garden beds. The thriving gardens beds that I see in the City are still irrigated. Those without reticulated watering struggle.          If food sources for local bird life is an objective for eco-zoning, why won't the city stop planting non-native tree species, and non local native species that don't provide food for bird life?          The grassed area at LSR is useful for family activities such as throwing and kicking a ball and having picnics etc. The planting of more trees for shade, and maybe a limited number of medium sized bushes along the back fence line might be more appropriate for the reserve - not converting 90% into plant beds.</p>	<p><b>Leake/Alma St – PARTIALLY SUPPORTED</b></p> <p>Design does not take away for the useability of the open turfed area (verge only to be eco-zoned).</p>

Administration met onsite with interested Council Members on 29 April 2025 to view the current layout of the open space and the potential impact of eco-zoning. The below changes were considered to address both resident desires to retain usable turf and eco-zoning areas in shade affected areas and boundaries interacting with traffic:

- Eco-zoning along the verges to be retained to provide a buffer between the reserve and footpath/road thereby improving safety for reserve users.
- The northernmost section of the reserve, where Western Power primary equipment is to be installed, will remain as is until the equipment has been installed. This will ensure that no new garden installations are damaged during installation.
- The existing sandpit will be renovated and shifted northwards (closer to the existing swings) to enlarge existing area or good quality, usable turf.
- A compact gravel pathway will be installed from the pram ramp in the northernmost section, running between the swings and relocated sandpit, ending in a new picnic table under the shade of the trees.
- Eco-zoning along the verge to the south of the large Jacaranda tree (in the southern section) will be slightly reduced to maintain area of shaded turf.
- Additional seating (informal logs and formal benches) will be incorporated.
- The previously eco-zoned area at the southernmost section of the reserve will be improved through mulching and additional infill planting.



**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.

Your organisation has the legitimacy to lead and implement

**Communicate how community and stakeholder input has influenced the decision-making or implementation**

**LEGAL/POLICY:**

Nil.

**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to receive a petition from the local community.

The Eco-zoning Project at Leake/Alma Street Reserve closely aligns with Council adopted strategies. Proceeding with eco-zoning at Leake/Alma Street Reserve, despite some negative feedback from the community aligns with Council’s adopted Appetite and Risk Tolerance Statement as follows:

Risk Category	Risk Appetite / Tolerance Statement	Descriptor / clarification
<i>Sustainable future for our community</i>	<p>The City supports investments, activities and developments that result in a sustainable future for our community while meeting the current needs of our residents.</p> <p>It recognises that this may at times involve accepting some degree of risk and is comfortable with this, subject to always ensuring that potential benefits and risks are fully understood before planning is approved and that appropriate measures to mitigate risk are established.</p>	<p>There is often a payoff. Proposals need to consider the risks and rewards based on the promises made to the community. This has been envisaged with the City’s Project Management Framework implementation and future actions.</p>
<i>Activities against ratepayer values &amp; ethics</i>	<p>The City has a <b>very low risk appetite</b> for investments and activities that do not align with the City’s values.</p>	<p>The City has set its vision, purpose and guiding values based on the interpretation of those of the community it serves. When entering into new projects, investments and proposals, these values must be considered as one of the key consideration sets.</p>

**STRATEGIC IMPLICATIONS:**

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

Enhanced Environment

*Our 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.*

Connected and Healthy Community

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

**SUSTAINABILITY IMPLICATIONS:**

This is in keeping with the following key sustainability outcomes of the *City’s Sustainable Environment Strategy 2019-2024*.

*Water Use Reduction/Water Quality Improvement  
 Urban Greening and Biodiversity*

**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  
 Increased physical activity*

**FINANCIAL/BUDGET IMPLICATIONS:**

A budget of \$7,000 was adopted in the 2024/25 Capital Works Budget to implement further eco-zoning at Leake/Alma Street Reserve.

During mid-year budget review, the project budget was increased to \$12,000 to enable inclusion of additional elements in the design including seating and informal nature play elements

**COMMENTS:**

The City's original Eco-zoning Program is in its final year of implementation. Past projects highlight the numerous benefits of this program not only for the environment but also for the community by providing varied opportunities to engage with and use our public open space.

The majority of the community is in support of eco-zoning. This is evident through the City's plans and strategies, developed in consultation with community, and past feedback on the program.

Most community objection to the Eco-zoning Program is due to a lack of awareness of the benefits of eco-zoning and traditional views that turf is more aesthetic and provides a more 'usable' space.

This highlights an opportunity for the City to improve community education on the benefits of the Program. This would include not just the environmental benefits, but also how native garden areas provide opportunities for the community to engage with and experience nature, which is particularly important for children and reflected by community preference for nature playgrounds.

**10.4 RESPONSE TO PETITION - CLOSURE OF GREEN STREET - IMPACT OF INCREASED TRAFFIC ON ELLESMERE STREET AND SURROUNDS**

**Attachments:** 1. Petition - Ellesmere Street - Confidential

**RECOMMENDATION:**

That in response to a petition received by the Council on 24 March 2025 in relation to Road Safety issues on Ellesmere Street, in particular to speed, Council:

1. **NOTES** the request for city staff to introduce temporary traffic calming measures to slow traffic such as bollards and restrictions during the closure period for the Main Roads WA project on the corner of Green Street, Brady Street and Scarborough Beach Road is not logistically practical given the project's near completion; and
2. **REQUESTS** Administration to continue with low-cost traffic calming initiatives such as the recent deployment of the Electronic Speed Radar Signs for the entire length of Ellesmere Street, from Scarborough Beach Road through to Charles Street; and
3. **SUPPORTS** the development of a 5 – year Road Safety Implementation Plan to traffic model, design and deliver permanent Road Safety projects identified within the Mount Hawthorn Precinct area including Ellesmere St from Scarborough Beach Road through to Charles Street, and
4. **The draft Road Safety Implementation Plan to be presented for Council consideration by December 2026 (with progress update via Council Workshop May 2026) with delivery of works prioritised based on the treatment of severely or seriously injured crashes identified within the Mount Hawthorn precinct, with the intersections of Ellesmere Street ranked as high priority projects; and**
5. **CONSULT** with Mount Hawthorn residents on the 5 – year Road Safety Implementation Plan, including the option of permanently slowing speeds to 40km/h on Ellesmere Street from Scarborough Beach Road to Charles Street.

**PURPOSE OF REPORT:**

To provide Council with a response to a petition received on 24 March 2025 in relation to Road Safety Issues on Ellesmere Street.

**DELEGATION:**

Council resolved that a further report be submitted to Council at the conclusion of traffic data and public consultation. Consequently, this matter is not subject to delegated determination.

**BACKGROUND:**

On the 24 March 2025, Council received a petition from Daniel Loden of Mount Hawthorn, as detailed within confidential attachment 1, containing 45 signatures. The petition requests that the Council accept the petition and refer the petition to city staff for action. All signatories are local residents and outlined concerns included the likelihood of increased traffic volumes following the temporary intersection closure at Green Street, Scarborough Beach Road and Brady Street intersection by Main Roads WA. Speeding, rat running, high traffic volumes and posted speeds above 40km/h formed additional road safety concerns for the residents, requesting city staff to investigate temporary traffic measures and consult on possible longer-term solutions to address community concerns.

**DETAILS:**

Ellesmere Street from Scarborough Beach Road to Charles Street is classified as a Local Distributor Road in the Metropolitan Road Hierarchy adopted by Main Roads WA. The maximum desirable traffic volume on a Local Distributor Road is up to 6,000 vehicles per day (vpd), the legal speed limit is 50km/h.

Traffic data showing the highest speeds along on Ellesmere Street came from the section of Scarborough Beach Road to Matlock Street. Data collected from 18 March 2024 to 26 March 2024 is as follows –

- **Traffic volume:** 1517 vpd (vehicle per day).
- **Speed:** 85% is 55.8km/h (The 85th percentile speed is the speed that 85% of vehicles are travelling at, or slower, under free-flowing conditions).
- **Average speed:** 48.2km/h.
- **Class:** Heavy vehicles 5%.

The traffic data shows the average weekday volume being 1517vpd, this is within the expected capacity of a Local Distributor Road. The 85th percentile speed is 55.8km/h which is higher when compared to the speeds recorded in comparable streets throughout the city and higher than the posted legal limit of 50km/h.

The Traffic Warrant scoring completed in July 2024 from data collected between 18 March 2024 to 26 March 2024 scored this section of road at 29, which suggests no further action required. Administration decided that low-cost non-capital works was warranted given the score was slightly below 30, speeding was an issue and as a result, deployed Speed Radars on Ellesmere Street from Scarborough Beach Road to London Street in March 2025 for a period of 6-months.

Administration reviewed the opportunity to introduce temporary traffic calming measures to slow traffic such as bollards and restrictions during the closure period for the Main Roads WA project on the corner of Green Street, Brady Street and Scarborough Beach Road, however given the short timeframe, this approach was considered not logistically practical. Main Roads WA have completed 80% of all project works and road closures are expected to be removed within the coming weeks.

The Traffic Warrant Scoring system is derived from the *Austrroads Guide to Traffic Management, Part 8: Local Street Management*. Traffic parameter is detailed below –

**Table 1 – LATM Warrant Scoring System**

TRAFFIC PARAMETER	
Traffic Speed	85 <sup>th</sup> percentile speed (km/h)
Traffic Volume	Average weekday traffic volume (vpd)
Crash Data	Fatal crashes
	Injury crashes
	Non-injury crashes
Road Design and Topography	Restricted sight distance on vertical/horizontal curve
	Unrestricted sight distance on bends
	Steep hill
Vulnerable Road Users	Major bicycle or pedestrian crossing point
	Important Bicycle Route
Activity Generators	Educational institution (e.g. school, college) Retail
Amenity Factors	Rat-running through traffic – percentage of peak hour traffic volume (%)
Heavy Vehicles	Percentage of heavy vehicles (%)

LATM W

Crash statistics, road environment and condition, nature and volume of use with other criteria is assessed and points applied in accordance with the guidelines.

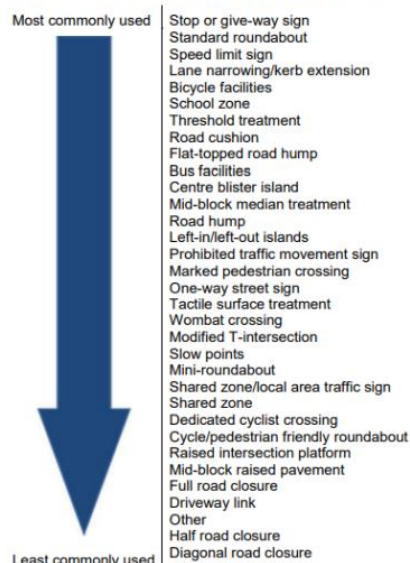
The warrant system suggests that aggregate scores from 30 and above require some level of intervention. Scores of 50 and above require capital works intervention, as shown in the table below –

Table 2 – Level of Action

TOTAL POINT SCORE	DECISION	ACTION RESPONSE
Greater than 50 points	Denoted as Technical Problem Site	Considered to be a site that has problems. Suitable solutions to be considered for funding and implementation.
30 to 50 points	Denoted as Minor Technical Problem Site	Consider low-cost non-capital works solutions (e.g. sign and line marking treatments, monitoring with electronic speed display signs) if appropriate.
Below 30 points	Denoted as a site with low safety and amenity concerns	No further action required.

Low-Cost treatments are recommended as non-capital works, examples being signs, line marking and speed monitoring. The Guidelines outline the commonly applied treatments as follows –

Figure 7.1: LATM devices commonly used by local governments



Source: Damen and Ralston (2015).

Administration has now Warrant Scored all areas of Ellesmere Street with scores noted below.

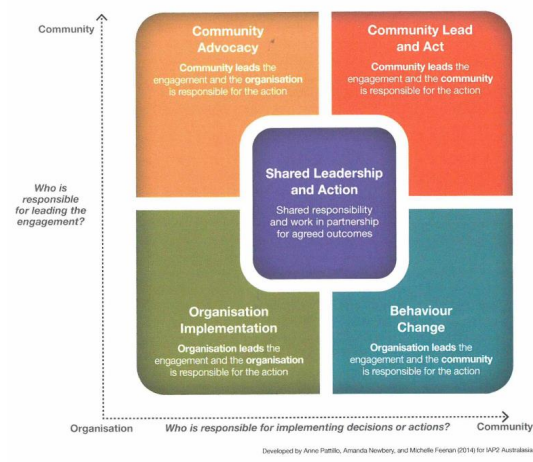
Sl No	Street	Location	Warrant Score	Date of traffic survey
1	Ellesmere Street	Axford Lane - Edinboro St	13	Jan-24
2	Ellesmere Street	Charles St - Eton St	8	Mar-24
3	Ellesmere Street	Dunedin St - London St	14	Jan-24
4	Ellesmere Street	Edinboro St - Fairfield St	14	Nov-24
5	Ellesmere Street	Fairfield St - Flinders St	12	Dec-20
6	Ellesmere Street	London St - Highland St	8	Mar-24
7	Ellesmere Street	Matlock St - Flinders St	14	Mar-19
8	Ellesmere Street	Pembroke Lane - Dunedin St	12	Mar-24
9	Ellesmere Street	SBR - Matlock St	29	Mar-24
10	Ellesmere Street	Selton St - Eton St	8	Mar-24

In July 2024, Administration was unsuccessful with a Blackspot application to upgrade the intersection of Ellesmere Street and Eton Street following a Petition received on 12 December 2023. Administration continues to work on road safety options in conjunction with the new development proposal on the Charles Hotel Site.

**CONSULTATION/ADVERTISING:**

Community consultation will take place with Mount Hawthorn residents including residents on Ellesmere Street, from Scarborough Beach Road to Charles Street after the draft Road Safety Implementation Plan is presented back to Council.





### **Community Advocacy**

A community leads to identify, highlight and propose the action required to solve a problem or take an opportunity.

**Tension:** Gap between what's wanted and what you can do or influence.

**Mitigation:** Showing you're willing to be their decision-makers' advocate.

The community has identified problems, opportunities or outcomes which could realistically (legally, financially, ethically and sustainably) be implemented

*Proactively communicate with advocates to understand their positions and processes*

### **LEGAL/POLICY:**

Road Traffic Act 1974

### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to receive a petition from the local community and requests/supports administration to investigate road safety improvements on a strategic level.

Strategic Implications:

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

#### Accessible City

*We have better integrated all modes of transport and increased services through the City.*

#### Connected and Healthy Community

*We are an inclusive, accessible and equitable City for all.*

#### Thriving Places

*Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.*

#### Sensitive Design

*More people living in and working in or enjoying our town centres.*

#### Innovative and Accountable

*We engage with our community so they are involved in what we are doing and how we are meeting our goals.*

**SUSTAINABILITY IMPLICATIONS:**

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral, it relates to road safety.

**PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Reduced injuries and a safer community*

**FINANCIAL/BUDGET IMPLICATIONS:**

Municipal funding is included within the "Minor Traffic Management Improvements" budget with grant funding opportunities to be explored by administration through Main Roads WA.

**COMMENTS:**

Administration is confident that community concerns can be addressed through holistically looking at road safety improvements delivered across the Mount Hawthorn precinct area, which will prioritise Ellesmere Street focusing on –

- Permanent traffic calming projects which will decrease traffic speeds, discourage rat running and reduce traffic volumes.
- Mitigate the severity of crashes at problem intersections on Ellesmere Street.
- Allow administration to apply for a permanent 40km/h speed zone reduction on Ellesmere Street from Scarbrough Beach Road to Charles Street.

**10.5 RFT IE384-2025 HVAC CHILLER REPLACEMENT - 246 VINCENT STREET LEEDERVILLE**

**Attachments:** 1. **Evaluation Worksheet RFT IE384-2025 - Confidential**

**RECOMMENDATION:**

**That Council:**

1. **NOTES the outcome of the evaluation process for IE384/2025 HVAC Chiller Replacement - 246 Vincent Street Leederville; and**
2. **ACCEPTS the tender submission of Australian HVAC Services Pty Ltd ATF Skenpost Trust t/a Australian HVAC Services for Tender IE384/2025 HVAC Chiller Replacement - 246 Vincent Street Leederville.**

**PURPOSE OF REPORT:**

For Council to consider and determine the outcome of Tender IE384/2025 HVAC Chiller Replacement – 246 Vincent Street Leederville.

**DELEGATION:**

The decision to accept or reject tenders with a value exceeding \$250,000 requires a decision of Council in accordance with Council's adopted register of delegations, authorisations, and appointments.

**BACKGROUND:**

The City of Vincent's capital works program includes renewal or upgrade of heating, ventilation, and air conditioning (HVAC) units across the City Building's portfolio to meet energy efficiency targets.

The City sought tenders from experienced, qualified, and reliable respondents within the industry to removal and replacement HVAC chiller on Level 3 of the DLGSC Building, located at 246 Vincent Street, Leederville. The building is a City of Vincent asset and is leased to the State Government. The existing chiller has reached the end of its serviceable life, and maintenance costs have significantly increased, necessitating its replacement. The capital renewal is an obligation of the lessor under the lease agreement.

This project aims to install a new, efficient chiller system to ensure reliable cooling and improved energy efficiency. The selected HVAC company will be responsible for assessing the site, sourcing a new specified chiller, and performing the installation with minimal disruption to building operations. The new chiller is expected to enhance indoor comfort, reduce energy consumption, and lower long-term maintenance costs.

**DETAILS:****Tender Submissions**

There was a total of nine (9) submissions received from eight (8) respondents. One (1) respondent submitted a conforming and alternate response.

**Evaluation Panel**

The Evaluation Panel comprised of four members, being:

- three with the appropriate operational expertise and involvement in supervising the contract (voting); and
- one with tender preparation skills and probity advice provided by a Procurement and Contracts Officer (non-voting).

**Compliance Assessment**

Compliance assessment was carried out on all submissions. Seven (7) submission were assessed as fully compliant and progressed to the qualitative assessment stage.

One submission (Respondent 6) was assessed as non-compliant and did not progress to the qualitative assessment stage.

### Evaluation Method and Weighting

The qualitative weighting method of tender evaluation was selected to evaluate the offer. The qualitative criteria and weighting used in evaluating the submission received were as follows:

Qualitative Criteria		Weighting
1	Project Understanding	45%
2	Capacity and Skills	45%
3	Environmental Sustainability	10%

### Qualitative Assessment

The qualitative assessment of all submissions was as follows:

Respondent #	Weighted Percentage Score	Qualitative Ranking
Respondent 1	27%	7
Respondent 2 (Conforming)	72%	4
Respondent 2 (Alternate)	74%	3
Respondent 3	29%	6
Respondent 4	37%	5
Respondent 5	76%	1
Respondent 7	0%	8
Respondent 8	75%	2

Refer to **Confidential Attachment 1** for further details.

The Evaluation Panel shortlisted Respondent 2 (Conforming Submission), Respondent 2 (Alternate Submission), Respondent 5 and Respondent 8 to progress to the price assessment stage. The remaining Respondent did not progress due to the low qualitative scores and significant risk associated with the responses to the qualitative criteria.

### Price Assessment

The Evaluation Panel carried out an assessment of the submitted pricing offered by the shortlisted Respondents.

Respondent #	Fixed Price (excl GST)	Rank
Respondent 2 (Conforming)	\$530,630	3
Respondent 2 (Alternate)	\$350,870	1
Respondent 5	\$679,380	4
Respondent 8	\$482,383	2

Refer to **Confidential Attachment 1** for further detail.

### Risk Assessment

The evaluation panel conducted a comprehensive risk assessment of each submission, considering compliance with specifications, potential service delivery risks, and contractual risk exposure.

Respondent #	Compliance with RFT	Operational/Service Delivery Risk	Contractual Risk	Risk Rank
Respondent 2 (Conforming)	Fully compliant with specifications and contractual terms.	Low – Demonstrated capacity to meet all technical and service requirements.	Low – No departures from contract terms. Acceptable and industry-standard risk allocation	1
Respondent 2 (Alternate)	Compliant in structure but carries operational deviations from RFT specifications.	High – Reuse of aging infrastructure creates risk of system performance issues, increased maintenance and early failure.	Medium – Proposal retains contract terms but introduces potential for lifecycle cost blowouts.	3

Respondent #	Compliance with RFT	Operational/Service Delivery Risk	Contractual Risk	Risk Rank
Respondent 5	Fully compliant with specifications and contractual terms.	Low – Strong organisational resources and relevant experience. High capability.	Low – No departures from contract terms. Acceptable and industry-standard risk allocation	2
Respondent 8	Fully compliant with specifications.	Medium – While operational capability is adequate, risks from weakened contractual terms may disrupt delivery or enforcement.	High – Numerous and material departures from key contract terms including indemnity, liability, termination, and confidentiality.	4

### Value for Money Assessment

The Evaluation Panel undertook a comprehensive value for money assessment, considering the combined outcomes of the qualitative evaluation, pricing analysis, and risk assessment. This holistic approach ensured that the recommended submission offers the optimal balance of quality, cost-effectiveness, and low delivery and contractual risk to the City.

Respondent #	Qualitative Rank	Price Rank	Risk Rank	Value for Money Rank	Comment
Respondent 2 (Conforming)	4	3	1	1	Fully conforming tender. No contract departures. Demonstrates understanding and capacity to meet all requirements. Standard contractual protections remain intact, ensuring balanced commercial risk.
Respondent 2 (Alternate)	3	1	3	3	High-risk alternate offer. Proposes to reuse aging infrastructure, which may cause service reliability issues, increased maintenance costs, and reduced asset lifespan. Lower upfront price offset by likely higher long-term operational and replacement costs.
Respondent 5	1	4	2	2	Well-developed response with strong evidence of experience and organisational capability. No critical contract risks identified. However, premium pricing significantly above other offers. May offer reduced value for money unless specific features justify higher cost.
Respondent 8	2	2	4	4	High contractual risk. Proposes numerous and material departures from key contract clauses including indemnities, liability cap, defects rectification, confidentiality, and termination rights. These significantly erode the City's legal and commercial protections and transfer disproportionate risk to the Principal. Many amendments are not standard for public sector contracts and are not commercially acceptable.

### Evaluation Summary

Following a detailed assessment of all submissions, the evaluation panel recommends the conforming tender from Australian HVAC Services Pty Ltd ATF Skenpost Trust trading as Australian HVAC Services for Request for Tender IE384/2025 – HVAC Chiller Replacement at 246 Vincent Street Leederville, as offering the best overall value for money to the City.

This recommendation is based on the following considerations:

- The submission fully complied with all mandatory requirements;
- The respondent achieved a strong qualitative ranking (4th overall);
- The pricing submission was competitively ranked 3rd;
- The response was assessed as presenting the lowest overall risk (1st in risk assessment);
- The pricing is considered to represent excellent value for money when balanced against quality and risk.

Based on this assessment, it is recommended that Council accepts the tender submitted by Australian HVAC Services Pty Ltd ATF Skenpost Trust trading as Australian HVAC Services for this project.

### CONSULTATION/ADVERTISING:

This matter is subject to a statutory advertising requirement.

The Request for Tender IE384/2025 – HVAC Chiller Replacement at 246 Vincent Street Leederville was advertised in the West Australian on Wednesday 26 February 2025 and on both the City's website and Vendor Panel between 26 February 2025 and 26 March 2025.

### LEGAL/POLICY:

The Request for Tender was prepared and advertised in accordance with:

- Section 3.57 of the *Local Government Act 1995*;
- Part 4 of the *Local Government (Functions and General) Regulations 1996*; and
- City of Vincent Purchasing Policy.

### RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to accept the preferred Respondent.

The City of Vincent has adopted a low-risk appetite for third-party (contractor) failure and procurement failure, as articulated in its Risk Appetite and Tolerance Statements. These principles emphasise the importance of reliable contractor performance, value for money, quality service delivery, and the safety of staff and community.

The recommendation to award the contract for IE384/2025 – HVAC Chiller Replacement at 246 Vincent Street, Leederville to Australian HVAC Services Pty Ltd ATF Skenpost Trust trading as Australian HVAC Services presents a low risk to the City and is aligned with these risk tolerance thresholds for the following reasons:

- **Third-Party Risk:** The preferred Respondent has demonstrated adequate financial stability, relevant experience, and a track record of delivery that reduces the likelihood of contract failure. Their conforming submission reflects a strong understanding of the project requirements and an ability to meet performance expectations, which aligns with the City's low tolerance for contractor delays, performance issues or breaches.
- **Procurement Risk – Value for Money:** The recommended Respondent was ranked third on pricing and fourth on qualitative assessment and achieved the highest rating in the risk assessment. This combination provides the City with confidence in receiving a quality outcome at a competitive price, satisfying the City's low risk appetite for poor procurement outcomes.
- **Procurement Risk – Health and Safety:** The scope of works involves critical HVAC infrastructure. The contractor's approach, resources, and compliance history do not indicate any elevated safety risks to staff or community, aligning with the City's **zero tolerance** for procurement decisions that could endanger health and safety.

Overall, the recommendation is consistent with the City's risk framework and supports a decision that prioritises quality service delivery, contractor reliability, and responsible financial management.

**STRATEGIC IMPLICATIONS:**

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

Enhanced Environment

*We have minimised our impact on the environment.*

Thriving Places

*Efficiently managed and maintained City assets in the public realm.*

Sensitive Design

*More people living in and working in or enjoying our town centres.*

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 specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*, however the sustainability and environmental management practices of Respondents was a weighted qualitative criterion of this request, and the preferred Respondent provided some evidence of sustainability practices.

**PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Reduced exposure to environmental health risks*

**FINANCIAL/BUDGET IMPLICATIONS:**

A total budget of \$665,000 in 2024/25 budget was identified and approved through the Capital Works Budget and Procurement Plan.

**COMMENTS:**

The tender submission from Australian HVAC Services Pty Ltd ATF Skenpost Trust t/a Australian HVAC Services complies with all tender requirements and was presented to a high standard. The submission demonstrated a clear understanding of the project scope and addressed the specification requirements in a comprehensive and professional manner.

The Evaluation Panel considered the response to be credible, detailed, and well-aligned with the City's expectations for capability, capacity, and experience. Australian HVAC Services achieved strong rankings across all evaluation criteria, including qualitative assessment, pricing, and risk.

In particular, the submission posed the lowest level of contractual and delivery risk, aligning with the City's low risk appetite for third-party and procurement failure. Additionally, the submitted price of \$530,630 is within the approved project budget of \$665,000, providing further assurance of the submission's value for money.

Accordingly, the Evaluation Panel recommends the award of Tender IE384/2025 HVAC Chiller Replacement – 246 Vincent Street Leederville to Australian HVAC Services Pty Ltd.

## 11 COMMUNITY & BUSINESS SERVICES

### 11.1 FINANCIAL STATEMENTS AS AT 31 MARCH 2025

Attachments: 1. Financial Statements as at 31 March 2025 

#### RECOMMENDATION:

That Council **RECEIVES** the Financial Statements for the month ended 31 March 2025 as shown in Attachment 1.

#### PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 31 March 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 **31 March 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 31 March 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 \$1,621,788 (2.3%). The following items materially contributed to this position:

- A favourable variance of \$982,460 in Fees and Charges mostly due to timing variances in:
  - \$466,449 favourable Ranger Services fees and charges,
  - \$165,292 favourable Beatty Park membership fees,
  - \$145,794 favourable building leases and rentals,
  - \$100,411 favourable development application fees,
  - \$29,713 favourable Public Works license,
- A favourable variance of \$647,432 in Other Revenue mostly due to timing variances in
  - \$328,253 in Reimbursements from Catalina Regional Council and Insurance claims.
  - \$207,314 in other revenue from Perth Inner City Group reimbursements and variable outgoing recoups.
- A favourable variance in Interest earnings of \$299,684 mostly due to higher cash balances.
- An unfavourable timing variance in Operating grants, subsidies, and contributions of \$55,674.
- An unfavourable variance of \$51,683 in rates mainly due to lower interim rates.

**Expenditure by Nature or Type** (on page 1) is unfavourable, attributed by an over-spend of \$546,365 (1.0%). The following items materially contributed to this position:

- \$473,691 unfavourable depreciation expense due to higher asset values.
- \$397,606 unfavourable other expenditures due to timing variances.
- \$86,262 unfavourable employee costs due to timing variances.
- \$64,487 unfavourable utility costs due to timing variances.
- \$450,750 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 \$3,837,720 favourable against budget as at March 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 31 March 2025 is \$27,215,031.

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:

	<b>Due Date</b>
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 31 March 2025 was \$2,976,028. The outstanding rates percentage at 31 March 2025 was 4.17% compared to 6.12% for the same period last year.

8. Receivables: Other Debtors (Note 7 Page 14)

Total trade and other receivables at 31 March 2025 were \$3,269,394. Below is a summary of the significant items with an outstanding balance over 90 days:

- \$1,062,770 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.
- \$140,913 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 31 March 2025, the Centre's net surplus position was \$33,531 compared to the year to date deficit budget of \$61,311.

**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.

11.2	AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 MARCH 2025 TO 31 MARCH 2025
------	--

- Attachments:
1. Payments by EFT and Payroll 
  2. Payments by Direct Debits 
  3. Payments by Cheque 
  4. Payments by Fuel Cards 

**Recommendation:**

That Council RECEIVES the list of accounts paid under delegated authority for the period 01 March 2025 to 31 March 2025 as detailed in Attachments 1, 2, 3 and 4 as summarised below:

EFT payments, including payroll	\$12,455,718.84
Cheques	\$1,692.40
Direct debits, including credit cards	\$234,426.87
<b>Total payments for March 2025</b>	<b>\$12,691,838.11</b>

**PURPOSE OF REPORT:**

To present to Council the list of expenditure and accounts paid for the period 01 March 2025 to 31 March 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 March 2025 to 31 March 2025, covers the following:

<b>FUND</b>	<b>CHEQUE NUMBERS/ BATCH NUMBER</b>	<b>AMOUNT</b>
<b>Municipal Account (Attachment 1, 2 and 3)</b>		
EFT Payments	3178-3188	\$10,751,159.59
Payroll by Direct Credit	March 2025	\$1,704,559.25
<b>Sub Total</b>		<b>\$12,455,718.84</b>
<b>Cheques</b>		
Cheques	82797-82800	\$1,692.40
<b>Sub Total</b>		<b>\$1,692.40</b>
<b>Direct Debits (including Credit Cards)</b>		
Lease Fees		\$22,536.18
Loan Repayments		\$60,916.88
Bank Charges – CBA		\$137,468.04
Credit Cards		\$13,505.77
<b>Sub Total</b>		<b>\$234,426.87</b>
<b>Total Payments</b>		<b>\$12,691,838.11</b>

**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.

**11.3 INVESTMENT REPORT AS AT 31 MARCH 2025**

**Attachments:** 1. Investment Report as at 31 March 25 

**RECOMMENDATION:**

That Council **NOTES** the Investment Statistics for the month ended 31 March 2025 as detailed in Attachment 1.

**PURPOSE OF REPORT:**

To advise Council of the nature and value of the City's Investments as at 31 March 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**

Total funds invested in the month of March 2025 were \$4m with \$4m of funds matured during the period.

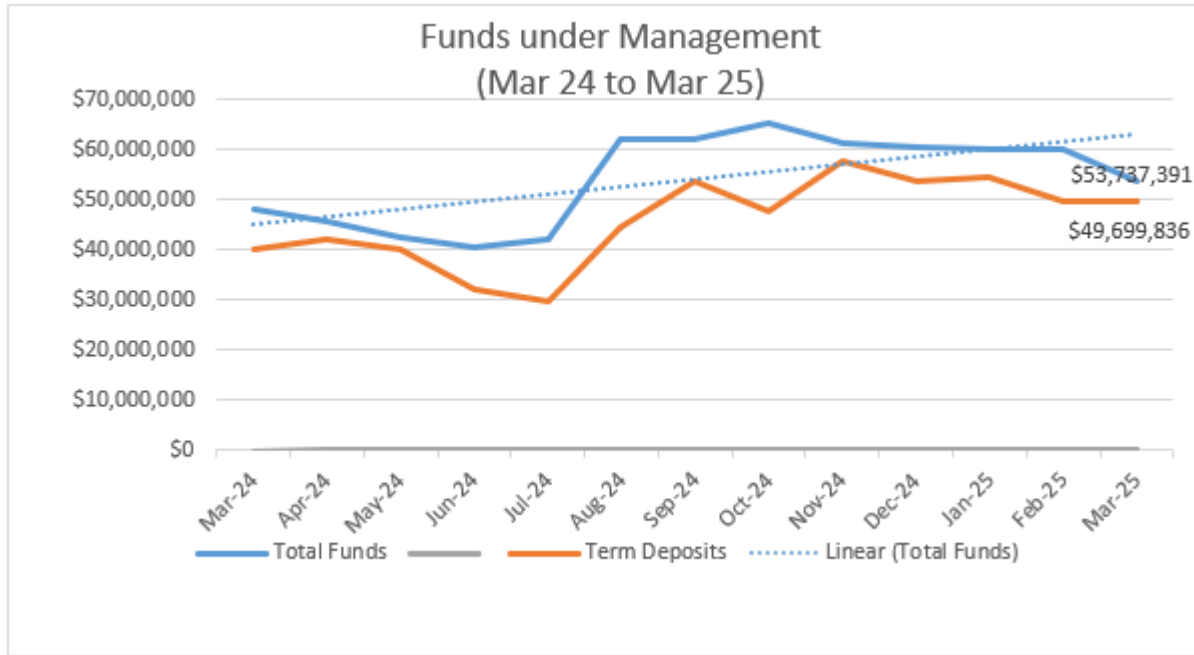
**Investment Status**

The City's investment portfolio is diversified across several accredited financial institutions.

As at 31 March 2025, the total funds held in the City's operating accounts (including on call) was \$53,737,391 compared to \$48,099,178 for the period ended 31 March 2024. All funds are interest bearing as at 31 March 2025.

The total term deposit investments for the period ended 31 March 2025 were \$49,699,836 compared to \$40,196,954 for the period ended 31 March 2024.

The following chart shows funds under management from March 2024 to March 2025:



**Interest Status**

Total accrued interest earned on investments as at 31 March 2025 is:

Total Accrued Interest Earned on Investment	Budget Annual	Budget YTD	Actual YTD	% of YTD Budget	FY23/24 Actual
Municipal	980,000	932,994	1,053,307	112.90%	1,385,886
Reserve	1,100,000	785,186	893,117	113.75%	887,673
<b>Subtotal</b>	<b>2,080,000</b>	<b>1,718,180</b>	<b>1,946,424</b>	<b>113.28%</b>	<b>2,273,559</b>
Leederville Gardens Inc. Surplus Trust*	0	0	146,640	N/A	193,472
<b>Total</b>	<b>2,080,000</b>	<b>1,718,180</b>	<b>2,093,064</b>	<b>121.82%</b>	<b>2,467,031</b>

\*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 4.89% for current investments compared to the Reserve Bank 90 day accepted bill rate for January 2025 of 4.12%.

**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%	27.5%	90%	48.0%
A-1	25%	0%	90%	0%
A-2	20%	16.6%	90%	52.0%



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.

## 11.4 EVENT SPONSORSHIP 2025/26

- Attachments:
1. Event Sponsorship Guidelines 2025-26 
  2. Event Sponsorship Applications Overview 
  3. Revelation Perth International Film Festival - Confidential
  4. Super Market - Confidential
  5. Take 5 and Wind it on Exhibition Launch - Confidential
  6. Reclink Cup - Confidential
  7. Fairytales in the Park - Confidential
  8. Dogtober-fest - Confidential
  9. Leedy Artfest - Confidential
  10. The Provedores Market - Confidential
  11. Jazz Picnic in the Park - Confidential
  12. Mo-Town - Movember Fundraiser - Confidential
  13. Beaufort Street Christmas Festival - Confidential
  14. Casa Musica - Confidential
  15. Hyde Park Festival - Confidential
  16. Neon Picnic - Confidential
  17. St Patricks Festival WA - Confidential
  18. Perth Vegan Expo - Confidential
  19. Leederville Connect - Events Calendar - Confidential
  20. East Perth Football Club - NAIDOC - Confidential
  21. Street Art Film Festival & Live Mural Battle - Confidential
  22. Rewilding & Reconnecting Initiative Verge Launch - Confidential
  23. Miles Garner Starlight Spooktakular for Little Horrors - Confidential
  24. The Silver Web, A Halloween Adventure - Confidential
  25. Birdwood Family Festival - Confidential
  26. Little People's Festival - Confidential
  27. Boorloo Contemporary - Confidential
  28. Perth Festival - Main Stage EPPS - Confidential
  29. TV World - Confidential

## RECOMMENDATION:

1. That Council APPROVES BY ABSOLUTE MAJORITY an amount of \$232,000 for 2025/26 Event Sponsorship as follows:

Event	Amount
Revelation Perth International Film Festival Inc. <b>Revelation Perth International Film Festival</b>	\$20,000
Maya Kuszewski <b>Super Market</b>	In-Kind Support
Northbridge Common <b>Take 5 and Wind it on Exhibition Launch</b>	\$6,500
Reclink Australia <b>Reclink Perth Community Cup</b>	\$10,000
Elenna Stacey <b>Fairytales in the Park</b>	\$7,000
Beaufort Street Network <b>Dogtober-Fest</b>	\$4,500
The Leederville Precinct <b>Leedy Artfest</b>	\$10,000
Pisconeri Wholesalers – James De Leo <b>The Provedores Market</b>	\$20,000
Perth International Jazz Festival <b>Jazz Picnic in the Park</b>	\$15,000
The Leederville Precinct <b>Mo-Town Fundraiser</b>	\$6,000
Beaufort Street Network <b>Beaufort Street Christmas Festival</b>	\$8,000
Perth Festival	\$40,000

<b>Casa Musica</b>	
Rotary Club of North Perth <b>Hyde Park Festival</b>	\$20,000
RTFRFM 92.1 <b>Neon Picnic</b>	\$10,000
St Patrick's Day WA Inc <b>St Patricks Festival WA</b>	\$20,000
Liberation Cooperative <b>Perth Vegan Expo</b>	\$20,000
Leederville Connect <b>Events Calendar</b>	\$15,000
East Perth Football Club <b>NAIDOC</b>	\$0
Blank Walls International Pty <b>Street Art Film Festival &amp; Live Mural Battle</b>	\$0
Northbridge Common <b>Rewilding &amp; Reconnecting Verge Launch</b>	\$0
Realmark <b>Miles Garners Starlight Spooktakular for Little Horrors</b>	\$0
Remida WA <b>The Silver Web, A Halloween Adventure</b>	\$0
Ricochet Circus <b>Birdwood Family Festival</b>	\$0
Charlesworth Ballet Institute <b>Little People's Festival</b>	\$0
Perth Festival <b>Boorloo Contemporary</b>	\$0
Perth Festival <b>Main Stage</b>	\$0
Rose Kingdom-Barron <b>TV World</b>	\$0
<b>TOTAL EVENT SPONSORSHIP</b>	<b>\$232,000</b>

2. That Council APPROVES BY ABSOLUTE MAJORITY \$40,000 to be expended on infrastructure improvements at East Perth Power Station in the City's leased area.
3. That Council APPROVES BY ABSOLUTE MAJORITY \$45,000 for the City to run Rainbow Family Picnic and Festival of Culture.
4. NOTES the allocation of 2025/26 Event Sponsorship remains subject to the recipient signing a Sponsorship Agreement with the City of Vincent identifying all related expectations and obligations.

**PURPOSE OF REPORT:**

To approve the proposed 2025/26 Event Sponsorship and associated budget allocations.

**DELEGATION:**

Council's [Community Funding Policy](#) requires that Festival and Event Sponsorship applications are assessed annually by Administration based upon sponsorship criteria and presented to Council with recommendations for determination.

**BACKGROUND:**

Community events create cultural opportunities that make Vincent a vibrant and connected place for our community to enjoy, activating town centres and facilities, and sustaining artists and the creative economy.

The City's sponsorship program is open once a year for community events such as family-friendly festivals, concerts, food markets and cultural celebrations.

As per the [Community Funding Policy](#), the level of support for events is determined by the value to the Vincent community in terms of economic, cultural and social outcomes.

Sponsorship is available for:

- Established commercial business and incorporated community groups.
- Applicants with appropriate insurances and licences (public liability, product liability, general property, and workers compensation).
- Events that are free or low-cost to attend and within a public place in the City's boundary.
- Events held between 1 July 2025 and 30 June 2026.
- Events that demonstrate alignment to all criteria within the guidelines.

Funding is available for up to half the total cost of the event with a cap of \$40,000 per application.

**DETAILS:****Process for Seeking Applications**

Applications for 2025/26 Event Sponsorship opened on 10 February 2025. The sponsorship program was promoted through the City's Facebook page, Instagram, website, e-newsletter, eco signs, business e-newsletter and direct correspondence with previous and prospective applicants. Applications closed on 21 March 2025.

Applicants are required to address the assessment criteria as set out in the Event Sponsorship Guidelines and Criteria (**Attachment 1**).

**Assessment Criteria**

The City of Vincent receives more funding applications than the available budget. To ensure an equitable assessment process, all applications are required to demonstrate the value the event adds to the Vincent community and how it aligns with the Strategic Community Plan.

Applicants are required to respond to the following criteria which is outlined in the Event Sponsorship Guidelines and stepped out in the application form:

**Event Details – 30 Points**

- Demonstrated experience of the event organiser.
- Full details of the event.
- Anticipated attendance numbers.
- Demonstrated economic and social benefits.
- Alignment to the SCP.
- Event is free of charge or low cost.
- Event is open to the community.

**Event Marketing and Outcomes – 10 Points**

- Marketing strategies identified in line with estimate attendance.
- Post-event evaluation process.

Financials – 10 Points

- Event budget detail.
- Demonstrated additional funding sources.
- Funding requested aligns with event proposal and estimated attendance
- Demonstration of financial sustainability.

Each application is scored against these criteria, using the following weighting based on the size and category of the event as specified by the event organiser:

Event category	Sponsorship amounts	Crowds	Scoring based on alignment to the criteria
Small events	\$5,000 - \$10,000	1,000 – 5,000	A score of at least 35/50
Medium events	\$10,000 - \$20,000	5,000 – 10,000	A score of at least 40/50
Large events	\$20,000 - \$40,000	10,000 +	A score of at least 45/50

Applications were assessed by a panel of three Administration staff with extensive experience in managing events to ensure impartiality and equity in the selection process.

**Application Outcomes**

A total of 27 applications were received as shown in the table below.

A summary of each application along with the funding recommendation and details of funding provided in previous years is at **Attachment 2**.

Individual submissions are in **Confidential Attachments 3 – 29**.

The total amount of funding requested was \$514,019 with the recommended sponsorship total of \$232,000.

**Event Sponsorship**

Event	Location	Event Date	Funding Requested	Funding Recommended	2024/25 Funding
Revelation Perth International Film Festival	Luna Cinema	July	\$25,000	<b>\$20,000</b>	\$20,000
Maya Kuszewski – Super Market	North Perth Town Hall	July	\$1,500	<b>In-Kind Support</b>	N/A
Northbridge Common – Take 5 and Wind it on Exhibition Launch	Laneway next to Bar Love	September	\$7,000	<b>\$6,500</b>	N/A
Reclink Perth Community Cup	Sullivans Logistics Oval	October	\$10,000	<b>\$10,000</b>	\$10,000
Elenna Stacey – Fairytales in the Park	Hyde Park	October	\$7,795	<b>\$7,000</b>	N/A
Beaufort Street Network – Dogtober-Fest	Birdwood Square & Mary Street Piazza	October	\$8,000	<b>\$4,500</b>	\$5,500
The Leederville Precinct – Leedy Artfest	Leederville Precinct, Electric Lane & Leederville Village Square	October	\$11,000	<b>\$10,000</b>	\$7,500
The Provedores Market	Pisconeri Market & Axford Park	October December March May	\$40,000	<b>\$20,000</b>	\$10,000
Jazz Picnic in the Park	Hyde Park	November	\$25,000	<b>\$15,000</b>	\$25,000

Event	Location	Event Date	Funding Requested	Funding Recommended	2024/25 Funding
The Leederville Precinct – Mo-Town Fundraiser	Leederville Precinct & Electric Lane	November	\$8,400	<b>\$6,000</b>	N/A
Beaufort Street Network – Beaufort Street Christmas Festival	St Albans Church, Beaufort Street & Kaadadjny Lane	December	\$10,000	<b>\$8,000</b>	\$10,000
Perth Festival – Casa Musica	EPPS	February – March	\$40,000	<b>\$40,000</b>	\$40,000
Hyde Park Festival	Hyde Park	March	\$21,000	<b>\$20,000</b>	\$15,000
RTFRFM Neon Picnic	Hyde Park	March	\$10,000	<b>\$10,000</b>	\$10,000
St Patricks Festival WA	Birdwood Square	March	\$50,000	<b>\$20,000</b>	\$20,000
Liberation Cooperative –Perth Vegan Expo	Hyde Park	March	\$30,000	<b>\$20,000</b>	N/A
Leederville Connect – Event Calendar	Leederville Village Square	TBC	\$35,000	<b>\$15,000</b>	\$22,500
East Perth Football Club – NAIDOC	Sullivans Logistics Oval	July	\$5,000	<b>\$0</b>	N/A
Blank Walls – Street Art Film Festival & Live Mural Battle	Backlot Studios	July	\$7,500	<b>\$0</b>	N/A
NC – Rewilding & Reconnecting Verge Launch	Birdwood Square	August	\$7,000	<b>\$0</b>	N/A
Realmark - Miles Garners Starlight Spooktakular for Little Horrors	Menzies Park	October	\$2,000	<b>\$0</b>	N/A
Remida WA – The Silver Web, A Halloween Adventure	Hyde Park	October	\$18,828	<b>\$0</b>	\$7,000
Ricochet Circus – Birdwood Family Festival	Birdwood Square	January	\$39,995.72	<b>\$0</b>	N/A
Charlesworth Ballet – Little People’s Festival	Hyde Park	January	\$4,000	<b>\$0</b>	N/A
Perth Festival – Boorloo Contemporary	EPPS	February – March	\$40,000	<b>\$0</b>	\$40,000
Perth Festival – Main Stage	EPPS	February – March	\$40,000	<b>\$0</b>	\$0
Rose Kingdom-Barron – TV World	North Perth Town Hall	April	\$10,000	<b>\$0</b>	N/A
<b>TOTAL</b>			<b>\$514,019</b>	<b>\$232,000</b>	

### Infrastructure Improvements – East Perth Power Station

Perth Festival have applied for \$120,000 in funding for three events at East Perth Power Station for 2026.

While the 2025 Festival was a great success and highlighted the potential of the site, it is proposed that instead of increasing sponsorship, a portion of the funding be redirected to infrastructure improvements at the venue. This strategic investment would not only support the delivery of Perth Festival events in future years but also enhance the site's broader usability for other community and cultural events.

For 2026, it is therefore recommended that the City sponsor Casa Musica for \$40,000 and allocate \$40,000 towards infrastructure improvements within the City's leased area.

**City-run Events**

Rainbow Picnic held on Sunday 3 November 2024, was an inaugural City of Vincent event run to support PrideFEST and Pride WA's wider program to celebrate the local LGBTQIA+ community. The event showcased local community clubs, providers and organisations alongside various activities and entertainment.

Festival of Culture held on Friday 21 March 2025, was another inaugural event run by the City of Vincent to celebrate Harmony Week. The event showcased food stalls, performances, family activities and multicultural community groups.

Both events were a great success with funding requested to facilitate both events again in 2025/26.

A budget allocation of \$45,000 will be used to cover costs associated with Rainbow Picnic and Festival of Culture.

**CONSULTATION/ADVERTISING:**

No consultation required.

**LEGAL/POLICY:**

Community Funding Policy

**RISK MANAGEMENT IMPLICATIONS**

Medium: The public nature of events attracts risks including loss of reputation, financial, loss and damage to facilities and equipment. This is managed by the sponsorship agreement which requires recipients to supply the City with event plans, risk management plans and insurance details.

The sponsorship agreement also stipulates recipients carry out the events at their own risk and agree to not make any claims against the City and the City shall have no liability or responsibility to the provider with respect to the event.

**STRATEGIC IMPLICATIONS:**

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

*Enhanced Environment*

*Our parks and reserves are maintained, enhanced and well utilised.*

*Accessible City*

*Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.*

*Connected Community*

*An arts culture flourishes and is celebrated in the City of Vincent.*

*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.*

*We are an inclusive, accessible and equitable City for all.*

*Thriving Places*

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

*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.*

Innovative and Accountable

*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:**

Funding recipients are required to adhere to sustainable practices as set out in the funding agreement.

**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*

*Increased physical activity*

**FINANCIAL/BUDGET IMPLICATIONS:**

Event Sponsorship funding of \$232,000, \$40,000 for infrastructure upgrades at East Perth Power Station and \$45,000 for city-run events to be approved by Council as part of the annual budget for 2025/26.

**COMMENTS:**

The allocation of event funding through Council's 2025/26 budget will not only contribute to the success of various community events but will also have positive impacts on the local economy and social cohesion.

The delivery of these events in collaboration with town teams, community groups, local businesses and not-for-profits builds strong relationships to enhance collaboration, strengthen community bonds and lead to the development of more inclusive and diverse events reflecting the unique needs and interests of the local community.



**11.5 DIFFERENTIAL RATING STRATEGY 2025/26**

- Attachments:**
1. **Statement of Financial Activity FY2025/26 (Draft)** 
  2. **Statement of Objects and Reasons for the Proposed Differential Rates and Minimum Payments for 2025/26** 

**RECOMMENDATION:**

**That Council:**

1. **ADVERTISES** by local public notice for a period of 21 days, in accordance with Section 6.36(1) of the *Local Government Act 1995*, its intention to levy the following differential rates and minimum rates in 2025/2026 as set out in the Statement of Objects and Reasons for the Proposed Differential Rates and Minimum Payments for 2025/2026, at Attachment 2; and
2. **AUTHORISES** the Chief Executive Officer to invite submissions from electors and ratepayers on the proposed differential rates and minimum payments for 2025/2026:

Rating Category	2025/2026	
	Rate in the Dollar	Minimum Rate
Residential	0.0817795	\$1,516.54
Vacant-Residential	0.0920752	\$1,420.00
Vacant-Commercial	0.1485536	\$1,853.07
Other	0.0770538	\$1,463.62

**PURPOSE OF REPORT:**

To obtain Council’s approval to advertise the proposed differential and minimum rates for the 2025/26 financial year and invite community feedback.

**DELEGATION:**

Section 6.36(1) of the *Local Government Act 1996* requires that before imposing differential general rates a local government is to give local public notice of its intention to do so.

**BACKGROUND:**

The City of Vincent imposes differential rates based on the purpose for which land is zoned or for which the land is held or used.

In accordance with section 6.36 of the *Local Government Act 1995*, the City is required to give local public notice of its intention to impose differential general rates prior to adopting its 2025/26 budget.

**DETAILS:**

For the 2025/26 budget, rate setting required careful balancing between maintaining financial sustainability and easing the burden on our community. The City considered ongoing cost-of-living pressures, rising service delivery costs and feedback received through community engagement.

### **Budget Themes for 2025/2026**

The City of Vincent proposes a balanced budget for 2025/2026, as set out in the DRAFT Rate Setting Statement at **Attachment 1**. The budget is DRAFT and is subject to change.

The 2025/2026 draft budget continues the City's path toward long-term financial sustainability while considering service delivery requirements.

Despite signs of easing inflation nationally, the City continues to face cost escalations across employee costs, waste services, construction costs, materials and utilities. These cost pressures, along with higher community expectations and asset renewal needs, have shaped the 2025/26 Annual Budget.

The City is proposing a 4.5% rate increase for the residential, other, and vacant-commercial categories and a 9% increase for the vacant-residential category. The overall proposed rate increase of ~4.5% aligns with the City's Long Term Financial Plan 2024/2025 – 2033/2034 and reflects a balanced approach to funding core services and infrastructure without overburdening ratepayers.

To help reduce the impact of ratepayers, the City has factored in higher-than-expected revenue from fees & charges and interest earnings, as well as carried-forward surplus funds from the 2024/25 financial year.

The City of Vincent remains one of the lowest rating Councils in metropolitan Perth. In 2024/25, it was ranked eighth lowest based on a median GRV of 20,800.

The proposed rates increase equates to \$1.41 per week, or \$73.25 per year for the median residential household and \$2.26 per week or \$117.65 per year for the median vacant residential ratepayer.

Other residential property examples include an increase of \$1.67 per week or \$86.98 per year for a 3x1 house in Mt Lawley with a GRV of 24,700 and \$2.32 per week or \$120.86 per year for a 4x2 house in Mt Hawthorn with a GRV of 34,320.

Rates and annual charges comprise 59% of the revenue mix for the City of Vincent with 34% from Fees & Charges to help minimise the burden on ratepayers. Interest revenue is expected to remain at moderate levels, in line with forecasts of rate cuts during the financial year.

Employee costs are forecasted to increase by \$2.3m, primarily due to the new EBA, legislated superannuation increase from 11.5% to 12.0%, and resourcing needs at Beatty Park and other high-demand areas.

The City estimates new borrowings of \$2.5m next year to fund longer payback periods for ratepayers in the North Perth Mount Hawthorn (NPMH) Underground Power project area.

Included in the Draft Statement of Financial Activity are Underground Power costs in Materials and Contracts of \$5,354,876. All Underground Power costs are recovered from ratepayers in the NPMH project area and have no impact on proposed rate increases for 2025/26.

### **Comparative view of Residential Rates**

In developing an equitable rating model, it is useful to undertake a comparison with other metropolitan local governments.

The following table details how the rate in the dollar and waste collection charges (where they are applied separately) levied in 2024/2025 impact on the rate levied on an individual residential property at each of the local governments, based on a nominated Gross Rental Value (GRV) of 20,800, being the City of Vincent Residential category median value.

In a residential rating context, this table demonstrates that in 2024/2025, when the waste collection charge is factored in the City had the **eighth lowest minimum and median rate** in the Perth metropolitan area.

2024/25 Residential Rating Comparison table

Council	Rate in \$	Minimum Rates	Waste Charge	Security	Total		Ranking of lowest to highest ranks of Residential Rates Levy based on a GRV of \$20,800	
					Total Minimum Payable	Residential Rates Levy based on a GRV of \$20,800	Minimum	\$20,800
East Fremantle	0.0718600	1,296.00	\$ -	\$ -	\$ 1,296.00	\$ 1,494.69	4	1
Claremont	0.0614860	1,499.16	\$ -	\$ -	\$ 1,499.16	\$ 1,499.16	13	2
Joondalup	0.0547810	899.00	\$ 375.00	\$ -	\$ 1,274.00	\$ 1,514.44	3	3
Stirling	0.0528490	948.00	\$ 395.00	\$ 45.00	\$ 1,388.00	\$ 1,539.26	7	4
Melville	0.0732513	1,434.42	\$ -	\$ 62.00	\$ 1,496.42	\$ 1,585.63	12	5
Peppermint Grove	0.0774400	1,530.00	\$ -	\$ -	\$ 1,530.00	\$ 1,610.75	14	6
Perth	0.0607405	785.00	\$ 357.40	\$ -	\$ 1,142.40	\$ 1,620.80	1	7
Vincent	0.0782600	1,451.23	\$ -	\$ -	\$ 1,451.23	\$ 1,627.81	8	8
Belmont	0.0631710	880.00	\$ 337.00	\$ -	\$ 1,217.00	\$ 1,650.96	2	9
Canning	0.0573100	1,062.00	\$ 424.00	\$ 72.00	\$ 1,558.00	\$ 1,688.05	17	10
Fremantle	0.0834890	1,738.00	\$ -	\$ -	\$ 1,738.00	\$ 1,738.00	25	11
Cockburn	0.0810300	1,537.00	\$ -	\$ 72.57	\$ 1,609.57	\$ 1,757.99	20	12
Cambridge	0.0561820	1,022.00	\$ 600.00	\$ -	\$ 1,622.00	\$ 1,768.59	23	13
Subiaco	0.0695990	1,190.00	\$ 391.00	\$ -	\$ 1,581.00	\$ 1,838.66	15	14
Wanneroo	0.0688370	1,105.00	\$ 425.00	\$ -	\$ 1,530.00	\$ 1,856.81	14	15
Gosnells	0.0705500	1,086.00	\$ 395.00	\$ -	\$ 1,481.00	\$ 1,862.44	11	16
Victoria Park	0.0905800	1,357.00	\$ -	\$ -	\$ 1,357.00	\$ 1,884.06	5	17
Mosman Park	0.0737840	979.72	\$ 399.00	\$ -	\$ 1,378.72	\$ 1,933.71	6	18
Bayswater	0.0746740	1,143.40	\$ 411.00	\$ -	\$ 1,554.40	\$ 1,964.22	16	19
South Perth	0.0755510	1,210.00	\$ 395.00	\$ -	\$ 1,605.00	\$ 1,966.46	19	20
Cottesloe	0.0559400	1,383.00	\$ 585.00	\$ -	\$ 1,968.00	\$ 1,968.00	28	21
Nedlands	0.0605500	1,576.00	\$ 408.00	\$ -	\$ 1,984.00	\$ 1,984.00	29	22
Kalamunda	0.0667853	1,020.00	\$ 659.15	\$ -	\$ 1,679.15	\$ 2,048.28	24	23
Swan	0.0773970	970.00	\$ 491.00	\$ -	\$ 1,461.00	\$ 2,100.86	9	24
Bassendean	0.0817600	1,183.00	\$ 432.00	\$ -	\$ 1,615.00	\$ 2,132.61	21	25
Rockingham	0.0828400	1,377.00	\$ 443.00	\$ -	\$ 1,820.00	\$ 2,166.07	26	26
Kwinana	0.0884600	1,222.00	\$ 393.00	\$ -	\$ 1,615.00	\$ 2,232.97	21	27
Mundaring	0.0888900	985.00	\$ 495.00	\$ -	\$ 1,480.00	\$ 2,343.91	10	28
Armadale	0.0977080	1,409.00	\$ 433.50	\$ -	\$ 1,842.50	\$ 2,465.83	27	29

**Rate Modelling Assumptions**

In preparing the proposed Differential Rates and Minimum Rates for 2025/26, the City has used the following methodology:

1. Increase rates yield by 4.5% for Residential, Other and Vacant-commercial category excluding rates growth and 9.0% for the Vacant-residential category excluding rates growth; and
2. Minimum rate increase by 4.5% for Residential, Other and Vacant-commercial category and 6.63% for the Vacant-residential category.

Minimum rates are imposed to establish the minimum amount any property must pay to contribute to the cost of services provided by a local government, regardless of the value (GRV) of their property.

**Rates Growth and Waivers**

Rates revenue in the draft Rate Setting Statement (**Attachment 1**) has also provided for the following assumptions:

- An increase of approximately \$200,000 due to organic growth in rates revenue arising from property development or improvement (i.e interim rates); and
- A decrease of approximately \$150,000 as a waiver of rates for particular community and sporting groups.

The City’s level of growth in the number of rateable properties has plateaued slightly to an average of 0.59% between 2019 to 2025.

Year (30 June)	RATABLE PROPERTIES	Increase	
		Number	%
2025	19554	61	0.31%
2024	19493	138	0.71%
2023	19355	58	0.30%
2022	19297	59	0.31%
2021	19238	197	1.02%
2020	19041	163	0.86%
2019	18878	126	0.67%

**Rate Payments**

The City will provide 3 payment options namely:

- pay in full;
- pay by instalments (four instalments); and
- pay by rates smoothing.

A provision of \$50,000 for financial hardship has been included in the draft budget for 2025/26.

**PROPOSED DIFFERENTIAL RATES RELATIVITIES AND MINIMUM RATES FOR 2025/2026**

Having regard to the differential rates relativities and proposed minimum rates, the City of Vincent proposes the following differential rates for 2025/2026:

Rating Category	2025/2026	
	Rate in the Dollar	Minimum Rate
Residential	0.0817795	\$1,516.54
Vacant-Residential	0.0920752	\$1,420.00
Vacant-Commercial	0.1485536	\$1,853.07
Other – Commercial/Industrial	0.0770538	\$1,463.62

The overall objective of the proposed rates in the 2025/2026 Budget is to provide for the net funding requirements of the City of Vincent's various programs, services and facilities.

The *Local Government Act 1995 (Section 6.36)* provides that a local government may impose a differential general rate (DGR) according to land zoning, land use, whether the land is vacant or not, or a combination of each characteristic.

The City of Vincent applies a differential general rate as Council has determined that different property categories should pay a fair and equitable contribution, considering the benefits those properties derive from the services and amenities of the City. Providing a lower DGR to any group of ratepayers, means the rates burden must be borne by increases to other ratepayers.

The General Rate reflects the proportional allocation of the City's budget deficiency (excluding organic rates growth) across the total Gross Rental Values (GRV) for all Vincent properties:

$$General\ Rate = \frac{Budget\ Deficiency\ (excluding\ growth)}{Total\ GRV\ for\ Vincent\ Properties}$$

$$General\ Rate = \frac{\$46,347,756}{\$552,961,387}$$

$$General\ Rate = 0.0838173$$

The differential rates are considered in relation to the general rate, and with due consideration for the impact of minimum rates.

The Statement of Objects and Reasons for the Proposed Differential Rates and Minimum Payments is at **Attachment 2**.

### 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

A robust process to engage with the community and stakeholders

In accordance with section 6.36 of the *Local Government Act 1995* (the Act), public comments will be invited through publication of a local public notice, with the consultation period being open for a minimum of 21 days. All submissions received will be submitted to Council for consideration.

Once approved by Council, advertising of the City's intention to levy and the Objects and Reasons for the proposed 2025/2026 Differential Rates will be on the following forums which will satisfy the regulation requirements:

1. State paper advert
2. City of Vincent Website
3. Social media post (news subscribers, Facebook, etc)
4. Noticeboard in Library, Beatty Park and Administration offices
5. Vincent Reporter and Perth Voice advert

Advertising the City's intention to levy and the objects and reasons for the proposed 2025/2026 differential rates on 14<sup>th</sup> May 2025 will be open for submissions for 21 days and will close **5pm Wednesday, 4 June 2025**.

**LEGAL/POLICY:****‘6.33. Differential general rates**

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —
  - (a) the purpose for which the land is zoned, whether or not under a planning scheme as defined in the Planning and Development Act 2005; or
  - (b) a purpose for which the land is held or used as determined by the local government; or
  - (c) whether or not the land is vacant land; or
  - (d) any other characteristic or combination of characteristics prescribed.

**6.35. Minimum payment**

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.
- (2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.
- (3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —
  - (a) 50% of the total number of separately rated properties in the district; or
  - (b) 50% of the number of properties in each category referred to in subsection (6),  
on which a minimum payment is imposed.

**6.36. Local government to give notice of certain rates**

- (1) Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.
- (2) A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).
- (3) A notice referred to in subsection (1) —
  - (a) may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government’s estimate of the budget deficiency; and
  - (b) is to contain —
    - (i) details of each rate or minimum payment the local government intends to impose; and
    - (ii) an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and
    - (iii) any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed;and
  - (c) is to advise electors and ratepayers that the document referred to in subsection (3A) —
    - (i) may be inspected at a time and place specified in the notice; and
    - (ii) is published on the local government’s official website.

- (3A) *The local government is required to prepare a document describing the objects of, and reasons for, each proposed rate and minimum payment and to publish the document on the local government's official website.*
- (4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*
- (5) *Where a local government —*
- (a) *in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*
  - (b) *proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),*
- it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.*

**RISK MANAGEMENT IMPLICATIONS:**

Low: Reputational risk if the City does not advertise its intention to levy differential rates and minimums.

**STRATEGIC IMPLICATIONS:**

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

• *Innovative and Accountable*

*We are open and accountable to an engaged community.*

**SUSTAINABILITY IMPLICATIONS:**

Achieving an effective rating strategy is an important part of the City's overall financial management, which will progressively enable the City to meet all its operational obligations, including asset renewal to ensure the current standard of service can be maintained for future generations.

**PUBLIC HEALTH IMPLICATIONS:**

Expenditure in this report facilitates the achievement of the Plan.

**FINANCIAL/BUDGET IMPLICATIONS:**

The advertising of the proposed differential and minimum rates is critical in the development of the annual budget. The level of rates generation is linked to the delivery of services and level of funding for capital works, debt servicing and consolidation of reserve funds.

**11.6 ADOPTION OF THE LONG TERM FINANCIAL PLAN 2025/26 - 2034/35**

Attachments: 1. Long Term Financial Plan 2026 - 2035 

**RECOMMENDATION:**

That Council:

1. **ADOPTS** the Long Term Financial Plan 2025/26 to 2034/35; and
2. **AUTHORISES** the Chief Executive Officer to forward the City of Vincent Long Term Financial Plan in Attachment 1 above to the Department of Local Government, Sport and Cultural Industries.

**PURPOSE OF REPORT:**

To consider the adoption of a Long-Term Financial Plan (LTFP) for the period 2025/26 – 2034/35.

**DELEGATION:**

*Section 19, Division 3, Local Government (Administration) Regulations 1996* establishes the minimum requirements for a local government to 'plan for the future'. This includes the requirement for the creation of a Strategic Community Plan and a Corporate Business Plan, as per *Section 5.56 Local Government Act 1995*).

This plan complies with the State Government's guidelines for the development of an Integrated Planning and Reporting (IPR) framework, and the relevant advisory standards and Model LTFP provided by the Department of Local Government, Sport and Cultural Industries.

**BACKGROUND:**

As part of the Integrated Planning and Reporting Framework (IPRF), all local governments in Western Australia are required to have developed and adopted a "plan for the future", comprising at a minimum of Strategic Community Plan and Corporate Business Plan.

The Long-Term Financial Plan is also a key component of the City's integrated planning framework and identifies how the City funds the delivery of the SCP and CBP short, medium and long-term priorities.

The City's current LTFP was adopted on 21 May 2024. We have comprehensively reviewed the LTFP to reflect the significant changes in economic conditions that have occurred since 2024 and to ensure its alignment to the City's Corporate Business Plan 2025/26 - 2028/29.

The Draft LTFP was presented to Council Members at Budget Workshops on 25 March and 29 April 2025 for consideration.

The LTFP provides an indication of a local government's long term financial sustainability and allows early identification of financial issues and their longer-term impacts. It shows the linkages between specific plans and strategies and enhances the transparency and accountability of the Council.

The underlying assumptions and calculations used in the Underground Power Financial Model have been included in the LTFP.



**DETAILS:**

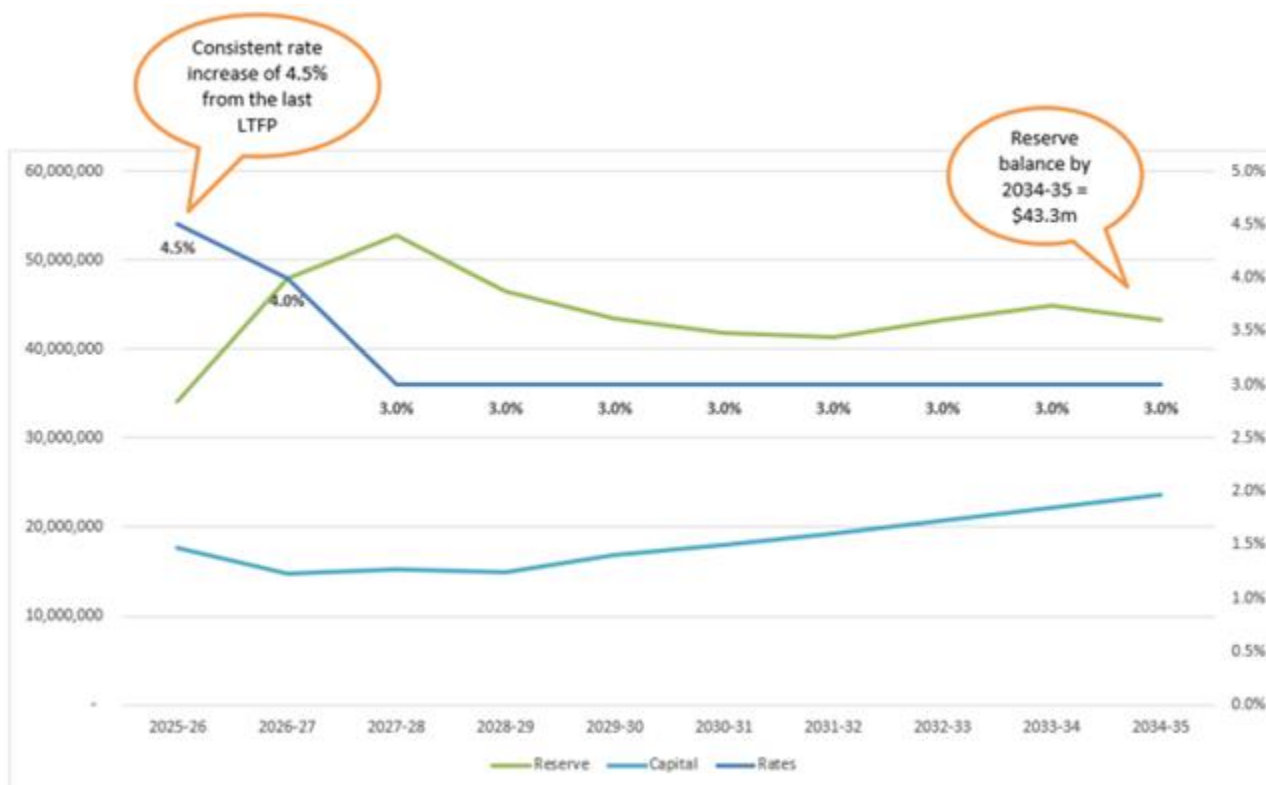
We have modelled the LTFP from 2025/26 – 2034/35 to provide guidance towards capital expenditure and reserve funding based on varying levels of rate rises. The underlying assumptions used include:

- Net surplus of around \$50k - \$100k each year.
- Service charges levied are based on E10 estimates provided by Western Power for North Perth/ Mount Hawthorn and E30 estimates for the remaining seven underground power projects. It's estimated that up to 70% ratepayers will elect for a 4-year payback option for each project.
- A 10% contingency is included on the E30 underground power cost estimates provided by Western Power for modelling purposes.
- Individual 4-year fixed interest loans are borrowed from the WATC based on 50% of the total costs for each underground project.
- The Underground Power Reserve and Catalina Land Sales Reserve will be used to fund 4-year instalment options for up to 70% of ratepayers, help manage service charge recoverability timing issues and potential project cost escalations.
- Inflation of 3% for 2026/27 onwards (based on the current Reserve Bank of Australia forecast)
- 4.0% increase in wages for 2025/26 & 2026/27, and 2.5% each year until 2034/35.
- Service delivery and staff levels (i.e. full time equivalent or FTE) to remain at the same level and any increase in service expectations is absorbed through operational efficiencies.
- \$10m revenue generating asset in 2028/29 and \$5.5m additional surplus over 10 years for the Leederville Carpark Development (Commercial Carparking Rates).
- Interest revenue remained similar compared to the previous LTFP 2024/25 – 2033/34, lower forecasted interest rates has been offset by higher cash balances.
- Light fleet renewal is planned for every 3 years as per council policy and reflecting the optimal life span of the current hybrid and electric vehicle fleet.

**Modelled Scenario**

The base scenario allows for the majority of Council approved projects and master plans to be delivered, including key projects like Underground Power, Leederville Carpark Development, Robertson Park Development Plan Stage 1 & 2 and the Banks Reserve Master Plan. The key assumptions and outcomes of this scenario are:

- Medium rate increases (4%-4.5%) from 2025/26 to 2026/27 and reducing to 3% from 2027/28.
- Rate rises have been kept consistent in the medium term against the previous LTFP 2024/25 – 2033/34 despite higher operational costs due to high interest revenue and fees & charges (carparking and Beatty Park).
- 4-year capital works to be fully funded and a steady increase of on average 8% in capital expenditure from 2029/30.
- Reserve balance to grow by \$11m over 10 years (2034/35 balance \$44.5m).
- The current ratio is planned to fall below the minimum prescribed range of 1.0 due to a strategic focus on transferring any excess surplus to build up the reserve balance over the 10-year period.



**COMMENT:**

The Long-Term Financial Plan is an ‘informing strategy’ within the Integrated Planning and Reporting Framework established by the State Government. It plays a vital role in prioritisation and integration, supporting the local government in current and future decision making. It enables the local government to achieve SCP and CBP outcomes, based on their resourcing capabilities, for the delivery of short, medium, and long-term community priorities. It is also an indicator of a local government’s long term financial sustainability and allows early identification of financial issues and their longer-term impacts. The LTFP highlights linkages between specific plans and strategies and enhances the transparency and accountability of the council to the community.

The Long-Term Financial Plan does not commit Council to a future course of action. Where Council decisions deviate from the assumptions within this plan, the impact on the LTFP should be understood and the LTFP updated accordingly.

The LTFP has been modelled on the 2025/26 Budget being the first year of a 10-year rolling plan. It is assumed that it is updated annually when the Annual Budget and 4-year Capital Works Budget are reviewed.

The capital expenditure approved in the annual budget has been aligned to the Corporate Business Plan and the Capital Works Program.

The LTFP is based on a range of assumptions and strategies considered reasonable at the time of developing the LTFP.

The modelled scenario outlined above will fund the delivery of the current 4-year capex plan and the underground power project.

**CONSULTATION/ADVERTISING:**



The LTFP is an internal planning tool used to support the City's broader strategic planning framework and in particular the Strategic Community Plan.

**LEGAL/POLICY:**

*Section 19, Division 3, Local Government (Administration) Regulations 1996* establishes the minimum requirements for a local government to 'plan for the future'. This includes the requirement for the creation of a Strategic Community Plan and a Corporate Business Plan, as per *Section 5.56 Local Government Act 1995*.

This plan complies with the State Government's guidelines for the development of an Integrated Planning and Reporting (IPR) framework, and the relevant advisory standards and Model LTFP provided by the Department of Local Government, Sport and Cultural Industries.

**RISK MANAGEMENT IMPLICATIONS**

Medium: The Long-Term Financial Plan will be used for planning future annual budgets and assessing the future financial sustainability and therefore it is important that the estimates are based on the appropriate and relevant assumptions.

In preparing long term estimates there is a risk that the assumptions on which the estimates are based do not hold true over time. These risks are mitigated by a requirement for annual update and review.

**STRATEGIC IMPLICATIONS:**

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

Innovative and Accountable

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

*We engage with our community so they are involved in what we are doing and how we are meeting our goals.*

**SUSTAINABILITY IMPLICATIONS:**

A key aim of the Long-Term Financial Plan is to enhance the City's financial sustainability, which will in turn contribute to protecting/enhancing the City's built and natural environment and to improving resource efficiency.

**FINANCIAL/BUDGET IMPLICATIONS:**

The Long-Term Financial Plan will assist in the preparation of future Annual Budgets and project planning.

## 12 CHIEF EXECUTIVE OFFICER

### 12.1 ANNUAL REVIEW OF DELEGATIONS

Attachments: 1. Register of Council Delegations - Marked up for 2025 Review 

#### RECOMMENDATION:

##### That Council:

1. **NOTES** the annual review of its delegations in accordance with Section 5.46(2) of the *Local Government Act 1995*, as outlined in this report; and
2. **DELEGATES BY ABSOLUTE MAJORITY** the local government functions listed in the City's Council Delegated Authority Register included as Attachment 1.

#### PURPOSE OF REPORT:

To consider amendments to the City's Delegated Authority Register (Register), following a review as required under the *Local Government Act 1995* (Act).

#### DELEGATION:

In accordance with section 5.42 of the Act, the power to delegate local government powers and duties to the Chief Executive Officer (CEO) requires an absolute majority and vote.

#### BACKGROUND:

Delegations are used in local government in a number of circumstances including where:

- The business of the local government could not be efficiently carried on if the council or CEO were to personally exercise their discretion to enforce all the rights or discharge all the duties; and
- Through practical administration, the council or CEO needs to appoint other employees to exercise their discretion to make decisions, exercise powers or discharge duties on behalf of the local government.

All delegations made under the Act must be made by absolute majority and recorded in a register.

Sections 5.18 and 5.46 of the Act require that at least once every financial year, delegations are to be reviewed by the delegator for those delegations under the Act, but also presents an opportunity to review delegations made under other legislation. Council undertook its last annual review of delegations in May 2024 and endorsed the proposed outcome of that review at its 21 May 2024 meeting.

**DETAILS:**

In March 2025, Administration undertook a review of Council's delegations. A 'tracked changes' version of the Council Delegations Register is at **Attachment 1**.

As a result of this review the following changes to the Council delegations are proposed.

Delegation	Action	Comments
16.1.1 - Determination of various applications for development approval under the City's Local Planning Scheme	Amendments to condition 5.	Council rescinded the City's Policy 2.2.1 – Directional Signs at its meeting on 25 June 2019. Removing this portion of the delegation helps prevent confusion regarding whether the restriction applies to directional signs on private land (e.g., 'Parking →' signs).
	Amendments to condition 7.	<p>Due to recent changes of definitions within the planning framework, this change ensures the delegation continues to apply to all building types, not just dwellings.</p> <p>The Residential Design Codes were amended in April 2024 to revise the definition of 'external fixtures,' aligning it with the definition of 'utilities.' This revision limits the reference to dwellings only.</p> <p>The updated definitions mean that the current delegation no longer applies to commercial developments.</p> <p>To address this, the proposed revision to sub-delegation '7a' adopts the R Codes' definition of 'utilities' but expands its application to all building types, not just dwellings. This change clarifies the intent of the delegation, ensuring that it covers both residential and non-residential heritage development sites, such as the installation of an air conditioner on a heritage-listed shop, providing consistency across different building classifications.</p>
	Amendments to condition 8.	<p>The inclusion of billboard signage is already covered under Condition 5 of the delegation, which stipulates that all billboard signage requires Council determination.</p> <p>Directional signage, as noted in the comment for Condition 5, should be removed.</p>
	Amendments to condition 11.	<p>The Residential Design Codes were amended in April 2024 to include revised deemed-to-comply provisions for visitor car parking.</p> <p>The previous version of the R Codes required visitor parking for proposals involving more than three grouped or multiple dwellings.</p> <p>Under the updated provisions, visitor parking requirements now only apply to proposals involving more than four grouped or multiple dwellings that are accessed via a common access way.</p>

Delegation	Action	Comments			
	<p>Amendments to condition 12.</p>	<p>This change expands Administration’s delegation to determine low-impact development works on City-owned or managed land. This seeks to enhance the efficiency of decision-making while maintaining appropriate Council oversight for larger or more complex proposals on City owned and managed land.</p> <p>The conditions outlined in sub-point e) align with the existing exemptions for ‘Minor Works’ on zoned land within the City, as set out in the <a href="#">Planning Exemption Policy</a> (see extract below). Minor wording refinements have been made to improve clarity and eliminate any ambiguity in the delegation as compared to the wording below.</p> <table border="1" data-bbox="539 507 1585 715"> <tr> <td data-bbox="539 507 734 715">Minor Works</td> <td data-bbox="734 507 965 715">All zoned land under the Scheme.</td> <td data-bbox="965 507 1585 715"> <ol style="list-style-type: none"> <li>1. The works are not located in a heritage-protected place; and</li> <li>2. The works:                             <ol style="list-style-type: none"> <li>a. Are not directly visible from a primary or secondary street;</li> <li>b. Have an area of no more than 30 square metres;</li> <li>c. Have a total height of no more than 3.5 metres above natural ground level; and</li> <li>d. Have a floor level no more than 0.5 metres above natural ground level.</li> </ol> </li> </ol> </td> </tr> </table> <p>The expanded scope is intentionally narrow and applies only to structures and works that:</p> <ul style="list-style-type: none"> <li>• Have minimal impact on the surrounding environment, heritage values, and public amenity.</li> <li>• Align with the intended function and approved use of the land.</li> <li>• Ensure a balance between facilitating necessary improvements and preserving the integrity of City-managed spaces.</li> </ul> <p>This delegation change would be applicable to minor works proposals such as the one presented to Council in October 2024 for No. 10 Farmer Street, North Perth (Bowls Club) which sought approval for the installation of a refrigerator unit.</p>	Minor Works	All zoned land under the Scheme.	<ol style="list-style-type: none"> <li>1. The works are not located in a heritage-protected place; and</li> <li>2. The works:                             <ol style="list-style-type: none"> <li>a. Are not directly visible from a primary or secondary street;</li> <li>b. Have an area of no more than 30 square metres;</li> <li>c. Have a total height of no more than 3.5 metres above natural ground level; and</li> <li>d. Have a floor level no more than 0.5 metres above natural ground level.</li> </ol> </li> </ol>
Minor Works	All zoned land under the Scheme.	<ol style="list-style-type: none"> <li>1. The works are not located in a heritage-protected place; and</li> <li>2. The works:                             <ol style="list-style-type: none"> <li>a. Are not directly visible from a primary or secondary street;</li> <li>b. Have an area of no more than 30 square metres;</li> <li>c. Have a total height of no more than 3.5 metres above natural ground level; and</li> <li>d. Have a floor level no more than 0.5 metres above natural ground level.</li> </ol> </li> </ol>			

The Department of Local Government, Sport and Cultural Industries have an [Operational Guideline](#) for Delegations, Authorisations and Acting through. This has been linked above for further information.

**CONSULTATION/ADVERTISING:**

Nil.

**LEGAL/POLICY:**

Section 5.46(2) of the Act requires Council to review of its delegations at least once every financial year.

**RISK MANAGEMENT IMPLICATIONS**

<b>Risk Category</b>	<b>Risk Appetite/ Tolerance Statement</b>	<b>Descriptor/clarification</b>
<i>Less than better practice for Governance, Due diligence, Accountability and Sustainability</i>	The City has a <b>low risk tolerance</b> for less than better practice decision making for governance, due diligence, accountability, and sustainability, as measured by accepted industry standards and practices.	The annual review and proposed amendments to the delegations register support this by ensuring delegations remain current, legally compliant, and reflective of contemporary operational needs and legislative updates. This reduces the risk of inconsistent, inefficient, or outdated decision-making.

Low: It is low risk for Council to approve proposed amendments and updates to the delegations register due to the conditions on the delegations which define clear authorities and accountabilities for City officers. The annual review of delegations by Council is a statutory requirement and is also necessary to ensure the delegations remain consistent with legislation and applicable to the City's current operational needs.

**STRATEGIC IMPLICATIONS:**

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

Innovative and Accountable

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

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.



**12.2 ADVERTISING OF AMENDED POLICY - ATTENDANCE AT EVENTS POLICY**

**Attachments:** 1. **Attendance at Events Policy - marked up** 

**RECOMMENDATION**

**That Council APPROVES the proposed amendments to the Attendance at Events Policy, at Attachment 1, for the purpose of community consultation.**

**PURPOSE OF REPORT:**

For Council to approve, for the purpose of community consultation, the amended Attendance at Events 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:**

In accordance with the *Local Government Act 1995* (Act) Councillors (section 5.87A) and Chief Executive Officers (CEOs) (section 5.87B) are required to disclose gifts that are received in their capacity as a Councillor or CEO and:

- are valued over \$300; or
- are of a cumulative value that exceeds \$300 where the gifts are received from the same donor in a 12 month period.

Since 2015, Council has adopted a position of disclosing gifts greater than \$50 in value and including these disclosures in the City’s publicly available [Register of Gifts](#). The position goes beyond the legislative requirement, which requires disclosure of gifts above \$300 only and was formally adopted through the [Governance Framework](#) in August 2020.

In late 2019 the Act was amended to include a requirement for local governments to adopt an ‘attendance at events’ policy (section 5.90A). The purpose of the policy is to enable Councillors to attend events as a representative of Council without restricting their ability to participate in Council Meetings should the donor have a matter that comes before the Council.

The Department of Local Government, Sport and Cultural Industries (DLGSC) developed [operational guidelines](#), which include an attendance at events template policy (template), to assist local governments in the development of an Attendance at Events Policy.

At its 23 March 2021 meeting Council adopted its [Attendance at Events Policy](#) (Policy).

The Policy was developed, with consideration of the DLGSC template, and updated to reflect the City’s adopted position in relation to disclosing all gifts greater than \$50 in value and publishing these disclosures in the City’s Register of Gifts.

The Policy is due for its periodic review in 2025.

The review is required to provide clarity and ensure the Policy accurately reflects gift register provisions.

**DETAILS:**

Attending events is an important aspect of Councillor and employee roles in representing the City, demonstrating support for the community and engaging with stakeholders and partners in delivering a strong program of events and festivals through-out the year.

For Councillors and the CEO, where the value of an event attended exceeds \$300, and the donor has a matter before Council, the attendee must disclose an interest relating to the event attendance as a 'closely associated person'. Such disclosure prevents a Councillor from participating in debate or voting on that matter, or in the case of the CEO, providing advice on the matter, unless approved by Council in accordance with the Act.

In accordance with the Act, Council may resolve to pre-approve attendance to a specific event. In this circumstance, the attendee would not need to disclose an interest relating to that event attended as a 'closely associated person'. Attending an approved event means that a Councillor can participate in debate and vote on the matter, or in the case of the CEO, can provide advice.

Where the value of the Approved Event attended exceeds \$300, or the invitations received from a donor has exceeded \$300 over a twelve-month period, the Councillor or CEO must declare the event as a gift in accordance with sections 5.87A and 5.87B of the Act.

**Requirement for a documented City position (including community need or legislative requirement):**

Section 5.90A(2) of the *Local Government Act 1995* requires local governments to adopt a policy in respect to event attendance by Councillors and the CEO.

**How the objectives align with the SCP:**

The policy objectives, as set out above align with the City's Strategic Community Plan 2022-2032 as follows:

Innovative and Accountable

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

**Examples of current / best practice:**

Department of Local Government, Sport and Cultural Industries (DLGSC) [operational guidelines and template](#).

**An evaluation of the effectiveness of the existing policy:**

Administration has identified the following amendments that are required for the purpose of clarification and to ensure the Policy accurately reflects gift register provisions.

A track changed Policy, at **Attachment 1**, proposes the following:

Definitions

Definitions have been included to provide clearer guidance on legislative requirements, ensuring consistency in the interpretation and application of the policy.

Additional Pre-Approved Events

The list of pre-approved events has been expanded to ensure that Councillors and the CEO can attend key events that acknowledge and celebrate community achievements, contribute and support economic development and strengthen relationships with local businesses.

Gifts excluded from the interest provisions

Clause 4 of the policy states:

*Attendance at Approved Events is not treated as gifts and do not need to be included on the City’s public Register of Gifts, as they are "excluded gifts" in accordance with section 5.62(1B) of the Act.*

Any gift received over \$300 is specifically excluded from the conflict of interest provisions but **not** the gift register provisions.

Excluded gifts are still a gift that must be disclosed and published on the gifts register if over the value of \$300 in accordance with the Act and if over the value of \$50 in accordance with the City’s Governance Framework.

This clause has been marked for removal from the policy and new clause 6 is proposed to reiterate that receipt of the gift will still be required to be declared under the gift register provisions.

Seeking approval for events

The policy currently identifies pre-approved events however does not provide guidance for seeking approval to attend an event that is not pre-approved. Administration is proposing to include guidance and criteria for approving events outside of those listed as ‘Pre-Approved’ These have been added as clause 5 and 6.

Cost for tickets and accompanying persons

New clause 5 is proposed to provide guidance in relation to the payment of fees.

**CONSULTATION/ADVERTISING:**



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

**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 [Corporate Document Development Policy](#) the proposed amendments have been classified as *Standard*.

These amendments involve modifications to specific provisions within a Corporate Document that do not fundamentally alter its objectives but may adjust its implementation. Consultation requirements are determined based on the potential impact of the changes and are undertaken in line with the Community and Stakeholder Engagement Policy.

It is proposed that community consultation be conducted for a minimum of 21 days via a 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 [Corporate Document Development Policy](#) sets out the process for the development and review of the City's policy documents.

In accordance with section 2.3 of the Corporate Document Development 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.*

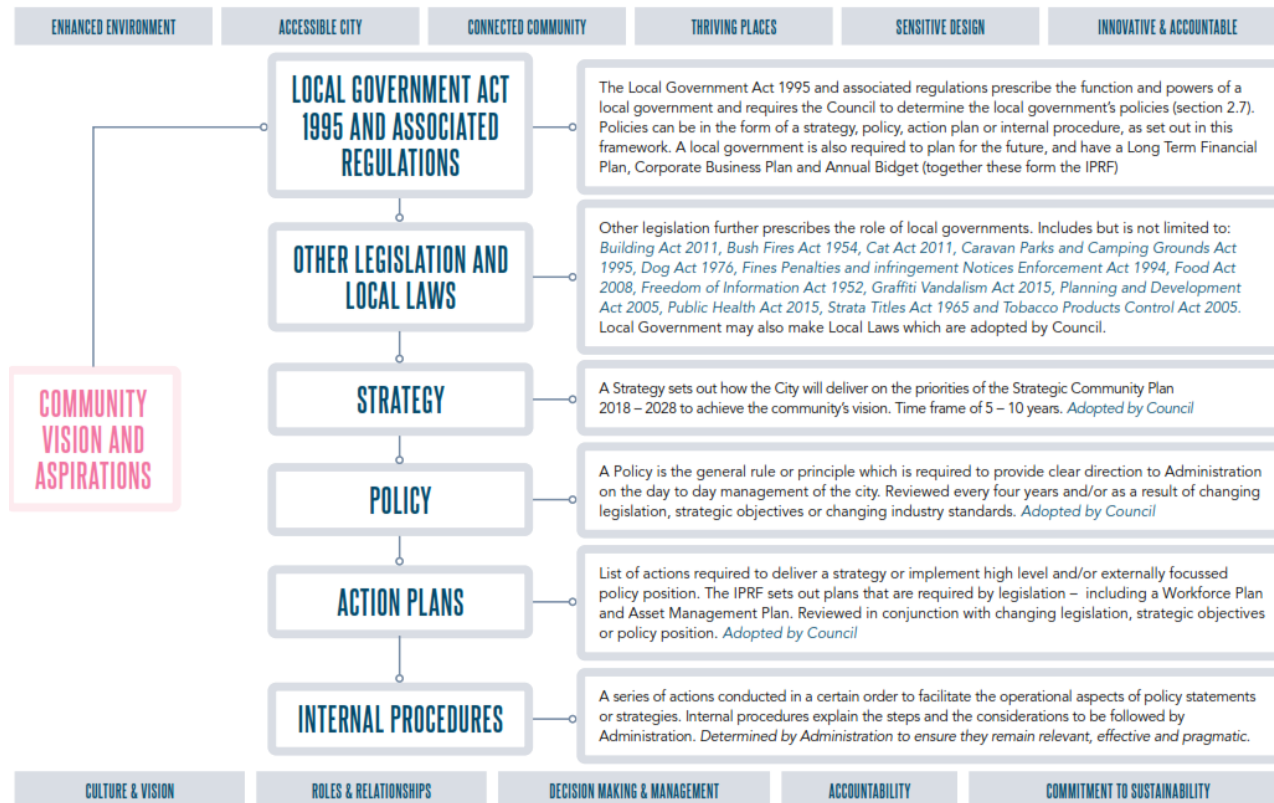
**Proposed objective of the new policy:**

The existing policy objective is:

*To establish guidelines, in accordance with the requirements of section 5.90A of the Local Government Act 1995 (Act), for the appropriate disclosure and management of acceptance of invitations to events or functions where Councillors and the CEO represent the City.*

There are no changes proposed for the policy objective.

# LOCAL GOVERNMENT DECISION MAKING HIERARCHY



## RISK MANAGEMENT IMPLICATIONS

Risk Category	Risk Appetite/Tolerance Statement	Descriptor/clarification
<i>Less than better practice for Governance, Due diligence, Accountability and Sustainability</i>	The City has a <b>low risk tolerance</b> for less than better practice decision making for governance, due diligence, accountability, and sustainability, as measured by accepted industry standards and practices.	The proposed amendments to the Attendance at Events Policy improve clarity regarding gift register obligations and event attendance approvals, ensuring consistency with the <i>Local Government Act 1995</i> . Advertising these changes for public consultation aligns with the City's governance principles of transparency and accountability, minimising the risk of administrative oversight or conflicts of interest in event attendance and gift disclosures.

Low: It is low risk for Council to undertake community consultation of the Attendance at Events Policy. The proposed changes are required to ensure the Policy accurately reflects gift register provisions. This review aligns with Council's Adopted Appetite and Tolerance Statements above.

### STRATEGIC IMPLICATIONS:

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

#### 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:**

Nil.

**12.3 INFORMATION BULLETIN**

- Attachments:**
1. **Unconfirmed Minutes of the Mindarie Regional Special Council Meeting held on 26 March 2025** 
  2. **Unconfirmed Minutes of the Catalina Regional Council Meeting held on 17 April 2025** 
  3. **Minutes Arts Advisory Group 19 February 2025** 
  4. **Snap, Send, Solve Update as at April 2025** 
  5. **Statistics for Development Services Applications as at the end of April 2025** 
  6. **Register of Legal Action and Prosecutions Monthly - Confidential**
  7. **Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 8 May 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. **Register of Petitions - Progress Report May 2025** 
  11. **Register of Notices of Motion - Progress Report - May 2025** 
  12. **Register of Reports to be Actioned - Progress Report - May 2025** 
  13. **Council Workshop Items since 9 April 2025** 
  14. **Council Briefing Notes - 1 April 2025** 

**RECOMMENDATION:**

That Council RECEIVES the Information Bulletin dated May 2025.

**13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN****13.1 NOTICE OF MOTION - CR WOOLF AND CR WORNER - LIFEVAC DEVICES INSTALLED AT CITY OF VINCENT COMMUNITY FACILITIES**

**Attachments:** Nil

**That Council Requests that:**

1. the CEO prepares a report outlining the costs, benefits and risks of installing LifeVac® airway clearance devices in City of Vincent Community Facilities, such as those where Automated External Defibrillators are installed.
2. the report is provided to Council for consideration by August 2025, including a recommendation on whether to proceed with the installation of LifeVac devices at City of Vincent Community Facilities.

**REASON**

On 6 January 2025, Councillor Nicole Woolf and Councillor Suzanne Worner received email correspondence from Mr Brian Bwoga of Beldon, Western Australia with a notice of motion to consider installation of LifeVac® devices in City managed facilities. Tragically, Mr Bwoga's son, ZaZa, lost his life on 15 January 2024 after choking on a grape at Burns Beach. Despite Mr Bwoga's attempts to apply CPR, and paramedics rushing to the scene, ZaZa passed away within five minutes. He is currently advocating for implementation of Lifevac® devices throughout local councils.

**ADMINISTRATION COMMENTS**

Supported.

LifeVac® is a non-powered upper airway clearing device. It is listed for sale in Australia as a Class 1 Medical Device on the Australian Register of Therapeutic Goods (ARTG) and has been validated through post-market and clinical review audits. LifeVac® airway clearance device has been documented in multiple peer-reviewed medical publications and has undergone independent testing on safety, effectiveness, and ease of use. LifeVac® uses a patented one-way valve system that creates a powerful suction to remove blockages from the airway without pushing the object further down. It is intended to be used in an emergency when the standard current choking protocol has been followed without success and recommended for use on persons over 12 months of age.

In Australia, choking is the second leading cause of accidental death in children under 14 years (11.1%) and the leading cause of accidental death in children under 1 year old, accounting for 40 child deaths annually. Choking is also the second leading cause of premature death in aged care in Australia (8%). Additionally, over 11 million Australians are susceptible to choking due to pregnancy, age, and/or profound disability, obesity, or being alone. In the first four minutes of an airway obstruction, brain damage is possible. In the next 4-6 minutes brain damage is likely and in 6-10 minutes brain damage is probable.

There were 1,500 hospitalisations in 2020/2021 within Australia due to choking or suffocation injuries (5.6% per 100,000 population), with 1,200 (4.6% per 100,000) deaths occurring. This represents 9% of injury deaths and 0.3% of injury hospitalisations. Rates of death due to choking and suffocation were highest for people aged 65 and over, while children aged zero to four had the highest rates of hospitalisation compared with other life-stage age groups.

LifeVac® is classified as a single use device to avoid contamination, however, if LifeVac® is used in an emergency, it will be replaced free of charge. The device is made of durable materials with an expected shelf life of over 5 years. The device can be used by anyone in an emergency and there are reports of hundreds of children who have been saved by parents with no training. Video and an online training course are available if required.

Lifevac® does not replace first line treatment for choking. First aid courses generally prescribe for the treatment of choking back blows followed by chest thrusts. The device is intended as an additional tool when first line treatment is unsuccessful.



Royal Life Saving Society WA were contacted by City of Joondalup for comment on the LifeVac® airway clearance device and were advised of the following: *“The National office of the Royal Life Saving Society advised that they focus their training on established procedures; encouraging coughing, back blows and chest thrusts. There is limited evidence of efficacy and concern the devices could/can cause additional harm if not used appropriately or if delaying the use of established procedures.”*

### Associated Costs

The City currently has 14 AEDs located across 10 sites. The supply of Lifevac® devices at each of these sites would result in a total cost of approximately \$2,270.00. Suitable housing for the 6 devices located in outdoor public spaces would incur an additional cost. The projected annual operating cost is \$750.00 based on an assumption that 33% of the units (or components) may need to be replaced annually due to damage, deterioration or loss.

### Considerations

LifeVac® airway clearance devices need to be easily accessible to maximise effectiveness. In a similar way to Automated External Defibrillators (AEDs), the units would need to be checked regularly for damage and deterioration. If units are wall mounted, they may need to be housed in similar storage cabinets as those used for AEDs to protect from being damaged or removed.

### Precedence

1. City of Joondalup voted and approved installation of LifeVac® devices in 38 council facilities, alongside defibrillators. See page 89: [22 October 2024 - Council Agenda LifeVac®.pdf](#)

At a meeting on 25 June 2024 the Council resolved the following: *“That Council requests the Chief Executive Officer to prepare a report examining the costs and benefits of the City installing LifeVac airway clearance devices in City managed facilities.”*

At a subsequent meeting on 22 October 2024, the Council agreed to install LifeVac airway clearance devices within its 35 community-based venues at an estimated cost of \$5,200 (excluding GST) with an anticipated annual operating cost of around \$1,700 (excluding GST) to replace used units and the potential loss of units (based on an the assumption that 33% of the units may need replacing per year due to them being damaged, elements within the kit being removed or through legitimate use).

Advice from the City’s insurers was that the City may be liable if the device is in a state of disrepair, not maintained or not available at the time when required to be used by a patron.

The following comment was made: *“Any piece of equipment that aids dislodging a blocked airway is worth exploring. The LifeVac airway clearance device is approved through the Australian Register of Therapeutic Goods (ARTG) for sale in Australia as a Class 1 Medical Device; however, noting the comments from the National office of the Royal Life Saving Society.”*

2. City of Wanneroo passed a Notice of Motion Tuesday 22 November 2024 for the Chief Executive Officer to prepare a report to examine the cost and benefits of installing LifeVac® devices in City managed facilities, with the report proposed to be tabled in March 2025.

See: [https://wanneroo.infocouncil.biz/Open/2024/11/OC\\_12112024\\_AGN\\_AT.HTM#\\_Toc181950661](https://wanneroo.infocouncil.biz/Open/2024/11/OC_12112024_AGN_AT.HTM#_Toc181950661)  
Consideration would be given as to whether LifeVac® airway clearance devices and Automatic External Defibrillators should be installed at City of Wanneroo community venues. Currently 10 of the City’s community centres and facilities have AEDs, but there are 20 community locations that do not.

To assist in preparing this notice of motion, conversations occurred between Mr Brian Bwogo, a City of Joondalup Councillor, and the Manager of Community Facilities.

The following comment was made: *“The creation of a discussion paper addressing the costs and benefits of installing LifeVac airway clearance devices and AEDs would allow Council to make an informed decision as to whether they would support the installation of such devices at community facilities.”*

The Council requested the Chief Executive Officer to prepare a report examining the costs and benefits of the City of Wanneroo installing LifeVac airway clearance devices and Automatic External Defibrillators in City of Wanneroo’s managed facilities.

3. Mr Bwogo has advised recently that City of Swan passed a motion around LifeVac® devices. It is understood that LifeVac® devices will be installed alongside/in proximity to defibrillators.

**Peer Reviewed Literature**

1. Dunne CL, Osman S, Viguers K, Queiroga AC, Szpilman D, Peden AE. Phase One of a Global Evaluation of Suction-Based Airway Clearance Devices in Foreign Body Airway Obstructions: A Retrospective Descriptive Analysis. *International Journal of Environmental Research and Public Health*. 2022; 19(7):3846.

**Conclusion:** *Non-invasive and minimally invasive ACDs are novel interventions with positive initial findings. Prospective evaluation, independent of manufacturers, that improves data quality will further determine the devices respective roles in the response of healthcare workers and lay rescuers to a choking person.*

2. Patterson E, Tang H, Ji C, Perkins GD, Couper K. The efficacy and usability of suction-based airway clearance devices for foreign body airway obstruction: a manikin randomised crossover trial. *Resuscitation Plus*. 2021; 5: 100067.

**Conclusion:** *In this manikin study, we found that, compared with abdominal thrusts, the success rate for foreign body airway obstruction removal was higher in the LifeVac® group but not in the Dechoker group.*

*(Additional information - The Dechoker has not undergone TGA post-market review or clinical review for safety and efficacy. The Dechoker was rejected by the peak international resuscitation body, ILCOR, as having inherent risk due to insertion of the device into the mouth.)*

3. Gal LL, Pugliesi P, Peterman D. Resuscitation of Choking Victims in a Paediatric Population Using a Novel Portable Non-Powered Suction Device: Real-World Data. *Pediatr Ther*.2020; 10:371.

**Conclusion:** *These cases describe the successful use of the device in paediatric patients who experienced a choking emergency. This study is limited by a reliance on user-reported data; although no device failures have been reported to date, we cannot definitively declare that they have not occurred. Based on these findings, and the data collected from adult subjects, use of this device during choking emergencies should be studied further.*

4. McKinley MJ, Deede J and Markowitz B. Use of a Novel Portable Non-Powered Suction Device in Patients With Oropharyngeal Dysphagia During a Choking Emergency. *Front. Med*. 2022; 8:742734.

**Conclusion:** *This portable, non-powered suction device may be useful in resuscitating patients with oropharyngeal dysphagia who are choking. The reported cases describe successful use of the device in real-world settings with minimal risk. Resuscitating patients with oropharyngeal dysphagia using this device may be a viable option when abdominal thrusts or back blows fail to resolve a choking emergency.*

5. Patel PB, Shapiro NL. Portable, non-powered, suction-generating device for management of life-threatening aerodigestive tract foreign bodies: Novel prototype and literature review. *International Journal of Paediatric Otorhinolaryngology*. 2019; 118, 31-35.

**Conclusion:** *PNSDs may play an important role in the emergent, non-operative, pre-hospital management of upper aerodigestive tract foreign body aspiration, particularly in settings and populations with high choking risk. Further characterization of effectiveness and safety in larger cadaveric or simulation studies mimicking physiologic conditions is indicated.*

6. Saperstein DM, Pugliesi PR, Ulteig C, Schreiber N. Successful Use of a Novel Device Called the LifeVac® to Resuscitate Choking Victims World-wide Results (Case Report). *International Journal of Clinical Skills*. 2018; 12(3), 216-219.

**Conclusion:** *The use of LifeVac® has huge potential to save thousands of people from choking, including more susceptible populations such as children and the elderly. It can be used by EMS in the field, and the device could prove valuable in hospitals, nursing homes, day care centres, and other settings. Based on these encouraging results the LifeVac® device should be considered as an option during a choking emergency when standard protocol fails.*

7. Ramaswamy A, Done A, Solis R, Srikanth M, Olinde L, Belafsky P. The efficacy of two commercially available devices for airway foreign body relief: A cadaver study. *Laryngoscope Investig Otolaryngol.* 2023 Apr 22;8(3):708-711.

**Conclusion:** *Upon testing the efficacy of these two portable, non-powered suction devices (PNSDs) in a fresh frozen cadaver, we find the LifeVac to be effective in removing only barium moistened saltines. Despite previous data indicating the potential efficacy of these PNSDs, we stress the very low certainty of this evidence and high risk of bias. Our findings suggest that the LifeVac should not replace abdominal thrusts and back blows as the treatment of choice for choking. Further independent studies must be conducted before these devices can be marketed as a secondary treatment option.*

*(Additional information - This study contains several limitations. They did not have comparative data on the efficacy of PNSDs to traditional methods and therefore cannot conclude which has higher efficacy. Additionally, they could not replicate the time-critical event that is choking. It was reported that a live animal trial may provide a better model for tissue effects of these devices in more realistic clinical circumstances.)*

### Media Reports and Supporting Information

- <https://www.perthnow.com.au/news/wa/LifeVac@-city-of-joondalup-to-implement-anti-choking-device-in-community-venues-c-16336462>
- <https://www.9news.com.au/national/zazas-legacy-perth-council-to-install-lifesaving-devices-after-toddlers-choking-death/688d0231-c18b-4751-a9c0-1ca2e8aeb714>
- <https://omny.fm/shows/perth-live/perth-council-to-install-anti-choking-devices-afte>
- <https://LifeVac@.net.au/pages/choking-awareness-and-support#:~:text=ZaZa's%20Law,endure%20such%20a%20tragic%20loss.>
- <https://www.change.org/p/zaza-s-law>

**14 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN  
(WITHOUT DISCUSSION)**

Nil

**15 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES**

**16 URGENT BUSINESS**

Nil

**17 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE  
CLOSED**

Nil

**18 CLOSURE**