



CITY OF VINCENT

AGENDA

Ordinary Council Meeting 9 September 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 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](#).

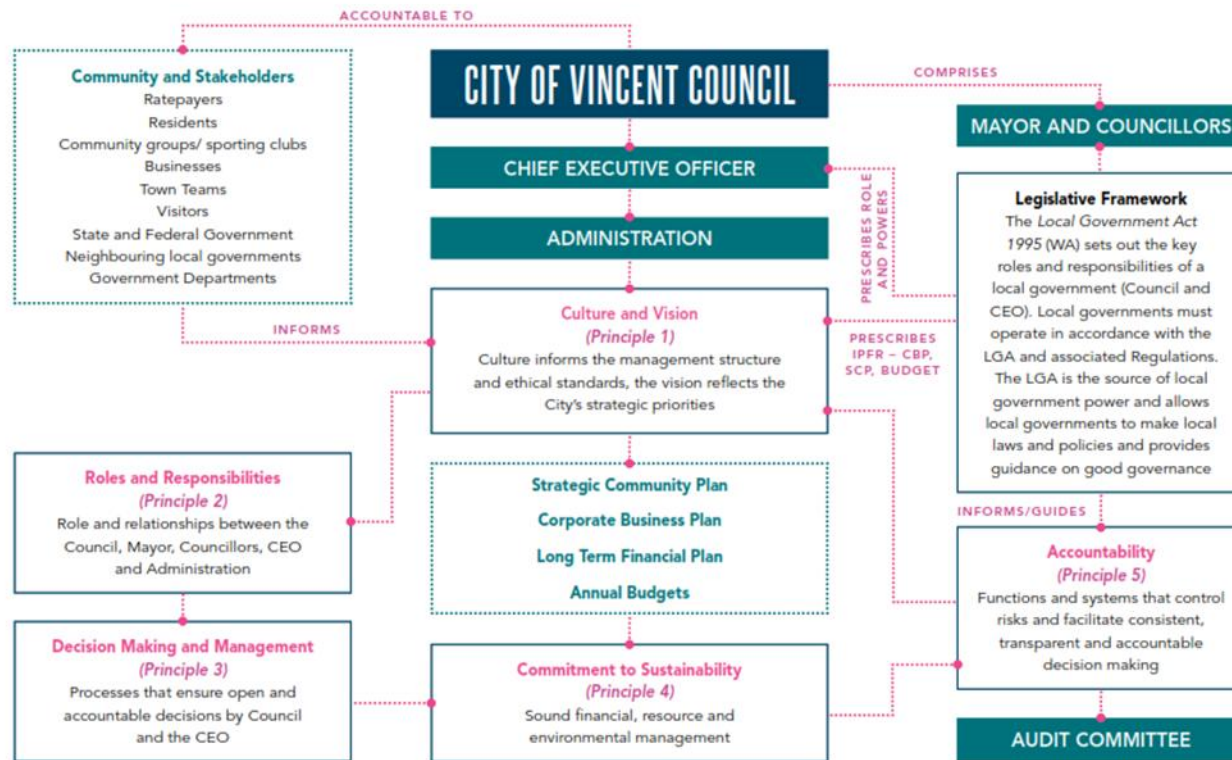
RECORDING AND WEBSTREAMING OF COUNCIL MEETINGS

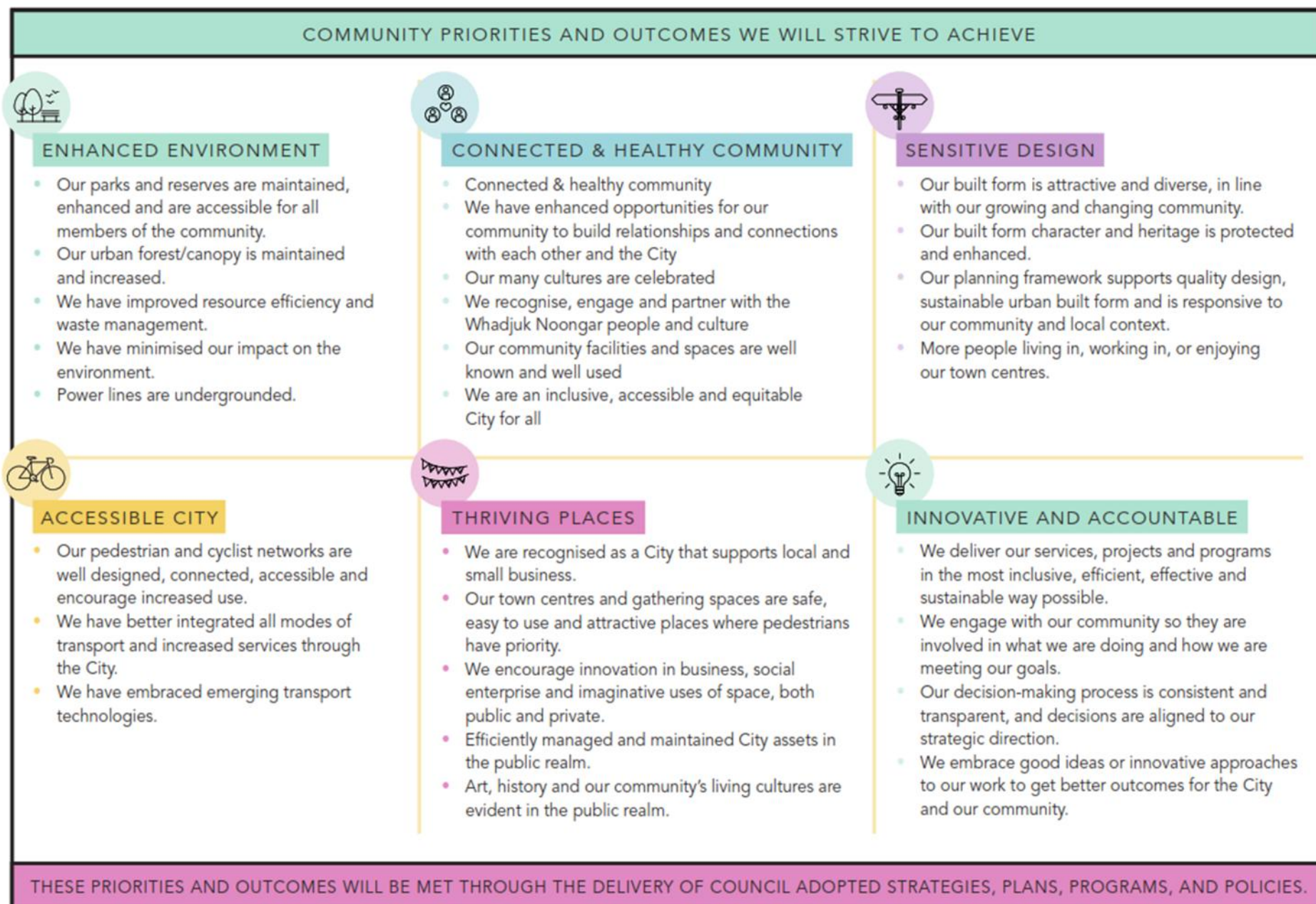
- All Council proceedings are recorded and livestreamed in accordance with the [Council Proceedings - Recording and Web Streaming Policy](#).
- All recordings are retained as part of the City's records in accordance with the State Records Act 2000.
- All livestreams can be accessed at <https://www.vincent.wa.gov.au/council-meetings/livestream>
- 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	Declaration of Opening / Acknowledgement of Country	7
2	Apologies / Members on Leave of Absence	7
3	(A) Public Question Time and Receiving of Public Statements	7
	(B) Response to Previous Public Questions Taken On Notice	7
4	Applications for Leave of Absence	18
5	The Receiving of Petitions, Deputations and Presentations	18
6	Confirmation of Minutes	18
7	Announcements by the Presiding Member (Without Discussion)	18
8	Declarations of Interest	18
9	Strategy & Development	19
9.1	No. 141 (Lot: 6; D/P: 98568) Scarborough Beach Road, Mount Hawthorn - Proposed Change of Use from Hotel to Tavern	19
9.2	No. 42 (Lot: 24; D/P: 26565) Mary Street, Highgate - Proposed Alterations and Additions to Place of Worship	29
9.3	Annual Reviews 2024/25 - Accessible City Strategy, Thriving Places Strategy and Arts Plan	41
9.4	Annual Review 2024/25 - Place Plans	47
10	Infrastructure & Environment	53
	Nil	
11	Community & Business Services	54
11.1	Financial Statements as at 31 July 2025	54
11.2	Authorisation of Expenditure for the Period 01 July 2025 to 31 July 2025	58
11.3	Investment Report as at 31 July 2025	61
12	Chief Executive Officer	64
12.1	Information Bulletin	64
13	Motions of Which Previous Notice Has Been Given	65
13.1	Notice of Motion - Mayor Alison Xamon & Cr Jonathan Hallett - Plant-Based Food Systems	65
14	Questions by Members of Which Due Notice Has Been Given (Without Discussion)	69
	Nil	
15	Representation on Committees and Public Bodies	69
16	Urgent Business	69
	Nil	
17	Confidential Items/Matters For Which The Meeting May Be Closed	69
	Nil	
18	Closure	69

CITY OF VINCENT GOVERNANCE FRAMEWORK 2020 OVERVIEW





1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

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

2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE

Cr Suzanne Worner on approved leave of absence from 25 August 2025 to 19 September 2025.

Cr Ashley Wallace on approved leave of absence from 06 September 2025 to 27 September 2025.

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

(B) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Lexi Smith of Perth

Regarding Building Works at 37–39 Stuart Street,

It appears that construction activities may have commenced on this site without the issuance of a building permit from the City of Vincent.

Could the City please provide clarification on the following points:

1. Permit Status: Did construction works at 37–39 Stuart Street begin prior to obtaining the necessary building permit. If works did commence without a permit, what actions has the City taken in response to ongoing works at this location?

Yes, works commenced before a building permit for demolition was issued. The City directed the contractor to stop all works, refused the initial demolition application, and required a new application to include the unauthorised works. A demolition permit was subsequently issued on 21 May 2025.

2. Compliance with JDAP Approval: Assuming the building work is proceeding under the Joint Development Assessment Panel (JDAP) approval, what measures will the City implement to ensure any development complies with all JDAP conditions and that the City will verify that the builder engaged for this project holds permits and the appropriate licensing to undertake the construction.

The City checks compliance with Development Assessment Panel (DAP) approvals at several key stages. When a building permit application is lodged, the plans are reviewed to ensure they are consistent with the DAP approval and that any relevant conditions are addressed at the right time.

The City also monitors works during construction where required, checks again at the time of occupancy permit, and responds to any issues raised by the community as-needed.

As required under the Building Act 2011, a building permit must be obtained before any works commence. Through this process, the City confirms that all requirements are met, including that the builder has the necessary approvals to carry out the work.

Together, these steps ensure the development and its conditions remain consistent with the DAP approval and applicable legislation throughout the construction process.

3. Is the funding source for these works the WA Government?

The City has not been advised of the funding source for these works. Further information on project funding would need to be confirmed with the proponent of the project.

A response to these questions queries will be appreciated to ensure transparency and adherence to regulatory requirements.

Shawn Offer

Specific Questions for Council

1. Why was the “large development” threshold removed from this parking policy clause?

The reference to “large development” was not clearly defined and created uncertainty in how the policy should be applied. To provide greater clarity and fairness, the policy now takes a consistent approach that applies to all new grouped and multiple dwelling developments. Regardless of their size, these developments are expected to provide adequate parking on site, rather than rely on access to on-street permits. This ensures consistency, fairness and better management of the City’s limited kerbside parking.

2. What demonstrable planning or traffic rationale supports applying this clause in 2025?

This clause reflects the City’s long-standing position that grouped and multiple dwellings are not eligible for residential parking permits. In an inner-city area, on-street parking is a limited and shared resource. To manage this fairly, new developments are expected to provide their own parking on site or encourage residents to make use of public transport, walking and cycling.

This approach helps to keep kerbside space available for existing residents, visitors and local businesses, while also supporting more sustainable transport choices as our community continues to grow. Council has reaffirmed this position through successive policy reviews to ensure consistency and equity in how parking is managed across Vincent.

3. How many small-to-medium developments across Vincent are affected by this clause (i.e., those approved between 1 July 1994 and 30 June 2007)?

The City does not hold consolidated data on the number of developments approved within these dates. Records from this period were not collected in a way that allows us to easily identify how many are affected by this clause.

4. Why was Parry Street singled out for a blanket exemption?

Parry Street was given a specific exemption because of its unique circumstances. The street contains a number of grouped dwelling heritage homes that do not have on-site parking or only limited space for visitors.

The exemption was introduced to ensure these existing residents would continue to have sufficient on-street parking, while any new grouped or multiple dwelling developments would be required to accommodate parking within their development site and would not be entitled to residential permits.

5. Is Council willing to bring forward its next review of the Parking Permits Policy and sunset this clause given its outdated and discriminatory effect?

The next scheduled review of the Policy is programmed for early 2026, however, Administration is looking at commencing this review process in August/September 2025. Community consultation will form part of the review, and a member of the Ranger Services team will notify Shawn when the consultation period opens. Should a submission be made during that time, all respondents will be advised of the relevant Council Briefing and Meeting dates and will be welcome to address Council for up to three minutes if they choose to do so.

6. If not, will the City use its discretionary authority (under Section 4 of the policy) to permit allow affected residents to receive permits as that are not large developments?

Administration has delegated authority to issue parking permits under Section 4 of the Policy and Administration assesses the applications on a case by case basis.

Glenn Christie of Mt Lawley – Item 10.1

I request the Councillors defer accepting the tender from Linemarking WA Pty Ltd while further information is obtained and considered.

To ensure the best value and reduce the repainting cycle, I ask the City –

1. What type paint is being supplied in the tender?

There is a water borne road marking paint and a thermoplastic high performance long life product, both certified to Australian Standard 4049.

2. The anticipated life of the markings before repainting is required?

The water borne road markings can last up to 2 years, the thermoplastic can last up to 4 years before repainting is required.

3. To investigate and stipulate the use of long life thermoplastic paint and re-tender?

The City of Vincent has investigated using the typical thermoplastic high performance long life over the water borne and deemed it unsuitable due to:

- *Cost – Thermoplastic paint is approximately 5 times more expensive than water borne paint and over a 10-year period of scheduled repainting, is 3 times the cost.*
- *Application – Thermoplastic paint is designed for short longitudinal markings (comes in 1m strips) and not long longitudinal markings.*
- *Maintenance – Thermoplastic may need cleaning from dust, dirt and grime which water borne road markings would not.*

4. Any long term cost savings identified by reducing the refresh cycle when using thermoplastic paint?

Traditional thermoplastics are 3 times more expensive than water borne paints when considering rescheduled painting over a 10-year period. The recommended contractor Line marking WA has provided an alternate thermoplastic product which is a cold applied product, that is expected to have a 5 to 10 year life. The City of Vincent plan to trial this as a substitute material to use for no parking yellow line marking.

5. Provide the schedule of the current program cycle of refreshing existing markings across the city or is the painting of markings reactive based on residents' complaints?

The cycle of refreshing will be partly from planned site inspections by City of Vincent staff team and from receiving reactive community requests for repainting. The Rangers team has finalised a parking sign audit and is commencing a replacement program. A parking line marking audit is currently being prepared.

Linemarking WA is an experienced contractor, currently there are several local governments and Main Roads WA as clients. Linemarking WA are ISO accredited for AS/NZS ISO 9001: 2015 Quality and certified under the Painting Contractor Accreditation Program (PCCP). Linemarking WA have staff that are experienced and qualified, with the General Manager a member of Engineers Australia with engineering qualifications. The RFT has set Key Performance Indicators, which requires the quality of service to be periodically measured throughout the duration of the contract.

Dudley Maier of Highgate – Items 9.2 and 9.4

1. The Beaufort Street Town Centre Planning Framework (BSTCPF) makes reference to a 'draft' Precinct Parking Management Plan on page 62, yet on page 65 it says that Vincent has developed a Precinct Parking Management Plan (i.e. no longer referred to as draft). It further states that actions will be implemented in accordance with that plan. No link was provided when the draft BSTCPF was advertised, and the city's web search facility does not easily locate the document. It is only after looking at a range of alternatives that it can be found. The document indicates that it was developed around the middle of 2023.

- 1.1. Was this document ever presented to Council for formal approval? If so, when? If not, why not?

At the Ordinary Council Meeting held on 18 May 2021, the Accessible City Strategy, known as the ACS was adopted. Public consultation was conducted throughout the development of the Strategy.

The objectives of the Strategy are to create a safe transport environment, ensure easy accessibility and connectivity in and around Vincent, promote environmentally friendly transport modes and initiatives to make it enjoyable to get around the local area.

As part of this Strategy, one of the action items was to prepare and deliver precinct-specific parking management plans, with priority given to precincts already at capacity and expand paid parking using the 'demand responsive pricing' methodology.

- 1.2. Given that parking is probably the single most continuously vexatious issue facing the community, and that there are many community members who are significantly impacted by parking decisions, was this plan advertised for public review and comment? If so, when? If not, why not?

The Precinct Parking Management Plans were finalised and the implementation timetable presented at the 27 August 2024 Council Workshop. Administration is currently working through the various recommendations, with priority focused on the items that are operational and listed as urgent.

Any of the recommendations contained within the plans which would result in a major change to parking restrictions etc. will require community consultation and Council approval before being implemented.

- 1.3. Are there any similar 'plans' which have not been formally adopted by council or advertised for community comment?

Administration is unable to provide a definitive response to this question. Council determines the broad strategic approach for the City, as well as the nature of community consultation required. A proposed change in direction or approach will generally be subject to Council guidance and subject to the issue, the nature of and approach for community consultation.

2. Given that the Enhanced Environment Strategy now includes the statement that “*In alignment with the principles of the Plant Based Treaty and broader circular economy strategies, the City will promote plant based diets and sustainable food choices*”, will the council and administration lead by example by removing all red meat (and other products from 'industrial animal agriculture' as it is referred to in the Briefing Notes) from all post-meeting meals?

The City supports the principles of the Plant Based Treaty and is committed to encouraging more sustainable food choices. The City does provide for vegan and vegetarian options.

As part of the implementation of the Enhanced Environment Strategy, Administration would continue to review its practices to align with these principles.

For clarity: As a vegetarian for over 60 years, I am not against a plant based diet. And further, I believe that people have the right to choose how they live. What I have concerns with is people (i.e. council and local government) telling people what to do without actually doing it themselves – do as I say, not do as I do.

3. Woodville Reserve

- 3.1. Can you confirm that the 2025/26 Corporate Business Plan, which was adopted on 17 June 2025, contained an item which showed that the Woodville Reserve Masterplan will be developed in 2028/29?

Yes

- 3.2. Can you confirm that the 2024/25 Corporate Business plan indicated that the Woodville Reserve Masterplan was to be developed in 2024/25 and 2025/26?

Yes

- 3.3. Can you confirm that the mayor recently held a meeting with representatives of the community shed, the artists' studio and community garden, but not the broader community, at which it was proposed to expand the community shed, seal the car park and other initiatives? Is this replacing the proposed masterplan? Could this compromise the proposed masterplan by intensifying uses before the plan is developed?

The City is currently preparing a community facilities needs review that will support Council decision making for future infrastructure management and investment.

It is anticipated that the review will inform the need for a masterplan at Woodville Reserve. Give the status and usage of the facilities at Woodville, a masterplan is not expected to be a priority.

Noting the above and acknowledging the Community Shed's plan to expand to address current and future need, the City has approached the Community Garden and Artist's Collective to investigate low cost opportunities to share facilities and space in addressing any expansion of the Community Shed. While formalising the car park area and managing drainage has been discussed, any planned improvement would focus on retaining and enhancing green space and water sensitive urban design, including permeable surface.

For clarity: I have no issues with some of the actions proposed, and think some of them, other than the decision to seal the car park, are long overdue – the issue is about circumventing engagement of the surrounding community, not the proposed actions. It is particularly concerning that it is proposed to maintain a parking area on the reserve, let alone sealing it, as this reduces the potential to increase tree canopy and/or passive/active recreational uses.

4. The current Vincent web-site has an article, dated 5 August 2025, which celebrates the opening of new changerooms at Litis Stadium.

- 4.1. Can you confirm that seven years ago, in August 2018, former Western Australian Senator Peter Georgiou negotiated a commitment from the then Federal Government that they would provide \$3 million for the upgrade of Litis Stadium if they were re-elected?

Yes, that's correct.

- 4.2. Does the city consider taking seven years from funding being identified, to when a relatively strait forward project has been completed, is acceptable?

Although funding was committed in 2018, the agreement between the Federal Government and the City was only signed in April 2023. Prior to this, the City completed planning, design, and approvals between December 2021 and February 2023.

Following the execution of the funding agreement, the project progressed according to its terms, achieving the following milestones within the agreement's completion date of October 2025.

- *Demolition of the existing grandstand was completed in June 2023.*
- *The tender was advertised and evaluation completed in November 2023.*
- *The contract was awarded to Schlager in December 2023.*
- *Schlager received building approval from the City of Vincent in February 2024, with construction commencing immediately thereafter.*
- *The project was completed in August 2025.*

Given that the timing of funding was beyond the City's control, and given the necessary planning, approvals, and procurement processes, the City considers the timeline reasonable and appropriate.

5. On page 60 of the Beaufort Street Town Centre Planning Framework there is a cross-section diagram of a potential allocation of space from lot boundary to lot boundary. This diagram shows a central median strip ranging from 1.6 metres to 2.0 metres, and a kerbside lane of 2.3 metres on one side, but 3 metres on the other side. Both sides show kerb-to-lot boundary distances of 3 metres. No explanation is given as to what is intended or how it is intended to achieve this. I raised this issue in my submission on the 'place plan' but my concerns do not seem to have been addressed.

- 5.1. The diagram shows a bus taking up a 3 metre lane on the right, but the matching lane on the left is only shown as 2.3 metres wide. Given that buses travel in both directions and that Beaufort Street has peak hour bus lanes on both sides (i.e. the bus does not travel in the middle lane), is 2.3 metres wide enough for a bus?

Figure 9 on page 60 of the Beaufort Street Town Centre Planning Framework is an indicative street section showing Vincent's aspirations to:

- *Increase the width of the median to 1.6 to 2.0 metres in order to provide safe refuge for pedestrians and those on bikes, with prams or in wheelchairs and other mobility devices where possible; and*
- *Increase the width of the footpath to 5.0 metres through the enforcement of a 2.0 metre setback from the lot boundary for all future developments unless the existing building façade is retained.*

All four lanes are to remain at 3.0 metres wide, including the kerbside lane on the left of the figure, so as to be wide enough for a bus.

Figure 9 does refer to the 2.3 metre wide on-street parking bays which operate within the 3.0 metre wide kerbside lane outside of peak periods. During peak

periods, the kerbside lane is a 3.0 metre bus lane with clearways restricting parking in the 2.3 metre wide on-street parking bays.

- 5.2. Is the intention to move the kerb-line closer to the lot boundary on one or both sides?

There is no intention to move kerb lines on Beaufort Street.

- 5.3. Is moving the kerb-line dependent on adjacent buildings being set back 2 metres from the lot boundary?

There is no intention to move kerb lines on Beaufort Street. The intent is to increase the width of the footpath incrementally through the enforcement of a 2.0 metre setback from the lot boundary for all future developments unless the existing building façade is retained.

- 5.4. If there is no intention to move the kerb-line, how does the city propose to increase the width of the median strip?

The City will explore opportunities to increase the width of the median strip at key pedestrian crossings through intersection design improvements as part of all future Beaufort Street road safety projects.

The City has no intention to remove on-street parking, bus lanes or vehicular lanes to increase the width of the median.

- 5.5. I have no issue with widening the median, but I do have issues with indicating potential solutions that are not feasible. Does the city believe that there is a feasible solution to widening the median? If there is, what is it, and will it involve removal of on-street parking and/or the bus lane?

At this stage, no specific solution has been finalised. Any future opportunities to widen the median at pedestrian crossings on Beaufort Street would be investigated through detailed intersection design.

The City has no intention to remove the on-street parking, bus lanes or vehicular lanes.

6. How many Place Maker FTEs are there, including any supervisory positions, and what is the 2025-2026 'employee cost' budget for those positions? What did those employees achieve in the 2024-2025 financial year?

As per the 2025/2026 budget, the Urban Design and Strategic Projects team (including Place) employee costs are \$1,911,172 per annum. A total of 15.2 employees are within this team, comprising of six Place Planners and one Coordinator of Place.

The Place team has an FTE of 7 and the budget for 25/26 is \$869,430.

The Place Planning team delivers services, grant programs, strategies and projects across Vincent's five town centres (Leederville, Mt Hawthorn, North Perth, Beaufort Street and William Street) and two emerging precincts (North Claisebrook and Pickle District), as well as transport planning, art, economic development, place performance and urban design portfolios.

The Place Planning team develops and coordinates the implementation of the Accessible City Strategy, Thriving Places Strategy, Arts Plan and Place Plans, reporting annually to Council.

The Place Planning team provides a responsive and solutions-focused service to both internal and external stakeholders, helping them navigate approvals pathways and overcome bureaucratic barriers to deliver activations and improvements in the public realm.

The team undertakes regular public realm inspections, logging maintenance requests with the appropriate internal department or external utility providers to ensure spaces

remain safe and inviting, while managing assets such as parklets, festoon lights, planter boxes and seating. The team also supports the organisation to undertake project-based community engagement across Vincent's Town Centres, ensuring stakeholders are meaningfully involved in shaping local places and projects.

Key projects and deliverables in 2024/25 by the Place Planning team included:

- Facilitated 16 co-funded business enhancements through the Business Enhancement Grant program and eight co-funded murals through the relaunched Mural Co-Funding Program.*
- Commissioned three films through the Vincent Film Project and exhibited three emerging artists in the relaunched Lightbox Laneway Gallery in Kaadadjiny Lane, Highgate.*
- Supported town teams to deliver projects and initiatives in Vincent's town centres through providing advice, establishing approvals pathways and providing grant funding through the Town Team Grant program.*
- In partnership with the Strategic Planning team, developed the Beaufort Street Town Centre Planning Framework and William Street Planning Framework which were adopted at the August 2025 Ordinary Council Meeting; and progressing community engagement activities for the Mount Hawthorn Town Centre Planning Framework and North Perth Town Centre Planning Framework – which are scheduled to be considered by Council in 2025/26 and 2026/27.*
- Drafted the next iteration of the Leederville Town Centre Place Plan 2025-2030 which was endorsed for advertising at the August 2025 Ordinary Council Meeting.*
- Commenced the Major Review of the Accessible City Strategy and Vibrant Public Spaces Policy – which are expected to be considered by Council in 2025/26.*
- In partnership with the Strategic Planning team, completed the Arts Policies review and consolidated into the Arts Collection Policy.*
- Led the North Perth Traffic Study and supported Engineering on the Mt Lawley and Highgate Traffic Studies with community engagement scheduled for 2025/26.*
- Led the procurement phase of the Housing Supply and Infrastructure Servicing Study.*
- Completed the installation of the Mt Hawthorn Youth Skate Space in Britannia Reserve.*
- Finalised the design of wayfinding signage – with signs to be fabricated and installed in 2025/26.*
- Developed Lighting Plans for the grant-funded Mt Hawthorn Town Centre Parks Lighting Upgrade project – with installation scheduled for 2025/26.*
- Planned for the restriction of illegal parking in the Leederville Village Square with installation scheduled for 2025/26.*
- Installed a mural at Robertson Park and the Nuanced Encounters public artwork in the Leederville Town Centre and progressed detailed design of The Globe and Pickle Poles public art projects.*

- *In partnership with Marketing & Communications, partnered with businesses to deliver three seasonal Shop Local campaigns for Christmas, Lunar New Year and a Winter Wellness campaign.*
- *Undertook maintenance on the four Vincent-owned parklets in our town centres.*
- *Commenced the audit and valuation of Vincent's fine art collection with completion of a public-facing online database planned for 2025/26.*
- *Undertook a public art audit and developed a proactive public art maintenance program with four public artworks renewed in 2024/25.*
- *Published the monthly Business eNews promoting programs, workshops and training opportunities from Vincent and our partnering organisations.*
- *Provided advice to and supported business owners and commercial property owners to activate public space including approving five new parklets/eatlets and four affixed eating area furniture applications through the Vibrant Public Spaces Policy.*
- *Facilitated the naming of Cockatoo Lane, Mt Hawthorn and dedication of four laneways*

4 APPLICATIONS FOR LEAVE OF ABSENCE

5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

6 CONFIRMATION OF MINUTES

Ordinary Meeting - 12 August 2025

7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)






8 DECLARATIONS OF INTEREST

9 STRATEGY & DEVELOPMENT

9.1 NO. 141 (LOT: 6; D/P: 98568) SCARBOROUGH BEACH ROAD, MOUNT HAWTHORN - PROPOSED CHANGE OF USE FROM HOTEL TO TAVERN

Ward: North

Attachments:

1. Location and Consultation Plan 
2. Development Plans 
3. Applicant Cover Letter 
4. Clause 67 Assessment 
5. Determination Advice Notes 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2, APPROVES the application for a Change of Use from Hotel to Tavern at No. 141 (Lot: 6; D/P: 98568) Scarborough Beach Road, Mount Hawthorn, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

1. Development Approval

- 1.1 This approval is for a Change of Use from Hotel to Tavern as shown on the approved plans dated 27 June 2025 and 19 August 2025. No other development forms part of this approval;

2. Use of Premises

- 2.1 This approval is for a Tavern as defined in the City of Vincent Local Planning Scheme No. 2. The use of the subject land for any other land use may require further approval from the City;
- 2.2 The Tavern shall be limited to a maximum capacity of 470 people on-site at any one time; and
- 2.3 The Tavern shall have the following hours of operation:
 - Monday to Saturday: 6:00am to 12:00am (midnight); and
 - Sunday and Public Holidays: 7:00am to 12:00am (midnight);

unless an Extended Trading Permit for alternative hours is issued by the Racing Gaming and Liquor Division of the Department of Local Government, Sport and Cultural Industries;

3. Venue Management

- 3.1 Prior to the commencement of the Tavern use, a Venue Management Plan shall be submitted to and approved by the City. The Venue Management Plan shall address the following matters, to the satisfaction of the City:
 - Floor plans of the premises;
 - Noise control and management measures;
 - The number of patrons;
 - Hours of operation;
 - Management of patron behaviour, including measures to address anti-social behaviour;
 - Community relations and complaint management procedure;
 - Car parking and access arrangements;
 - Rubbish collection and disposal and litter associated with the development; and
 - Deliveries.

- 3.2 The premises shall operate in accordance with the approved Venue Management Plan, to the satisfaction of the City;

4. Façade Design

- 4.1 Doors and windows and adjacent floor areas fronting Scarborough Beach Road and Fairfield Street shall maintain an active and interactive relationship with this street. Ground floor glazing and/or tinting shall have a minimum of 70 percent visible light transmission to provide unobscured visibility between the street and the interior of the tenancy. Darkened, obscured, mirrored, or tinted glass or other similar materials, as considered by the City, is prohibited;
- 4.2 Curtains, blinds and other internal treatments that obscure the view of the internal area from Oxford Street are not permitted to be used during the hours of the business operation; and
- 4.3 Internal security and privacy treatments shall be located and installed internally behind the glazing line or recessed, and shall be transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street, to the satisfaction of the City;

5. Signage

- 5.1 All signage is to be in accordance with the City's Signs and Advertising Policy, unless further development approval is obtained; and
- 5.2 All signage shall be kept in a good state of repair, safe, non-climbable, and free from graffiti for the duration of its display on-site; and

6. Car Parking

Prior to first commencement of the use, 12 car parking bays shall be provided in the locations shown on the approved plans for the exclusive use of the Tavern, to the satisfaction of the City.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for a Change of Use from Hotel to Tavern at No. 141 Scarborough Beach Road, Mount Hawthorn (the subject site).

The subject site has continuously operated as a licensed premises since its construction in 1932. Historically trading as the Mount Hawthorn Hotel, the building comprised a ground floor tavern with bar and dining facilities and short-term accommodation on the upper floor.

The premises is currently approved to operate with a maximum capacity of 470 patrons. The site provides 12 on-site car parking bays and no bicycle parking bays, consistent with previous approvals granted by Council.

The application seeks to change the use from Hotel to Tavern to allow the operator to obtain a Tavern liquor licence. This is required because the premises no longer provides overnight accommodation, which is a mandatory element of a Hotel licence under the *Liquor Control Act 1988*.

No physical works are proposed and the day-to-day operations of the premises would remain unchanged. The application is therefore largely administrative in nature, formalising the way the premises has operated for several years.

The areas of discretion being sought under the planning framework relate to the suitability of a Tavern land use within the District Centre zone, the proposed operating hours against the City's Licensed Premises Policy, the adequacy of on-site car and bicycle parking provision, and the absence of an acoustic report for this proposal.

The use as a Tavern is appropriate for the Mount Hawthorn District Centre, contributing to activation, passive surveillance, and a diversity of hospitality offerings. The existing car and bicycle parking shortfalls are acceptable given the unique combination of a long history of approvals, the unchanged nature of the operations, and the site's location within an established town centre with good access to alternative transport. The proposed operating hours are consistent with those permitted under the existing Hotel licence and reflect the established pattern of operation.

Overall, the proposal supports the continued operation of the long-established Paddington Hotel in a manner consistent with its current operation, under a licence arrangement that reflects its present needs.

For these reasons, the proposal is considered consistent with the objectives of the planning framework and is recommended for approval, subject to conditions.

PROPOSAL:

The application seeks approval for a change of use from Hotel to Tavern at No. 141 Scarborough Beach Road, Mount Hawthorn, as shown on the location plan included as **Attachment 1**.

This change is required to allow the operator to obtain a Tavern liquor licence under the *Liquor Control Act 1988* (LC Act).

The premises currently operates under a Hotel licence, which requires the provision of overnight accommodation. Following a recent inspection, the Department of Racing, Gaming and Liquor issued a work order requiring the owner to either reinstate accommodation facilities or convert the Hotel licence to a Tavern licence. As the accommodation has not been in use since at least 2022 and there are no plans to reinstate it, the applicant is pursuing the second option.

The proposed conversion from Hotel to Tavern would not alter the current operations of the premises. The only change involves removing the accommodation component, with the upper floor to remain vacant apart from one room used as an office associated with the Tavern.

No works are proposed to the building, and no changes are proposed to car parking, bicycle parking, operating hours, or overall capacity.

Key details of the proposal are as follows:

- The Tavern would continue to operate within the hours permitted under the LC Act:
 - Monday to Saturday: 6:00am to 12:00am
 - Sunday: 10:00am to 12:00am
- Maximum capacity of 470 people would be maintained.
- No works are proposed to the building.
- No changes are proposed to car parking or bicycle parking.

The Development Plans are provided as **Attachment 2** and the applicant's supporting letter as **Attachment 3**.

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 a Tavern land use, unless:

- i. The premises is already subject to a Tavern Licence issued under the *Liquor Licensing Act 1985*; or
- ii. The Tavern accommodates 120 patrons or less.

The application proposes a change of use from Hotel to Tavern, the premises is not currently subject to a Tavern Licence and would accommodate a total of 470 people.

BACKGROUND:

Landowner:	Mount Hawthorn Hotel Tradings Pty Ltd
Applicant:	Urbis
Client:	Mount Hawthorn Hotel Tradings Pty Ltd
Date of Application:	27 June 2025
Zoning:	MRS: Urban LPS2: Zone: District Centre R Code: N/A
Built Form Area:	Town Centre
Existing Land Use:	Hotel
Proposed Use Class:	Tavern
Lot Area:	1,266m ²
Right of Way (ROW):	Yes
State Heritage List:	No

Site Context and Zoning

The subject site is bound by Scarborough Beach Road to the north, Flinders Street to the east, a right-of-way to the south and a single storey commercial building to the west. The location of the subject site is included as **Attachment 1**.

The subject site and surrounding properties to the north, east and west are zoned District Centre under Local Planning Scheme No. 2 (LPS2) and are within the Town Centre Built Form Area under the City's Built Form Policy. Properties to the south of the subject site are zoned Residential R30 and within the Residential Built Form Area under the City's Built Form Policy.

The subject site features a two-storey commercial building fronting Scarborough Beach Road used as a Hotel, operating under the name 'Paddington Ale House'. The internal configuration of the venue is detailed in the Development Plans included in **Attachment 2**.

Site History

The existing Hotel was constructed in 1932 as the Mount Hawthorn Hotel and was renamed the Paddington Ale House in 1987, which remains its trading name. The original design included a ground floor restaurant, bar and alfresco dining area, 21 accommodation rooms on the first floor, and a basement level for car parking and storage.

Over time, the site has been the subject of several planning approvals, with those most relevant to this application outlined below. In summary, the Hotel land use has been approved with 12 on-site car parking bays and a total capacity of 470 patrons. Previous approvals did not restrict operating hours, which are instead regulated through the Liquor Licence.

- [7 December 2004](#) - Ordinary Meeting of Council - Approval granted for amendments to the Hotel land use, including:
 - An increase to the internal maximum capacity of 470 people.
 - The provision of 13 on-site parking bays. This approval regularised a long-standing car parking shortfall, resulting in a total approved shortfall of 70.46 bays, with cash-in-lieu contributions paid.
- [12 July 2011](#) – Ordinary Meeting of Council - Approval granted for further amendments, including:
 - Retrospective approval for a storeroom addition to the basement level.
 - The reduction of on-site parking to 12 bays (following the removal of one bay), increasing the approved shortfall to 71.23 bays, with further cash-in-lieu contributions paid.

The first-floor accommodation is currently vacant and has not been used since at least 2022, when the current operators assumed management. Administration does not hold a record of when the accommodation formally ceased.

Heritage Listing

The subject site is listed on the City's [Heritage List](#) as Management Category A – Conservation Essential. The subject site is not listed on the State Register.

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

Paddington Ale House (former Mount Hawthorn Hotel) is a fine example of an Interwar Free Classical style, and a late work of Michael Cavanagh, which has been sympathetically modelled in the Late 20th Century Post Modern style to bring the facilities up to contemporary standards. It is a landmark on a prominent corner location. It has associations with the Monaghan family, prominent hoteliers, Cavanagh & Cavanagh, notable architects, and H A Doust, a respected builder of the period.

The physical description for the heritage listing reads as follows:

Two storey hotel with decorated parapet walls, framing cantilevered eaves to bedrooms and verandahs. The corner parapet features a heavy arched corbel, edged with dentils. The ground floor windows and doorways are arched, with keystones, and the arches have stucco surrounds. The bay either side of the corner doorway retains its dado tiling. In 1987 the hotel was refurbished keeping its side and corner façade intact, however, the main façade to Scarborough Beach Road was opened up, in keeping with contemporary needs for transparency and openness to all fresco areas. The ground floor tavern was opened with french doors set under shallow arches. The upstairs function rooms were opened to balconies with light metal balustrading. The Scarborough Beach Road entrance includes spectacular coloured leadlight in the arches. Zero setbacks to both streets and corner truncation Refurbishment of 1987.

DETAILS:**Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the City's Local Planning Policy: Non-Residential Parking (Non-Residential 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	Requires the Discretion of Council
Land Use		✓
Non-Residential Parking Policy		✓
Licensed Premises Policy		✓
Heritage Policy	✓	
Sound Attenuation Policy		✓

Detailed Assessment

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

Land Use	
Acceptable Land Use	Proposal
LPS2 – Zoning Table	
'P' use.	District Centre Zone: Tavern – 'A' Use.

Car & Bicycle Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking Requirements <i>Bicycle Parking</i> 9 short-term and 20 long-term bicycle parking spaces based on maximum capacity of 470 people.	Nil short-term or long-term bicycle parking spaces provided on-site. <i>Note - 8 short-term bicycle bays exist within the Fairfield Street verge adjacent to the subject site</i>
<i>Car Parking</i> 71 on-site car parking bays based on maximum capacity of 470 people.	12 on-site parking bays provided.
Hours of Operation	
Policy Standard	Proposal
Policy No. 7.5.7 – Licensed Premises Monday to Saturday opening time: 7:00am Sunday closing time: 10:00pm	Monday to Saturday opening time: 6:00am Sunday closing time: 12:00am
Sound Attenuation Policy	
Acceptable Outcome	Proposal
Sound Attenuation Policy Submission of an acoustic report is required for non-residential proposals within District Centre zones where a Tavern land use is proposed.	Acoustic report not submitted with the application.

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Clause 67(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (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 4**.

LPS2

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

- *To provide a community focus point for people, services, employment and leisure that are highly accessible and do not expand into or adversely impact on adjoining residential areas.*
- *To encourage high quality, pedestrian-friendly, street-orientated development that responds to and enhances the key elements of each District Centre, and to develop areas for public interaction.*
- *To ensure levels of activity, accessibility and diversity of uses and density is sufficient to sustain public transport and enable casual surveillance of public spaces.*
- *To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including but not limited to solar passive design, energy efficiency and water conservation.*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, high density residential and tourist accommodation, to meet the diverse needs of the community.*
- *To provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre.*
- *To encourage the retention and promotion of uses including but not limited to specialty shopping, restaurants, cafes and entertainment.*
- *To ensure that the City's District Centres are developed with due regard to State Planning Policy 4.2 - Activity Centres for Perth and Peel.*

The District Centre 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 *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days. Consultation was undertaken from 1 August 2025 to 15 August 2025. The method of consultation included a notice on the City's website, signs to the Scarborough Beach Street and Fairfield Street elevations and seven 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.

At the conclusion of the consultation period a total of three submissions were received. This included one submission in support and two submissions objecting to the proposal.

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 comment received in support acknowledged the purpose of the proposed change to enable the venue to continue operating.

The key concerns raised are summarised below, with Administration's response to each:

Community comment received	Administration Response
Concern that the change of use to a Tavern would result in a greater intensity of uses in the area selling packaged liquor for consumption off the premises, resulting in poor community outcomes.	The sale of packaged liquor is already permitted under the existing Hotel licence. The current operations do not involve the sale of packaged liquor, and the applicant has confirmed that this will not change as part of the proposed Tavern use.
Concerns that a new premises selling packaged liquor off premises would result in commercial competition.	Commercial competition is not a relevant planning consideration under the Planning framework. Matters relating to liquor licensing, including competition, are addressed separately by the Department of Racing, Gaming and Liquor.
Concern that removal of the provision of accommodation would impact tourism and impact business growth.	Accommodation has not been provided at the premises since at least 2022. No works are proposed to remove the existing facilities, which would remain in place and could be reinstated in the future if required

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*;
- *Liquor Control Act 1988*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *Environmental Protection (Noise) Regulations 1997*;
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 7.5.7 – Licensed Premises;
- City's Policy No: 7.5.21 – Sound Attenuation;
- Local Planning Policy: Non-Residential Parking; and
- Community and Stakeholder Engagement Policy.

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:

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:

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 with no works component proposed.

PUBLIC HEALTH IMPLICATIONS:

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

This is because the site is already subject to a Hotel liquor licence and the change in use to Tavern would not have an impact on increasing or reducing harmful alcohol use.

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:Summary Assessment

In assessing the application against the relevant planning framework, the proposal is recommended for approval. The key considerations are as follows:

- Consistency with Established Operations: The proposal enables a change from a Hotel to a Tavern liquor licence to allow the premises to continue operating without the provision of overnight accommodation. As the accommodation has not been used for some time, the change formalises the existing operation and does not involve any building works or other operational changes.
- Operating Hours: The LC Act provides the same operating hours for Hotels and Taverns. As the premises has always operated within these hours under its existing licence, the proposal maintains consistency with current operations and meets the objectives of the City's Licensed Premises Policy by providing for licensed premises in District Centres.
- Car Parking: The site has an approved historic shortfall of 71.23 bays, which already exceeds the deemed-to-comply standard of 71 bays. As no additional demand is generated, no further cash-in-lieu is required, and a condition ensures 12 on-site bays remain available for staff and patrons.
- Bicycle Parking: The premises has historically operated without on-site bicycle parking. Given the long-standing approvals, central town centre location, access to public transport, and nearby public bicycle racks, no additional on-site bicycle bays are necessary.

A more detailed assessment against the discretionary aspects of the application is set out below. These relate to consideration against LPS2, Clause 67 of the Deemed Provisions and relevant local planning policies.

Land Use

The proposal to change the use from Hotel to Tavern is consistent with the objectives of the District Centre zone of LPS2 and Clause 67 of the Deemed Provisions for the following reasons:

- Site History: The premises has been approved and operated as a Hotel for an extended period, with tavern facilities on the ground floor and accommodation on the upper floor. The accommodation has not been available for occupation for some time, meaning the premises has effectively operated solely as a tavern. This application formalises that situation by changing the land use to Tavern, aligning the approval with the established operations.

Having regard to Clause 67(w) of the Deemed Provisions, the long-standing history of the site as a licensed premises is an important consideration. The proposal does not introduce any new or intensified impacts beyond those already established through previous approvals. On this basis, and in the context of its operational history, the change of use is considered largely administrative in nature and consistent with the way the premises has functioned for many years. In this instance, greater weight should therefore be applied to the site's history and established pattern of operation in the decision-making of this proposal.

- Impact on Adjoining Residential Areas: No alterations or additions are proposed to the building, and the existing operations would continue as existing. Accordingly, there would be no additional impact on the amenity of surrounding properties, including nearby residences along Fairfield Street. A Venue Management Plan has been recommended to secure the ongoing management of the premises.
- Streetscape Interaction and Surveillance: The building fronts Scarborough Beach Road with alfresco dining areas that provide active street frontage and passive surveillance. These elements remain unchanged. Conditions have been recommended to ensure the façades maintain an active and interactive relationship to both Scarborough Beach Road and Fairfield Street, consistent with the City's Built Form Policy.
- Sustainability: The proposal makes efficient use of the existing building without requiring upgrades, consistent with sustainability principles.
- Residential Accommodation: The conversion of the premises from Hotel to Tavern would not have an impact on the availability of accommodation in the Mount Hawthorn area, as the locality already contains a wide range of residential options. The first floor is proposed to remain intact and could be renovated in the future to reinstate Hotel use and accommodation if sought.
- Employment & Hospitality Uses: The premises would continue to operate as it does currently, maintaining existing hospitality-related employment opportunities while retaining its food and beverage functions. In doing so, it would continue to contribute to the diversity of hospitality offerings within the Mount Hawthorn Town Centre.

Car and Bicycle Parking

As outlined in the Site History, the premises has long operated with a recognised shortfall in on-site car parking, established and approved through previous Council decisions. The current approved shortfall of 71.23 bays exceeds the deemed-to-comply standard of 71 bays, meaning the existing approvals already account for and surpass the demand generated by the Tavern use. Previous approvals issued also did not require the provision of bicycle parking, and the premises has since operated at its approved capacity without on-site facilities being provided.

The change of use does not alter the overall capacity or intensity of the premises, which continues to operate in the same manner and at the same intensity as approved in 2004 and 2011, other than the removal of overnight accommodation. Maintaining the existing arrangements is consistent with previous approvals. A condition is recommended requiring that 12 on-site car parking bays be provided in their previously approved locations for staff and/or patrons.

On this basis, no additional on-site car parking or further cash-in-lieu contributions are necessary, as payments have already been made through the 2004 and 2011 approvals. A condition is recommended requiring that 12 on-site bays be retained in their approved locations, ensuring a minimum level of provision remains available for staff and patrons.

With respect to bicycle parking, the sites historic approvals and its town centre location support the continuation of the current arrangements. The nature of the use means many patrons could be expected to arrive by taxi, ride-share, public transport, or on foot, supported by the site's location within the Mount Hawthorn Town Centre and its proximity to high-frequency bus services. Public bicycle racks are also available adjacent to and within close proximity of the site, providing convenient alternatives for those who cycle, consistent with the objectives of the City's Non-Residential Parking Policy to encourage alternative modes of transport.

In this instance, the combination of the premises' unique site history, previous development approvals, and established pattern of operation means that greater weight should be given to these factors in the decision-making process, consistent with Clause 67 of the Deemed Provisions. On this basis, the car and bicycle parking are supported.

Operating Hours

The premises has not previously been subject to restrictions on operating hours through planning approvals, with trading hours regulated solely under the liquor licence. The current Hotel licence permits the same hours of operation as those sought through this application, meaning the proposed change of use to Tavern would not alter the way the premises currently operates.

The LC Act provides the same trading hours for Hotel and Tavern licences, so the conversion of the premises from Hotel to Tavern has no effect on the hours in which alcohol may be served. The proposal is consistent with the existing licence arrangements and does not introduce any new or additional impacts.

The operating hours sought are appropriate having regard to the sites unique history of approvals, the established pattern of operation, and the location within the District Centre zone where licensed premises are encouraged. For these reasons the proposal is consistent with the objectives of the City's Licensed Premises Policy and a condition of approval has been recommended to secure the operating hours.

Sound Attenuation

The City's Sound Attenuation Policy seeks to ensure that new development and changes of use demonstrate appropriate consideration of potential noise impacts, typically through the submission of an acoustic report.

While an acoustic report was not submitted as part of this application, the City previously received an acoustic report in 2010. That report set out recommendations for noise control based on the operations of the premises at the time, which have not since changed. The recommendations, including installation of new doors and window glazing, were implemented and the report demonstrated that noise could be appropriately managed on-site.








The premises has operated as a licensed venue for an extended period under previous approvals, with no material change proposed to its intensity, capacity, or physical building form (except for painting upgrades). The change of use to Tavern simply formalises the way the premises has been operating for many years, without introducing new noise-generating activities.

On this basis, Administration is accepting of the application proceeding without the submission of a new acoustic report, as the long-term operation of the premises and the findings of the 2010 report provide a clear precedent for its function within the locality.

Notwithstanding this, the premises remains subject to the *Environmental Protection (Noise) Regulations 1997* and must continue to comply with these irrespective of the planning approval. An advice note has been provided advising the operators of this requirement.

9.2 NO. 42 (LOT: 24; D/P: 26565) MARY STREET, HIGHGATE - PROPOSED ALTERATIONS AND ADDITIONS TO PLACE OF WORSHIP

Ward: South

- Attachments:**
1. Consultation and Location Plan 
 2. Development Plans 
 3. Heritage Impact Statement 
 4. Sacred Heart Church Conservation Plan 2004 
 5. Summary of Submissions - Applicant's Response 
 6. Summary of Submissions - Administration's Response 
 7. Determination Advice Notes 

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 at No. 42 (Lot: 24; D/P: 26565) Mary Street, Highgate, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 7:

1. Development Plans

This approval is for Alterations and Additions to Place of Worship as shown on the approved plans dated 20 May 2025. No other development forms part of this approval;

2. External Fixtures

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

3. Colours and Materials

The colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, prior to occupation of the development; and

4. Stormwater

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

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for Alterations and Additions to a Place of Worship at No. 42 Mary Street, Highgate (the subject site).

The subject site contains the Sacred Heart Catholic Church and Church Hall and is included on the State Register of Heritage Places and the City of Vincent's Heritage List (Management Category A).

The application relates to the Church Hall only and proposes partial demolition, internal and external alterations, and an addition to extend the existing building envelope. These changes are intended to improve functionality, accessibility, and support the ongoing use of the site for archive storage and office purposes associated with use of the broader site as a Place of Worship. The proposed development plans are included as **Attachment 2**.

A development application is required for the proposed works due to the site being a Heritage-Protected Place.

The proposed demolition and alterations are acceptable as they do not impact the principal façade or the building's heritage significance. The demolition is limited to non-original structures, preserving the place's original heritage fabric.

The proposed addition to the extent of the building envelope is acceptable as it is modest in scale, sympathetic in design, and consistent with the existing building. The addition is clearly distinguishable but complimentary to the existing building and includes the use of traditional materials and finishes that complement the heritage character of the site.

The proposed development is supported as it meets the objectives of the of [Local Planning Policy: Development Guidelines for Heritage Places](#) (Heritage Policy) and the broader planning framework and is recommended for approval, subject to conditions.

PROPOSAL:

The application proposes Alterations and Additions to a Place of Worship located at No. 42 Mary Street, Highgate, as shown on the location plan included as **Attachment 1**.

The works relate to the historic Church Hall (identified as Development Site in **Figure 1**), which fronts Harold Street. The building has been used as an office for archive storage purposes since Council approved a change of use at its Ordinary Meeting held on [20 November 2007](#).



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

The proposed development involves demolition, internal and external alterations, and an addition to the Church Hall. The works are sought to improve accessibility, functionality, and storage capacity while retaining key structural elements of the building.

The proposal seeks no modifications to the Sacred Heart Catholic Church, which is located on the subject site but orients to Mary Street.

The proposed works are summarised as follows:

- **Demolition and Removal:** Includes removal of existing ramps, steps, internal partition walls, stage elements, selected external envelope components, and the replacement of escape doors.
- **Additions:** Retention of the existing lobby with new additions to the east and west for archive areas and improved access, infill of old openings and installation of new openings, and secure gates in the alleyway.
- **Internal and External Alterations:** Installation of concrete flooring to support archive storage, new partition walls throughout and upgraded facilities in the rear service area. The application also seeks to relocate the existing Papal Sculpture from the western façade to the Harold Street façade.

The application seeks to retain the current 'Office' land use, with the building continuing to accommodate archival functions in support of the broader Place of Worship.

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

Delegation 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:

- External fixtures, equipment, plant or other structures which are necessary for a development to achieve efficient, comfortable and environmentally sustainable operating outcomes and includes service and functional utilities or other fixtures as necessary for the use of the buildings on site;
- Restoration and remediation works;
- Internal building works;
- Façade upgrades and roof replacements; or
- Single storey additions that are located behind the front building line of the existing heritage building.

The application proposes alterations and additions 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.

BACKGROUND:

Landowner:	The Roman Catholic Archbishop of Perth
Applicant:	Studio Tambre
Client:	The Roman Catholic Archbishop of Perth
Date of Application:	20 May 2025
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R50
Built Form Area:	Residential
Existing Land Use:	Place of Worship and Office
Proposed Use Class:	Place of Worship and Office
Lot Area:	1,721.45m ²
Right of Way (ROW):	Yes
Heritage List:	City of Vincent Heritage List – Management Category A State Register of Heritage Places

Site Context and Zoning

The subject site is bound by Harold Street to the north-east, Mary Street to the south-west, and a privately owned right-of-way to the north-west. The application relates specifically to the Church Hall fronting Harold Street, with parking areas located to the south-east and north-west of the building. The location of the site is shown in **Attachment 1**.

The surrounding context includes:

- No. 40 Mary Street (south-east): Contains Sacred Heart Primary School and Catholic Youth Ministry.
- No. 64 Mary Street and 197 Harold Street (north-west): contain a heritage listed cottage and a parking lot. These properties are under sole ownership of The Roman Catholic Archbishop of Perth.

The subject site and surrounding properties to the south-east, south-west, north-west, and north-east are zoned Residential R50 under Local Planning Scheme No. 2 (LPS2). Land to the north, across Vincent Street, is zoned Residential R40 under LPS2. All surrounding properties are developed for residential purposes, including single houses and grouped dwellings.

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 subject site, together with No. 40 Mary Street, forms part of the Sacred Heart Catholic Group heritage listing. This group comprises four key buildings:

- Sacred Heart Catholic Church (1906);
- Sacred Heart Church Hall (1938);
- Monastery of Our Lady of the Sacred Heart (1899); and
- Sacred Heart Primary School (1914).

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

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

Sacred Heart Group is a notable ecclesiastical and education group esteemed by the district community and the local Parish and School communities. Each of the places is a fine example of its style, with the major buildings being designed by notable architects of their day, renowned for their work for the Catholic Church. The place has associations with the orders of Sisters of Our Lady, Redemptorist Fathers, Christian Brothers and Bishop Gibney and Archbishop Clune.

Relevant elements from the Physical Description relating to the Church Hall are as follows:

“... Sacred Heart Church Hall, by E LeB Henderson, is an example of an Interwar Free Classical style, with rusticated walls to reflect the stonework of the Church. It is very similar to the Star of the Sea Church Hall, at Cottesloe, also believed to be by E LeB Henderson”.

The Sacred Heart Catholic Group is also on the [State Register of Heritage Places](#). Relevant elements from the Heritage Council of Western Australia's (HCWA) Statement of Significance relating to the Church Hall are as follows:

“...Sacred Heart Catholic Group, Highgate, comprising Sacred Heart Catholic Church (1906, 1928, 1954), Sacred Heart Church Hall (1938), the Monastery of Our Lady of the Sacred Heart (1899; 1923; 1933; 1937), Sacred Heart Primary School (1914), forecourt and Moreton Bay figs to the Church, gardens, shelters, and boundary walls, has cultural heritage significance for the following reasons:

- *...the buildings, grounds and boundary walls of the place collectively form an important precinct of ecclesiastical buildings dating from the turn of the twentieth century;*

- *Sacred Heart Catholic Church and Sacred Heart Primary School were designed by prominent architect Richard Dennehy, the original Convent and School buildings were designed by Edgar Henderson, and the 1923, 1933 and 1937 additions to the Convent and School, the 1954 extensions to the Church, and the 1938 Hall were designed by his son Edgar Le B Henderson;*

The subject site specifically comprises the Church Hall and the Sacred Heart Catholic Church, summarised as follows:

- The Church Hall (1938), fronting Harold Street, is a modest Inter-War style building with rendered brick walls and a tiled half-gabled roof. It was adapted in 2007 for use as archival storage for the Roman Catholic Archdiocese of Perth, and now contains storage, research, and support facilities.
- The Sacred Heart Catholic Church (1906), fronting Mary Street, is a Federation Gothic style building with later additions (1928, 1954, 1972). It features limestone walls, lancet windows, a central nave, raised altar, and decorative timber trusses.

DETAILS:

Summary Assessment

Planning Element	Use Permissibility/ Deemed-to-Comply/ Acceptable Outcomes (or equivalent)	As Existing	Requires the Discretion of Council
Land Use		✓	
Street Setback			✓
Building Setbacks			✓
Building Height/Storeys	✓		
Orientation		✓	
Tree Canopy and Deep Soil Areas		✓	
Public Domain Interface	✓		
Pedestrian Access and Entries	✓		
Car Parking & Access		✓	
Façade Design			✓
Heritage Policy			✓

Detailed Assessment

The Built Form Policy and Heritage Policy have two pathways 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:

Street Setback	
Acceptable Outcome Standard	Proposal
Built Form Policy Clause A5.2	
Ground floor to Harold Street: 5.1 metres	Additions to Harold Street: Nil
Side and Rear Setbacks	
Acceptable Outcome Standard	Proposal
Built Form Policy Clause A1.3	
South-Eastern lot boundary setback: 1.9 metres.	South-Eastern lot boundary setback: 1.0 metre
Façade Design	
Acceptable Outcome Standard	Proposal
Built Form Policy Clause A1.13	
The building is to provide a continuous protective awning over the pedestrian footpath.	The proposal does not include an awning over the pedestrian footpath.
Windows and Door Openings	
Acceptable Outcome Standard	Proposal
Heritage Policy Clause A2.4.1	
Original window and frames are to be retained.	The proposal includes the removal of four windows to Harold Street.

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 9 July 2025 to 22 July 2025. The method of consultation included a notice on the City's website, a sign on site and 9 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.

At the conclusion of the consultation period a total of three submissions were received. This included one submission in support and two submissions objecting to the proposal.

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 proposed works would not have an adverse impact on the street given the works are similar in scale and material to the existing building.

The key concerns raised are summarised as follows:

- Concerns regarding the visual impact of the proposed development and its failure to integrate with the surrounding precinct, including the continuation of a bulky and inactive built form that does not contribute positively to the streetscape or reflect the character of nearby heritage buildings.
- Concerns in relation to the visual presentation of the east and west elevations, which are considered highly visible, lacking architectural articulation, and in need of softer colours and landscaping to improve overall amenity.
- Queries were raised regarding the development's planning and approval history, parking and toilet provision, the relocation of existing features (such as the Papal sculpture and heritage timber), the design and timeline of proposed artwork, and the future use and access arrangements for the adjoining laneway and car park.

A summary of submissions and Administration's response is included as **Attachment 5**. The applicant has provided a response to submissions which is included as **Attachment 6**.

Heritage Council of Western Australia (HCWA)

The application was referred to the HCWA for comment 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:

We have considered the proposal's impact on the identified cultural heritage significance of Sacred Heart Catholic Group, Highgate and advise that it will have no heritage impact on the cultural heritage significance of the place and is supported.

Design Review Panel (DRP):

Referred to DRP: Yes

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 demolition and the appropriateness of the proposed alterations and additions to the Heritage Place.

The proposal was supported by the City's DRP member, the following key comments on the proposal were provided:

- The former Church Hall has been assessed as being of little significance according to the Conservation Plan for Sacred Heart Catholic Group, Highgate. As such, a greater level of intervention is acceptable in this instance and the proposed demolition is acceptable to allow for the continuing use as Catholic Archives.
- It is noted that the internal stage is proposed to be removed and noted as being original fabric, however, it is understood that the stage removal is required for internal functionality of the space, and the interpretation of the former stage location is included in the proposal.
- The proposed alterations and additions are in keeping with the existing style and presentation of the building and are sympathetic to the original design. The extent of alteration and additions proposed to the place is considered acceptable due to the required need.
- The established streetscape to Harold Street is predominantly the rear service areas and parking for the School and Church. Across the street are residences, from which the Hall feels detached and separated from, not forming part of the contributory residential streetscape. This is a rear facing elevation and will continue to present as such to Harold Street.
- The former church hall is of no architectural merit to the existing streetscape. The works maintain the presence of the former hall in a similar manner to the way in which it presents currently.
- Colours, materials and finishes proposed externally look to be consistent with the existing building.

Design Review Progress	
	<i>Supported</i>
	<i>Pending further attention</i>
	<i>Not supported</i>
	<i>No comment provided/Insufficient information</i>
	<i>DRP Member</i>
	<i>Referral 1 – Plans dated 20 May 2025</i>
Principle 1 – Context & Character	
Principle 2 – Landscape Quality	
Principle 3 – Built Form and Scale	
Principle 4 – Functionality & Built Quality	
Principle 5 – Sustainability	
Principle 6 – Amenity	
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Heritage Act 2018*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- The Burra Charter 2013;
- State Planning Policy 3.5 – Historic Heritage Conservation;
- Policy No. 7.1.1 – Built Form Policy;
- Local Planning Policy: Development Guidelines for Heritage Places; and
- Community and Stakeholder Engagement Policy.

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.

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 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.*

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 and 3 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, as its scope is confined to a 24.3 square metre addition. As a result, it does not significantly impact the environmental footprint of the existing building.

The development adaptively reuses the existing building, reducing the need for new construction materials and minimising waste, in alignment with sustainability goals and heritage conservation best practices. Additionally, operable windows are to be retained to maintain and provide cross ventilation.

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 development standards of the Heritage Policy. The partial demolition relates to elements of little heritage significance, consistent with the 2004 Conservation Plan. The proposed additions are sympathetic in scale, form, and materials, ensuring the original building remains prominent.
- The proposed additions support the ongoing use of the site by the Sacred Heart Catholic community. It provides dedicated archive storage and office space to meet operational needs.
- The additions maintain important views and vistas of the Sacred Heart Church from Harold Street. The single-storey scale ensures the visual prominence of the Church is retained.
- The proposed materials and finishes reflect traditional elements found on the existing building and within the surrounding streetscape. The use of red face brick and light beige render complements the heritage character without replication.
- The proposal satisfies the Built Form Policy objectives relating to street and side setbacks, and façade design. The additions align with the existing building line and incorporates materials consistent with the Harold Street context.
- The design minimises building bulk and scale through recessed articulation, traditional finishes, and an open portico structure. These elements reduce visual impact to Harold Street and the adjoining property and were supported by the City's DRP member.
- The additions do not result in overshadowing or loss of ventilation to the adjoining property. Overshadowing falls within the subject site and onto the adjacent car park.

Heritage Policy

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

- Consistency with Conservation Plan: The 2004 Conservation Plan identifies the Church Hall of no aesthetic value and has been assessed as being of little significance. The Conservation Plan states that *"Although the church hall constructed in 1938 has played a role in the history of the Sacred Heart parish, the building is not of aesthetic significance, is constructed immediately adjacent to the Sacred Heart Church and obscures views of the church from Harold Street. The building is not intact, is in poor condition and is assessed to be of little cultural, heritage significance"*.

The Heritage Policy permits partial demolition of heritage-listed places where the elements to be removed do not contribute to the cultural heritage significance of the place. The proposal seeks to demolish portions of a building that have little heritage significance, as set out in the Conservation Plan. This includes the existing entry and museum, entry ramp, windows and internal walls.

The new works are respectful and sympathetic to the existing building. This is because the proposed scale ensures that the existing building remains prominent and the colours and materials are consistent with the existing building. The changes align with Article 22 of the Burra Charter, which supports new work that is clearly distinguishable yet respectful of the cultural significance of the place, achieved through careful consideration of its siting, scale, form, and materials.

- Supporting the Ongoing Use of the Site: The proposed additions support the continued use of the site as archive storage and office space for the Sacred Heart Catholic community. It would provide improved dedicated facilities that support administrative and operational needs. The adaptation of the site to allow its continued use as a place of worship is consistent with Article 7.1 of the Burra Charter, which states that “*where the use of a place is of cultural significance it should be retained*”. The use of the subject site as a place of worship forms part of its cultural significance, as outlined in the Statement of Significance. The City’s DRP member also confirmed that a greater level of intervention and demolition is acceptable in this instance to allow for the continuing use of the premises.
- Maintenance of views and vistas: The proposed additions would not impact existing views of the Church Hall or the Sacred Heart Catholic Church. While the Church Hall has been identified as having little significance, the Church itself is of considerable significance, and its visibility from Harold Street will be maintained. The additions are limited to a single storey and are of a comparable scale to existing structures on the site, ensuring that views and vistas to both buildings remain unaffected. There is no impact to the primary façade of the Sacred Heart Catholic Church, which orients to Mary Street.
- Complimentary Materials and Finishes: The Heritage Policy supports development to heritage places where materials are consistent with the original building and do not dominate or detract from its character. The proposed additions adopt colours and finishes that complement the heritage fabric, with red face brick and light beige render reflecting traditional tones historically present on the building. This approach ensures authenticity and integration with the site’s character while avoiding replication of past styles.
- Building Scale, Bulk and Mass: The scale of the proposed additions is consistent with the existing building and respectful of the heritage significance of the place when viewed in its surrounding context. The works expand the building footprint by only 24.3 square metres, maintaining a similar scale to the existing building. The additions align with the line of the current entry, with the existing roof form extending over the new elements to ensure a cohesive and sympathetic presentation.
- Openings: The removal of the existing windows is consistent with Article 8 of the Burra Charter, which supports retention of an appropriate setting and discourages demolition only where it would negatively impact cultural significance. As the Church Hall has been assessed as having little heritage value, the existing windows are not considered contributory elements. Their removal is necessary to accommodate the proposed additions, which are appropriately scaled and designed to reflect the character of the existing building.
- DRP and HCWA Support for Works: The City’s DRP member specialising in heritage, and the HCWA, have both supported the proposal. This is because the Church Hall is of little significance and the proposed additions are in keeping with the existing style and presentation of the building and are sympathetic to the original design.

Street Setback, Side Setbacks and Façade Design

The proposal would satisfy the element objectives of the Built Form Policy relating to [Street Setback](#), [Side Setbacks](#) and [Façade Design](#) for the following reasons:




- Consistency with the Streetscape: The surrounding streetscape comprises a mix of one and two storey dwellings in both traditional and contemporary styles. The majority of dwellings front Vincent Street and have rear garages with nil setback to Harold Street. Solid fencing is prominent along Harold Street including a 2.0 metre high brick wall to Sacred Heart Primary School along most of the southern side. Car parks are located on either side of the subject site.
 - The proposed design is consistent with the established character of Harold Street. This is because the proposed extension largely aligns with the existing setback, adding 8.9 meters of the building to the streetscape. The extension has also been designed to incorporate materials that are evident within the Harold Street streetscape including red brick and light beige render.

- Building Bulk and Scale: The proposal seeks to extend the existing wall length by 8.9 metres to Harold Street and 3.2 metres to the south-eastern adjoining property at 40 Mary Street. The proposed extension incorporates design elements that reduce the bulk impact to Harold Street and the car park of No. 40 Mary Street, including:
 - Articulation: The proposed extension would be recessed behind the original building. This articulation would provide visual interest and reduce the bulk impact of the wall. This is achieved by the extension being recessed behind the original building. The proposed extension would be recessed between 0.4 metres to 0.6 metres behind the original entrance fronting Harold Street and 1.0 metres behind the office fronting No. 40 Mary Street.
 - Colours and Materials: The proposed extension would be constructed using single course face brick with a light beige render above. This material selection reduces the visual impact of the wall and introduces textural variation. This is achieved by referencing traditional materials found on the existing building and within the surrounding streetscape.
 - Open Structure: The proposed extension includes a covered portico facing Harold Street and the right-of-way. The open design reduces the visual bulk of the building to Harold Street and activates and addresses right-of-way. This is achieved by breaking up the built form, allowing views from the building to the right of way through the structure.

The extent of the additions, combined with their articulation, use of traditional finishes, and the open-sided entry design, minimises the perception of bulk to the streetscape and adjoining property, and this approach has been supported by the City's DRP member.

- Overshadowing and Ventilation: The proposed extension is located to the north of the site and directly interfaces with the parking lot of No. 40 Mary Street. This would result in the adjoining property's access to direct sun or ventilation not being adversely impacted as its shadow would largely fall within the subject site and onto the adjoining car park.
- Surveillance: The proposed extension includes the reorientation of the entry to the right-of-way. This improves activation of the laneway and enhances passive surveillance to the right-of-way and public car park. This is achieved by directing pedestrians and staff sightlines toward these areas through the new entry orientation.
- Awning: The proposal does not include an awning to the Harold Street frontage. This is considered acceptable as the building does not function or present as a traditional shopfront, where pedestrian shelter and activation of the street edge would ordinarily be required. Instead, the frontage is consistent with the surrounding context, which is characterised by dwellings and institutional buildings that address the street with solid fencing or landscaped setbacks and do not incorporate awnings. In this context, the absence of an awning is appropriate and maintains a coherent streetscape.

9.3 ANNUAL REVIEWS 2024/25 - ACCESSIBLE CITY STRATEGY, THRIVING PLACES STRATEGY AND ARTS PLAN

- Attachments:**
1. 2024/25 Annual Review (IV) - Accessible City Strategy 
 2. 2024/25 Annual Review (II) - Thriving Places Strategy 
 3. 2024/25 Annual Review (II) - Arts Plan 

RECOMMENDATION:

That Council RECEIVES the 2024/25 Annual Review of the Accessible City Strategy included as Attachment 1, the 2024/25 Annual Review of the Thriving Places Strategy included as Attachment 2, and the 2024/25 Annual Review of the Arts Plan as Attachment 3.

PURPOSE OF REPORT:

To provide an update on the Accessible City Strategy, Thriving Places Strategy and Arts Plan including the status of each action and how this action will be implemented in the future.

DELEGATION:

The annual review of Accessible City Strategy, Thriving Places Strategy and Arts Plan implementation is presented in line with Council's values:

- *We are Engaging: Listening, understanding and communicating is the key to our success.*
- *We are Accountable: We work openly and transparently to earn out community's trust.*
- *We are Making a Difference: Our work improves our community and the lives our residents.*

Council sets the strategic direction of the organisation, these strategies form a document adopted by council which embeds the Council and Community's expectations and it is important that the progress of these frameworks are reported.

BACKGROUND:Accessible City Strategy

The Accessible City Strategy (ACS) is a strategic framework to manage and invest in the City's transport network and bolster economic, environmental, and social goals for a safer, greener, and more connected city.

The vision of the ACS is:

"The City of Vincent puts people first. Getting round is safe, easy environmentally friendly and enjoyable".

This vision is supported by the following four objectives:

- Create a safe transport environment.
- Ensure easy accessibility and connectivity into and around Vincent.
- Promote environmentally friendly transport modes and initiatives.
- Make it enjoyable to get around the local area.

Thriving Places Strategy

The Thriving Places Strategy 2023-2028 (TPS), adopted [22 August 2023](#), is a targeted place-based economic development strategy that aims to focus the City's efforts to achieve broader social, cultural and economic outcomes through building on and leveraging local assets and delivering a process that encourages everyone to participate in shaping Vincent's places and spaces.

The vision of the TPS is:

“Thriving places are integral to our identity, economy and appeal. We want to create, enhance and promote great places and spaces for everyone to enjoy”.

This vision is supported by the following Thriving Places outcomes:

- 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.

Arts Plan

The Arts Plan 2023-2028 (Arts Plan), adopted [22 August 2023](#), guides the City’s activity and investment in the arts sector, percent for art contributions and cash-in-lieu expenditure and informs the arts policies. This includes:

- Arts commissions, projects, events and programming;
- Internal processes such as approvals, collection management and maintenance;
- Sponsorship of initiatives, projects and awards;
- Co-funding or grant funding initiatives; and
- Partnerships and collaborations.

The vision of the Arts Plan is:

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

This vision is supported by the following objectives:

- Our arts and culture flourishes and is celebrated;
- Arts and culture help us build relationships and connections with each other and the City;
- We work towards injecting creativity into all our public spaces, to showcase art and culture and deliver thriving places;
- Our places move us to discover and connect to a culturally rich Vincent that is accessible to people of all abilities;
- We cultivate a sense of belonging, pride and identity through creative insight and reflection;
- We attract artists to the community and support them to explore and grow their practice;
- We are focused on growing Vincent’s creative economy through innovation and support for our emerging creative talent;
- We support bold, inspirational and sustainable thinking that draws on the expertise of our creative community.

DETAILS:

Accessible City Strategy Highlights:

Within the Implementation Framework are 39 actions that seek to achieve the vision and objectives of the ACS. Administration have provided update on the status of each action and how this action will be implemented at **Attachment 1**.

Highlights of key actions achieved throughout 2024/25 include:

- 40km/h speed signage installed across all local roads in July 2024, supported by low-cost speed awareness signs in Mt Hawthorn. Advocacy continues to expand 40km/h zones into other LGAs and select Local Distributors.

- Pedestrian and cycling upgrades delivered, including pram ramp and footpath improvements, the 'kiss and drive' at Kyilla Primary School, resurfacing of the shared path at Warndoolier Reserve, and installation of a wombat crossing on Bulwer Street.
- Collaborative planning with the City of Stirling and Main Roads WA for the Green Street/Scarborough Beach Road roundabout, scheduled for completion in 2025/26.
- Advocacy for improved pedestrian crossings, including a proposed signalised crossing on Lord Street near HBF Park/Perth Oval.
- Bike Infrastructure Audit underway to improve facilities along existing cycling routes.
- Active transport initiatives delivered, including temporary bike parking and e-scooter facilities at major events, free tune-ups, workshops, ride-to-work days, and bicycle training programs for schools. Supported the 'Your Move' program and partnered with North Perth Cricket Club to host an Open Streets event promoting safe streets.
- Precinct Parking Management Plan finalised with priority operational recommendations being implemented; further changes to undergo community consultation. Parking surveys completed across all precincts in April–May 2025 to inform future management.
- William Street and Beaufort Street Planning Frameworks adopted incorporating precinct-specific parking requirements for non-residential uses.
- Leederville Car Park Redevelopment progressed with the developer; partnered with Water Corporation to deliver a new 125-bay public carpark at 629 Newcastle Street, scheduled for completion by September 2025.

Thriving Places Strategy Highlights:

Within the Implementation Framework are 27 actions that seek to achieve the vision and outcomes of the TPS. Administration have provided update on the status of each action and how this action will be implemented at **Attachment 2**.

Highlights of key actions achieved throughout 2024/25 include:

- Second round of the Business Enhancement Grant program opened September 2024, receiving 94 applications. Twenty-five projects were approved with \$106,662 in funding, leveraging \$1.80 in applicant spend for every \$1 of City investment. Sixteen projects were completed by year end, delivering \$65,550 in grant funding.
- Business E-News published monthly with 1,050 subscribers, promoting City programs, workshops, and training opportunities from partner organisations.
- City social media audience grew to 20,208 followers with the introduction of TikTok. Seasonal "shop local" campaigns delivered, alongside a destination marketing campaign in partnership with Destination Perth and the Perth Inner City Group (PICG).
- Sustainable Vincent Framework prepared, with the Climate Transition Action Plan to investigate actions to reduce business energy use and promote solar power uptake from 2025 onwards.
- Local Planning Strategy submitted to the Department of Planning, Lands and Heritage for assessment. Federal funding secured for a Housing Supply and Infrastructure Servicing Study.
- Ongoing participation in PICG initiatives, including the three-year Destination Marketing campaign and collaboration on transport, public space, and economic development projects.
- Eighteen place audits completed, bringing the total to 54 since 2021/22. Work progressed on the State of Vincent report, with publication targeted for late 2025.
- 2025/26 Events and Festivals Sponsorship program awarded funding to 17 events, each required to identify and report on economic opportunities for local businesses and town centres. Major City-run events, including the Rainbow Picnic and Festival of Culture, will promote active and sustainable transport.
- Six Vibrant Public Spaces delivered through the Business Enhancement Grant program in 2024/25, with maintenance works undertaken on all City parklets. Major policy review scheduled for 2025/26.

Arts Plan Highlights:

Within the Implementation Framework are 30 actions that seek to achieve the vision and outcomes of the Arts Plan. Administration have provided update on the status of each action and how this action will be implemented at **Attachment 3**.

Highlights of key actions achieved throughout 2024/25 include:

- Continued partnership with RTRFM, delivering four advertising campaigns (Business Enhancement Grants, Vincent Film Project, Lightbox Laneway Gallery, and Mural Co-Funding Program) and a live outside broadcast at the Pickle Lit event in May 2025.
- Provided \$274,000 funding to 27 community events through the Event Sponsorship program, including \$80,000 for Perth Festival.
- Relaunched Mural Co-Funding Program in January 2025, receiving 16 expressions of interest and 10 applications; 8 projects approved at a total value of \$21,334.92, with 7 completed totalling \$17,424.23 in funding.
- Delivered Lightbox Laneway Gallery Program with eight lightboxes installed in Kaadadjiny Lane and three quarterly exhibitions supporting early-career artists.
- Commissioned three short films through the Vincent Film Project — premiered at Revelation Perth International Film Festival in July 2025.
- Completed a mural by Noongar artist Tyrown Waigana at Robertson Park (Boojoormelup) and scoped further public art and heritage interpretation opportunities for the site, with external grant funding sought for future delivery.
- Completed the Arts Policies review and consolidated into the Arts Collection Policy.
- Commenced art collection audit and valuation in June 2024, with completion and launch of a public-facing online database planned for 2025/26.
- Redesigned and updated the Arts section of the City's website to improve accessibility and navigation, including a single landing page with linked resources.
- Advocated for delivery of arts spaces through participation in DLGSC arts and culture surveys and workshops; included cultural infrastructure priorities in the Pickle District Planning Framework.

CONSULTATION/ADVERTISING:**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.

When would we do this?

You are expected to by community

How do we measure success?

A robust process to engage with the community and stakeholders

Behavioural Change

Pursuit and achievement of the purpose of the engagement cannot be achieved without the action of stakeholder, partners, communities and/or individuals.

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.

When would we do this?

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

How do we measure success?

Identify which audiences need to change behaviour

Extensive engagement with the community was completed during the development of the Accessible City Strategy, Thriving Places Strategy and Arts Plan.

Consultation in not undertaken on the Annual Reviews as the purpose is of this report is to provide an update on the status of each action and how this action will be implemented in the future.

Where required, consultation is undertaken on specific projects within our Plans and Strategies in accordance with the City's Community and Stakeholder Engagement Policy.

LEGAL/POLICY:

The Integrated Planning and Reporting Framework outlined by the *Local Government (Administration) Regulations 1996* requires the City to adopt a Strategic Community Plan (SCP) and a Corporate Business Plan (CBP) to be supported by the Annual Budget and a range of informing strategies. The Accessible City Strategy, Thriving Places Strategy and Arts Plan are outlined as deliverables in the City's CBP.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to receive the Annual Review of the Accessible City Strategy, Thriving Places Strategy and Arts Plan. The annual update provides an update on the implementation of Council's adopted strategies. These updates provide an indication on the timing of implementation and potential budget impacts associated with delivering Council's adopted plans.

STRATEGIC IMPLICATIONS:

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

Enhanced Environment

Our urban forest/canopy is maintained and increased.

We have minimised our impact on the environment.

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.*

Connected and Healthy Community

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

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.*

Sensitive Design

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

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 Vincent and our community.*

SUSTAINABILITY IMPLICATIONSSUSTAINABILITY IMPLICATIONS:

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

*Sustainable Transport
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:

The implementation of actions within the Accessible City Strategy, Thriving Places Strategy and Arts Plan are supported through allocations within the City's existing operating budgets.

COMMENTS:

The Accessible City Strategy, Thriving Places Strategy and Arts Plan guide the allocation of funding and resources and direct the City's service units to deliver a range of initiatives and enable the City to effectively support and coordinate change. The preparation, implementation and review of the Strategies and Plans allows the progress of existing actions to be monitored, reported, and updated, and new actions to be included as they are identified.

9.4 ANNUAL REVIEW 2024/25 - PLACE PLANS

- Attachments:**
1. 2024/25 Annual Review (IV) - Leederville Town Centre Place Plan 
 2. 2024/25 Annual Review (IV) - Beaufort Street Town Centre Place Plan 
 3. 2024/25 Annual Review (II) - North Claisebrook Place Plan 
 4. 2024/25 Annual Review (II) - Pickle District Place Plan 

RECOMMENDATION:

That Council **RECEIVES** the 2024/25 Annual Review of the Leederville Town Centre Place Plan included as Attachment 1, the 2024/25 Annual Review of the Beaufort Street Town Centre Place Plan included as Attachment 2, the 2024/25 Annual Review of the North Claisebrook Place Plan include as Attachment 3, and the 2024/25 Annual Review of the Pickle District Place Plan included as Attachment 4.

PURPOSE OF REPORT:

To provide an update on the City of Vincent's Place Plans including the status of each action and how this action will be implemented in the future.

DELEGATION:

The annual review of Place Plan implementation is presented in line with Council's values:

- *We are Engaging: Listening, understanding and communicating is the key to our success.*
- *We are Accountable: We work openly and transparently to earn out community's trust.*
- *We are Making a Difference: Our work improves our community and the lives our residents.*

Council sets the strategic direction of the organisation, the place plans form a document adopted by council which embeds the Council and Community's expectations, and it is important that the progress of these frameworks are reported.

BACKGROUND:

Council at its meeting 23 August 2016 ([Item 9.1.5](#)), endorsed [Administration's approach to Place Management](#) and the preparation of a Place Plan for each of Vincent's town centres.

Place Plans

Place Plans are place-based strategic action plans that guide the allocation of funding and resources in Vincent's town centres and emerging precincts. They enable the City to effectively support and coordinate change that improves our places to become more liveable, sustainable, walkable and economically viable.

Investing in this approach aligns with the direction of Vincent's Local Planning Strategy which focuses future population growth in our town centres, emerging precincts and urban corridors.

Six Place Plans were developed as standalone documents with a lifespan of four financial years. The below table lists the adoption and closure dates of these six Place Plans.

Town Centre	Date of Adoption	Date of Closure
Vincent Town Centre Place Plan	1 May 2018	23 August 2022
North Perth Town Centre Place Plan	1 May 2018	23 August 2022
Mount Hawthorn Town Centre Place Plan	17 September 2019	25 July 2023
Pickle District Place Plan	14 September 2021	22 August 2023
Leederville Town Centre Place Plan	14 September 2021	30 June 2025
Beaufort Street Town Centre Place Plan	14 September 2021	30 June 2025

More recently Vincent has undertaken a new approach to develop Place Plans in conjunction with Town Centre Planning Frameworks. As Planning Policies are updated every five years, Place Plans now have a lifespan of five Financial Years. The below table lists the adoption and projected closure dates of the four most recently adopted Place Plans.

Town Centre	Date of Adoption	Date of Closure
Pickle District Place Plan	22 August 2023	30 June 2028
North Claisebrook Place Plan	22 August 2023	30 June 2028
Beaufort Street Town Centre Place Plan	12 August 2025	30 June 2030
William Street Place Plan	12 August 2025	30 June 2030
Leederville Town Centre Place Plan 2025-2030	Approved for advertising at 12 August 2025 Ordinary Council Meeting	

Administration will develop two new Place Plans as part of the following Town Centre Planning Framework projects:

- North Perth Town Centre – scheduled for development in 2025/26 and 2026/27; and
- Mount Hawthorn Town Centre – scheduled for development in 2025/26 and 2026/27.

Place Plan Actions

Actions within each Place Plan align with Vincent's informing strategies and plans and are drafted at the conclusion of a thorough process with Administration analysing and applying information from the following three sources: Town Team Action Plans, Best Practice and Town Centre Data. Development of the plans is informed by community consultation and Council endorse the Place Plans.

DETAILS:

Every year, Administration complete an Annual Review on the status of the actions within each Place Plan.

Every five years, Administration undertake a major review of the actions within the current Place Plan to inform the development of a new Place Plan with a five-year lifespan. The new Place Plan also considers Vincent's new or updated informing strategies and plans, Town Team Action Plans, best practice, all relevant town centre data and community consultation.

In the five-year period between the development of Place Plans, emerging issues or major developments may shift priorities. In such cases, budget or resources may need to be reallocated or it may be prudent to defer projects that could be affected by future change.

Leederville Town Centre Place Plan (LT CPP) Highlights:

There were 27 actions in the Implementation Framework that seek to achieve the vision and objectives of the LT CPP. Administration have provided update on the status of each action and how this action will be implemented at **Attachment 1**.

Highlights of key actions achieved throughout 2024/25 include:

- Approved 2024/25 Town Team Grant application and provided support to Leederville Connect (town team) to progress their Urban Food Project and 40 Frame Court Community Office Incubator projects as well as supporting administrative costs.
- Facilitated two successful projects through the 2024/25 Mural Co-Funding Program – a mural by Olive Cheng at Cranked Coffee and Aranmore Catholic College's planter box art project.
- Facilitated five successful projects through the 2024/25 Business Enhancement Grant program – a parklet at Bunn Mee, a parklet at Babylon Café, an eatlet at Daph's Restaurant, an awning at Silk Elegance Lingerie and a façade improvement at Hip-E Club.
- Finalised design of wayfinding signage for the Leederville Town Centre with signs to be procured, fabricated and installed in 2025/26.
- Planned for restriction of illegal parking in Leederville Village Square with installation scheduled for 2025/26.
- Undertook the major review of the LT CPP 2021 – 2025 and developed the new LT CPP 2025 – 2030.

The draft LT CPP 2025 – 2030 was endorsed for advertising at the 12 August 2025 Ordinary Council Meeting. Following the conclusion of advertising, the final Place Plan will be brought before Council for adoption. Project planning for new initiatives will commence following adoption. As the Leederville Town Centre has a Precinct Structure Plan, this Place Plan is a standalone document and not developed in conjunction with a Town Centre Planning Framework.

Beaufort Street Town Centre Place Plan (BSTCPP) Highlights:

There were 19 actions in the Implementation Framework that seek to achieve the vision and objectives of the BSTCPP. Administration have provided update on the status of each action and how this action will be implemented at **Attachment 2**.

Highlights of key actions achieved throughout 2024/25 include:

- Approved 2024/25 Town Team Grant application and provided support to the Beaufort Street Network (town team) to progress their Social Media Strategy & Implementation, Public Liability Insurance and accounting software and A-frame signage boards.
- Facilitated one successful project through the 2024/25 Mural Co-Funding Program – a mural by John Herne at 442 Beaufort Street.
- Facilitated four successful projects through the 2024/25 Business Enhancement Grant program – bench seats at Chicho Gelato, an upgrade of Beaux Lane, a façade improvement at Mary Street Bakery and an eatlet at Tom's Providore & Wine Bar.
- Finalised design of wayfinding signage for the Beaufort Street Town Centre with signs to be procured, fabricated and installed in 2025/26.
- Installed eight light boxes in Kaadadjiny Lane and relaunched the Lightbox Laneway Gallery program.
- Progressed the Highgate and Mount Lawley Traffic Studies with community engagement scheduled for 2025/26.
- Undertook the major review of the BSTCPP 2021 – 2025 and developed the new BSTCPP 2025 – 2030 as part of the Beaufort Street Town Centre Planning Framework.

The BSTCPP 2025 – 2030 was adopted at the 12 August 2025 OCM with project planning for new initiatives to commence in early 2025/26.

North Claisebrook Place Plan (NCP) Highlights:

There are 18 actions in the Implementation Framework that seek to achieve the vision and objectives of the NCP. Administration have provided update on the status of each action and how this action will be implemented at **Attachment 3**.

Progress on key actions throughout 2024/25 include:

- Installed a new water fountain at Gladstone Street Reserve.
- Continued advocacy to Main Roads WA for a signalised crossing on Lord Street near HBF Park. Traffic management measures remain in place for major events.
- Continued advocacy with the State Government for upgrades to East Perth Train Station, East Perth Power Station, the State Government Housing Project on Guildford Road and associated surrounding transport network.
- Facilitated one successful project through the 2024/25 Mural Co-Funding Program – a mural by Bec Abdy at Expansion Point.
- Facilitated one successful project through the 2024/25 Business Enhancement Grant program – planter boxes and an improved outdoor dining area at 25 Gladstone Street, Perth (Claisebrook Design Community).

Updates on emerging issues and key developments:

- **Concrete Batching Plant relocation** – The WAPC approved a time-limited extension for concrete batching plants at 71 Edward Street and 120 Claisebrook Road until 31 December 2027. With their closure now in sight, Vincent will now prioritise investment in walkability and public realm improvements.
- **East Perth Power Station** – DevelopmentWA is planning for a mixed-use, pedestrian-friendly precinct. Vincent will advocate for strong cycling and walking connections between the East Perth Power Station and North Claisebrook precinct.

Projects planned in 2024/25 and scheduled to commence in 2025/26 include:

- Vincent's Sustainability team scheduled to commence marketing for Solar Power Purchase Agreements as part of the Climate Transition Action Plan.
- Investigations into making Loton Park more dog-friendly to commence following completion of VenuesWest's Hostile Vehicle Mitigation works at HBF Park/Loton Park.
- Development of Town Centre Streetscape Guidelines for North Claisebrook, to inform the future Minor Streetscape Improvement Program.

Pickle District Place Plan Highlights:

There are 19 actions in the Implementation Framework that seek to achieve the vision and objectives of the PDPP. Administration have provided update on the status of each action and how this action will be implemented at **Attachment 4**.

Highlights of key actions achieved throughout 2024/25 include:

- Approved 2024/25 Town Team Grant application and provided support to The Pickle District (town team) to progress their Streetscape Improvement Plan.
- Progressed with footing design for the 'Pickle Poles' public artwork on Cleaver Street with installation scheduled for 2025/26.
- Finalised design of wayfinding signage for the Pickle District with signs to be procured, fabricated and installed in 2025/26.
- Continued engagement with Sydney Charles Quarter development on potential cultural infrastructure in the Pickle District and their Percent for Art contribution.

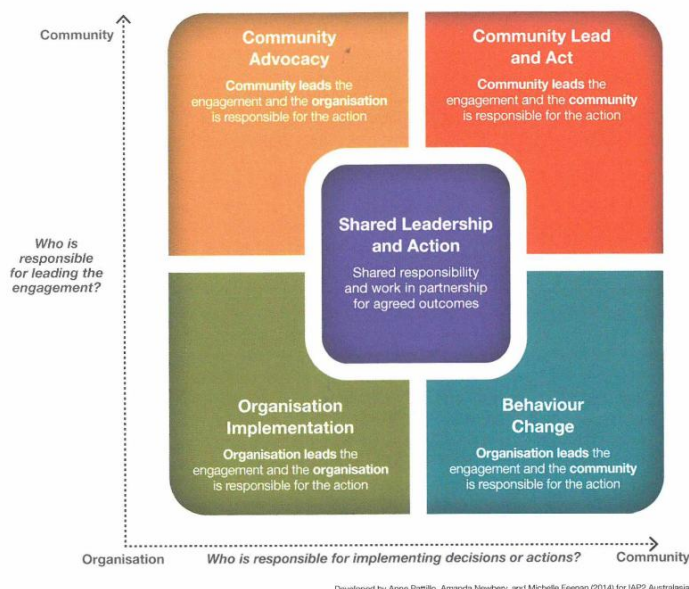
Updates on emerging issues and key developments:

- **Bunnings** – A development including Bunnings and other uses was approved in 2022. The site was sold in 2024/25 with new proposals being explored. With the DA expiring in November 2027, Vincent will recommence public realm planning once future development becomes clearer.

Projects planned in 2024/25 and scheduled to commence in 2025/26 include:

- Vincent's Sustainability team are scheduled to commence marketing for the Solar Power Purchase Agreements as part of the Climate Transition Action Plan.
- Project planning for the development of Town Centre Streetscape Guidelines for the Pickle District, to inform a future Minor Streetscape Improvement Program.

CONSULTATION/ADVERTISING:



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.

When would we do this?

Your organisation has the legitimacy to lead and implement

How do we measure success?

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

Behavioural Change

Communities/stakeholders/partners/individuals take responsibility for the action.

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.

When would we do this?

Pursuit and achievement of the object of engagement cannot be achieved without the action of stakeholder, partners, communities or individuals

How do we measure success?

Target populations must participate in developing behaviour, change programs/materials, implementing and actively monitoring and adjusting

LEGAL/POLICY:

The Integrated Planning and Reporting Framework outlined by the *Local Government (Administration) Regulations 1996* requires Vincent to adopt a Strategic Community Plan (SCP) and a Corporate Business Plan (CBP) to be supported by the Annual Budget and a range of informing strategies. The Place Plans are outlined as deliverables in our CBP.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to receive the Annual Review of the Place Plans. The Place Plans identify the actions committed to by Council the adoption of the plans, the status of implementation and the timing and potential budget requirements associated with delivering the approved plans.

STRATEGIC IMPLICATIONS:

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

Enhanced Environment

*Our urban forest/canopy is maintained and increased.
We have minimised our impact on the environment.*

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.*

Connected and Healthy Community

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

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.*

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

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

SUSTAINABILITY IMPLICATIONS:

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

*Sustainable Transport
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

FINANCIAL/BUDGET IMPLICATIONS:

The implementation of actions within the Place Plans are supported through allocations within existing operating budgets.

COMMENTS:

The Place Plans are 'place based' strategic action plans that guide the allocation of funding and resources in the City of Vincent's town centres and places. The Place Plans direct the City's service units to deliver a range of place-based initiatives and enable us to effectively support and coordinate change.

The preparation, implementation and review of the Place Plans aligns with the Vincent's adopted approach to Place Management and allows the progress of existing actions to be monitored, reported, and updated, and new actions to be included as they are identified.

The ongoing review of the Place Plans will ensure that Vincent's town centres and places keep pace with emerging trends and community aspirations.

10 INFRASTRUCTURE & ENVIRONMENT

Nil

11 COMMUNITY & BUSINESS SERVICES

11.1 FINANCIAL STATEMENTS AS AT 31 JULY 2025

Attachments: 1. Financial Statements as at 31 Jul 2025 

RECOMMENDATION:

That Council **RECEIVES** the Financial Statements for the month ended 31 July 2025 as shown in Attachment 1.

PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 31 July 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 July 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	7-11
6.	Cash Backed Reserves	12
7.	Receivables: Rates and Other Debtors	13
8.	Beatty Park Leisure Centre Financial Activity	14

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 2025/26 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 July 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 \$30,537 (0.1%). The following items materially contributed to this position:

- A favourable variance of \$198,726 in Fees and Charges mainly due to timing variances in:
 - \$284,509 favourable Ranger Services,
 - \$41,410 unfavourable Waste and Recycling fees,
 - \$20,084 unfavourable Public Health and Built Environment licence fees.
- A favourable variance of \$187,322 in Rates revenue mainly due to a timing variance.
- A favourable variance in interest earnings of \$120,769 mostly due to a timing variance.
- An unfavourable timing variance in Operating grants, subsidies and contributions of \$395,605.
- An unfavourable timing variance in Service charges due to lower Underground Power Service charges \$81,434.

Expenditure by Nature or Type (on page 1) is favourable, attributed by an under-spend of \$1,965,096 (28.9%). The following items materially contributed to this position:

- \$1,240,373 favourable Depreciation expense due to timing variances.
- \$540,910 favourable Materials and Contracts mainly due to timing variances.
- \$188,632 favourable Employee related costs due to timing variances.

Surplus Position

The surplus position brought forward to 2025/26 is \$6,463,348 compared to the adopted budget amount of \$4,160,616. It is anticipated the actual opening surplus figure will be adjusted after the year audit has been finalised in November 2025.

The favourable opening surplus position is mainly due to capital carry forwards, higher operating revenue due to higher fees and charges and a higher brought forward Financial Assistance Grant payment, and lower operational expenditure.

An adjustment will be made at Mid-Year Budget Review 2025/26 to reduce the budgeted grant revenue in lieu of the higher brought forward payment and account for capital carry forward amounts.

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 July 2025 is \$30,312,531.

7. Receivables: Rating Information (Note 7 Page 14)

The notices for rates and charges levied for 2025/26 were issued on 23 July 2025. *The Local Government Act 1995* provides for ratepayers to pay rates by four instalments. The due dates for each instalment are:

	Due Date
First Instalment	29 August 2025
Second Instalment	31 October 2025
Third Instalment	2 January 2026
Fourth Instalment	6 March 2026

At 31 July 2025, the outstanding rates debtors balance was \$56,641,226 including Underground Power service charges. The percentage of collectable outstanding rates and service charges at this date were 89.97% and 94.40% respectively.

8. Receivables: Other Debtors (Note 7 Page 14)

Total trade and other receivables at 31 July 2025 were \$4,517,656. Below is a summary of the significant items with an outstanding balance over 90 days:

- \$2,555,117 relates to unpaid infringements 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.
- \$138,739 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 Activity report (Note 8 Page 15)

As at 31 July 2025, the Centre reported a net operating surplus of \$270,063 against the year-to-date budgeted deficit of \$62,375.

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 JULY 2025 TO 31 JULY 2025
------	--

- Attachments:**
1. July 2025 - Payments by EFT and Payroll 
 2. July 2025 - Payments by Direct Debit 
 3. July 2025 - Payments by Fuel Cards 

Recommendation:

That Council **RECEIVES** the list of accounts paid under delegated authority for the period 01 July 2025 to 31 July 2025 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll	\$7,070,034.16
Direct debits, including credit cards	\$ 160,235.69
 Total payments for July 2025	 \$7,230,269.85

PURPOSE OF REPORT:

To present to Council the list of expenditure and accounts paid for the period 01 July 2025 to 31 July 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 July 2025 to 31 July 2025, covers the following:

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
EFT Payments	3212-3221	\$4,548,591.85
Payroll by Direct Credit	July 2025	\$2,521,442.31
Sub Total		\$7,070,034.16
Direct Debits (including Credit Cards)		
Lease Fees		\$ 41,741.08
Loan Repayments		\$ 85,045.47
Bank Charges – CBA		\$ 16,834.03
Credit Cards		\$ 16,615.11
Sub Total		\$ 160,235.69
Total Payments		\$7,230,269.85

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; and*
- the amount of the payment; and*
- the date of the payment; and*
- sufficient information to identify the transaction.*

(3) 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 JULY 2025

Attachments: 1. Investment Report as at 31 July 2025 

RECOMMENDATION:

That Council **NOTES** the Investment Statistics for the month ended 31 July 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 July 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**

There were no funds invested during July 2025, while \$6.0 million of funds matured during the same period.

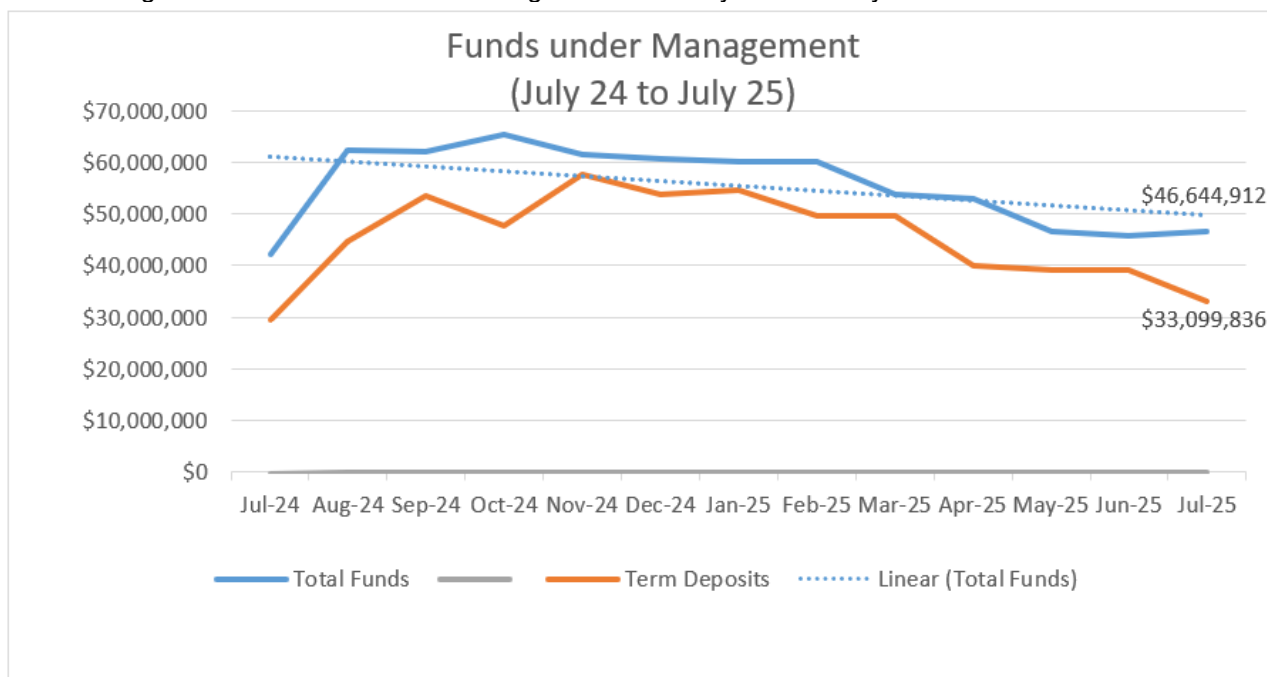
Investment Status

The City's investment portfolio is diversified across several accredited financial institutions.

As at 31 July 2025, the total funds held in the City's operating accounts (including on call) was \$46,644,912 compared to \$42,264,572 for the period ended 31 July 2024. All funds are interest bearing as at 31 July 2025.

The total term deposit investments for the period ended 31 July 2025 were \$33,099,836 compared to \$29,638,418 for the period ended 31 July 2024.

The following chart shows funds under management from July 2024 to July 2025:



Interest Status

Total accrued interest earned on investments as at 31 July 2025 is:

Total Accrued Interest Earned on Investment	Budget Annual	Budget YTD	Actual YTD	% of YTD Budget	FY24/25 Actual
Municipal	860,000	46,440	46,370	99.85%	1,269,032
Reserve	800,000	108,200	107,517	99.37%	1,200,000
Subtotal	1,660,000	154,640	153,887	99.51%	2,469,032
Leederville Gardens Inc. Surplus Trust*	0	0	17,355	N/A	197,586
Total	1,660,000	154,640	171,242	110.74%	2,666,618

*Interest estimates for Leederville Gardens Inc. Surplus Trust were not included in the 2025/26 Budget as actual interest earned is restricted.

The City has a weighted average interest rate of 4.37% for current investments compared to the Reserve Bank 90 day accepted bill rate for July 2025 of 3.68%.

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%	37.6%	90%	59.4%
A-1	25%	0%	90%	0%
A-2	20%	10.7%	90%	40.6%

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.

12 CHIEF EXECUTIVE OFFICER**12.1 INFORMATION BULLETIN**

- Attachments:**
1. **Unconfirmed Minutes for Catalina Regional Council Meeting on 21 August 2025** 
 2. **Statistics for Development Services Applications as at the end of August 2025** 
 3. **Register of Legal Action and Prosecutions Monthly - Confidential**
 4. **Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 21 August 2025** 
 5. **Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel - Current** 
 6. **Register of Applications Referred to the Design Review Panel - Current** 
 7. **Snap, Send, Solve Update as at August 2025** 
 8. **Unrecoverable Parking Infringements Write-Off** 
 9. **Register of Petitions - Progress Report - September 2025** 
 10. **Register of Notices of Motion - Progress Report - September 2025** 
 11. **Register of Reports to be Actioned - Progress Report - September 2025** 
 12. **Council Workshop Items since 22 July 2025** 
 13. **Council Briefing Notes - 5 August 2025** 

RECOMMENDATION:

That Council **RECEIVES** the Information Bulletin dated September 2025.

13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**13.1 NOTICE OF MOTION - MAYOR ALISON XAMON & CR JONATHAN HALLETT - PLANT-BASED FOOD SYSTEMS**

Attachments: Nil

That Council:

- 1. RECOGNISES the critical role of food systems and supporting initiatives such as the Plant-Based Treaty in addressing the current climate crisis;**
- 2. ACKNOWLEDGES that transitioning to plant-based food systems aligns with the City's existing priority areas including climate action, biodiversity conservation, water management, and public health; and**
- 3. REQUESTS the Chief Executive Officer to:**
 - 3.1 Investigate opportunities to incorporate plant-based principles throughout the City's operations, strategies and plans related to sustainability, waste and community health, and improve community education to increase awareness of the benefits of a plant-forward diet; and**
 - 3.2 Engage with plant-based organisations such as the Plant-Based Treaty, stakeholders and advocates to explore best practice to inform the City's policy setting and advocacy efforts.**

REASON

Initiatives such as the Plant Based Treaty offers a systematic approach to addressing climate change through food system transformation.

Operating within established global climate governance frameworks, it provides local governments with evidence-based strategies to tackle the interconnected challenges of climate change, biodiversity loss, and food security through coordinated dietary transition initiatives.

The EAT-Lancet Commission, comprising 19 Commissioners and 18 co-authors from 16 countries across human health, agriculture, political sciences, and environmental sustainability, has established that a 'Great Food Transformation' is urgently needed to achieve both human health and environmental sustainability goals.

The Commission's scientific targets provide a universal framework for cities to assess which diets and food production practices will help ensure that the UN Sustainable Development Goals (SDGs) and Paris Agreement are achieved.

Growing global populations will intensify pressure on our food systems over the coming decades, creating converging challenges across agriculture, processing, distribution, and consumption. Research consistently demonstrates that our current food system (particularly livestock production) drives multiple environmental crises that extend far beyond greenhouse gas emissions.

Livestock production accounts for approximately 18% of global greenhouse gas emissions, surpassing the transport sector, which typically receives greater attention in climate policies. This substantial contribution underscores the importance of reforming the food system to meet international climate targets.

The livestock sector also directly consumes over 8% of global freshwater while significantly contributing to water pollution through animal waste, agricultural chemicals, and sediment runoff. In Australia, dairy operations alone represent the largest user of irrigated water in the Murray-Darling Basin, highlighting the sector's resource intensity.

Livestock expansion accelerates habitat destruction, with current species extinction rates running 50-500 times higher than historical norms. The scale is dramatic: 70% of previously forested Amazon land now serves as livestock pasture, demonstrating the direct link between dietary choices and biodiversity loss.

These environmental costs are compounded by significant food waste, with less than two-thirds of globally produced food actually consumed, representing wasted emissions and resources across entire production chains.

Scientific modelling of dietary patterns reveals that plant-forward diets consistently deliver substantial environmental benefits. Plant-based diets reduce greenhouse gas emissions by 22-48% while requiring significantly less water, land, and energy compared to animal-based protein production.

The EAT-Lancet Commission's modelling demonstrated that transformation to healthy diets by 2050 will require substantial dietary shifts, including a greater than 50% reduction in global consumption of unhealthy foods, such as red meat and sugar, and a greater than 100% increase in consumption of healthy foods, such as nuts, fruits, vegetables, and legumes.

Beyond environmental benefits, plant-based dietary patterns offer significant public health advantages. Higher consumption of antioxidants, flavonoids, and phytochemicals correlates with decreased rates of cardiovascular disease, type 2 diabetes, and certain cancers, creating valuable co-benefits for community health outcomes.

The EAT-Lancet Commission establishes that the scientific targets for healthy diets from sustainable food systems are intertwined with all SDGs, requiring coordinated action across multiple sectors. Research identifies structural elements (including policies, subsidies, and community attitudes) as critical leverage points for transformation. This positions local governments as key actors capable of influencing information flows, system structures, and community goals through targeted policy interventions.

The convergence of environmental, health, and resource management benefits with existing City of Vincent strategic priorities creates significant opportunities for policy synergies and enhanced community outcomes.

Municipal engagement with the Plant Based Treaty provides access to collaborative learning networks, proven implementation strategies, and enhanced policy influence through collective action. The expanding network of endorsing cities offers practical pathways and measurable outcomes that support evidence-based decision-making.

Scientific evidence establishes food system transformation through plant-based dietary transition as a critical component of effective climate action, biodiversity conservation, water resource management, and public health improvement.

Incorporating principles of the Plant Based Treaty and other food-based sustainability frameworks into the City's operations and strategies represents both local commitment to evidence-based sustainability policy and meaningful participation in the broader systemic transformation necessary for achieving global climate targets and sustainable development within planetary boundaries.

References

Green, C., Joyce, A., Hallett, J., Hannelly, T., & Carey, G. (2016). The greenhouse gas emissions of various dietary practices and intervention possibilities to reduce this impact. In *Impact of Meat Consumption on Health and Environmental Sustainability* (pp. 1-26). IGI Global Scientific Publishing.

Joyce, A., Dixon, S., Comfort, J., & Hallett, J. (2008). The cow in the room: public knowledge of the links between dietary choices and health and environmental impacts. *Environmental health insights*, 1, EHI-S914.

Joyce, A., Dixon, S., Comfort, J., & Hallett, J. (2012). Reducing the environmental impact of dietary choice: Perspectives from a behavioural and social change approach. *Journal of environmental and public health*, 2012(1), 978672.

Joyce, A., Hallett, J., Hannelly, T., & Carey, G. (2014). The impact of nutritional choices on global warming and policy implications: examining the link between dietary choices and greenhouse gas emissions. *Energy and Emission Control Technologies*, 33-43.

Plant Based Treaty. (n.d.). *The Plant Based Treaty*. <https://plantbasedtreaty.org/>

Willett, W., Rockström, J., Loken, B., Springmann, M., Lang, T., Vermeulen, S., ... & Murray, C. J. (2019). Food in the Anthropocene: the EAT-Lancet Commission on healthy diets from sustainable food systems. *The Lancet*, 393(10170), 447-492.

ADMINISTRATION COMMENTS

Administration supports the notice of motion (NOM) and the role that food systems can play in addressing the current climate crisis.

Investigating opportunities to incorporate plant-based principles in our operations and strategies would continue to position the City as a leader in sustainability and public health.

The Plant-Based Treaty is one of numerous organisations which promote food-based frameworks in line with the overarching recommendations of the Intergovernmental Panel on Climate Change (IPCC) and the United Nation's SDG's.

Vincent's Sustainability Setting

At its meeting in August 2025 Council approved both the Sustainable Vincent Framework (SVF) and Enhanced Environment Strategy (EES) as the City's guiding sustainability documents.

Sustainable Vincent Framework

The SVF aims to achieve Net Zero for direct and indirect emissions from the City's operations by 2030.

Food systems and plant-based principles aim to support reduced greenhouse gas emissions resulting from animal agriculture and would align with the SVF.

Specific actions to reduce emissions would be set out in the City's future Climate Transition Action Plan (CTAP).

Enhanced Environment Strategy

The EES outlines key objectives and targets to respond to climate change and protect natural resources with a focus on tree canopy and greening, the responsible consumption of water, and promoting resource conservation through waste management.

Food systems and plant-based principles aim to support reduced water consumption and environmental degradation associated with animal agriculture.

These would align with the EES which states:

"The City recognises the role of food systems in contributing to global greenhouse gas emissions, land degradation, and resource use. In alignment with the principles of the Plant Based Treaty and broader circular economy strategies, the City will promote plant-based diets and sustainable food choices that reduce environmental impacts, support regenerative agriculture, and avoid unnecessary food waste. This will be achieved through community education, local partnerships, food rescue programs, and advocacy for policy change that supports healthy, low-impact food systems."

Opportunities with Vincent Plans & Strategies

The NOM would support the strategic direction set out in the EES so that plant-based principles are considered throughout the City's various plans and strategies, including:

- Public Health Plan (PHP) – This aims to promote and support healthy and sustainable food environments. The PHP is currently under review and would consider the role of plant-based foods in improving the overall health and wellbeing of our community.
- Climate Transition Action Plan – This would explore opportunities to reduce City's emissions and improve our climate resilience. The scope of this would include food production, food waste, and sustainable consumption choices. Preparation of the CTAP will commence this financial year.
- Waste Strategy – This aims to divert waste from landfill by minimising waste generation and initiatives such as FOGO. The next iteration of the Waste Strategy would consider further opportunities to minimise food waste and improve circular processes. Preparation of this will commence this financial year.

- Healthy Food and Drink Policy (Food Policy) – This aims for the City to lead by example to support the provision and promotion of health food and drink options at its facilities and events. The next review of the Policy in 2028 would consider the promotion of plant-based principles through the availability food choices and procurement arrangements.

The NOM would support Administration to collaborate with food-based organisations and stakeholders to inform the City's strategic framework to consider and reflect best practice.

Education and advocacy are also important to encourage and support behaviour change in our community.

The NOM would support Administration to improve community awareness of the benefits of plant-based diets from a public health and sustainability perspective through the implementation of the various strategies and plans.

Council Election Period Policy

This item is not considered a 'Major Policy Decision' under the City's Council Election Period Policy because it does not depart from the Council's adopted strategic direction.

The NOM acknowledges the role of food-systems in addressing the current climate crisis and greenhouse gas emissions and looks to investigate opportunities to implement plant-based principles in the City's operations and strategies.

This is consistent with the SVF and EES and does not create a new policy position or binding commitment for the incoming Council.

**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