CITY OF VINCENT

AGENDA

Ordinary Council Meeting

10 March 2026

Time: 6:00 PM

Location: E-Meeting and at the Administration and Civic Centre,
244 Vincent Street, Leederville

David MacLennan
Chief Executive Officer

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

The following conditions apply to public questions and statements:

1. Members of the public present at Council Briefings will have an opportunity to ask questions or make statements during public question time. Questions and statements at Council Briefings must relate to a report contained in the agenda.
2. Members of the public present at Council Meetings, Special Council Meeting or Committee Meeting have an opportunity to ask questions or make statements during public question time in accordance with section 2.19(4) of the City's Meeting Procedures Local Law.
3. Questions asked at an Ordinary Council Meeting must relate to a matter that affects the City of Vincent.
4. Questions asked at a Special Council Meeting or Committee Meeting must relate to the purpose for which the meeting has been called.
5. Written statements will be circulated to Elected Members and will not be read out unless specifically requested by the Presiding Member prior to the commencement of the meeting.
6. 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.

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- 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.

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CITY OF VINCENT GOVERNANCE FRAMEWORK 2020 OVERVIEW

ACCOUNTABLE TO

Community and Stakeholders
Ratepayers
Residents
Community groups/ sporting clubs
Businesses
Town Teams
Visitors
State and Federal Government
Neighbouring local governments
Government Departments

INFORMS

CITY OF VINCENT COUNCIL

COMPRISES

MAYOR AND COUNCILLORS

CHIEF EXECUTIVE OFFICER

PRESCRIBES ROLE AND POWERS

ADMINISTRATION

Culture and Vision
(Principle 1)
Culture informs the management structure and ethical standards, the vision reflects the City's strategic priorities

PRESCRIBES IPFR – CBP, SCP, BUDGET

Legislative Framework
The *Local Government Act 1995* (WA) sets out the key roles and responsibilities of a local government (Council and CEO). Local governments must operate in accordance with the LGA and associated Regulations. The LGA is the source of local government power and allows local governments to make local laws and policies and provides guidance on good governance

Roles and Responsibilities
(Principle 2)
Role and relationships between the Council, Mayor, Councillors, CEO and Administration

Strategic Community Plan
Corporate Business Plan
Long Term Financial Plan
Annual Budgets

INFORMS/GUIDES

Accountability
(Principle 5)
Functions and systems that control risks and facilitate consistent, transparent and accountable decision making

Decision Making and Management
(Principle 3)
Processes that ensure open and accountable decisions by Council and the CEO

Commitment to Sustainability
(Principle 4)
Sound financial, resource and environmental management

AUDIT COMMITTEE



COMMUNITY PRIORITIES AND OUTCOMES WE WILL STRIVE TO ACHIEVE

ENHANCED ENVIRONMENT

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

CONNECTED & HEALTHY COMMUNITY

- Connected & healthy community
- We have enhanced opportunities for our community to build relationships and connections with each other and the City
- Our many cultures are celebrated
- We recognise, engage and partner with the Whadjuk Noongar people and culture
- Our community facilities and spaces are well known and well used
- We are an inclusive, accessible and equitable City for all

SENSITIVE DESIGN

- Our built form is attractive and diverse, in line with our growing and changing community.
- Our built form character and heritage is protected and enhanced.
- Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.
- More people living in, working in, or enjoying our town centres.

ACCESSIBLE CITY

- Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.
- We have better integrated all modes of transport and increased services through the City.
- We have embraced emerging transport technologies.

THRIVING PLACES

- We are recognised as a City that supports local and small business.
- Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.
- We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.
- Efficiently managed and maintained City assets in the public realm.
- Art, history and our community's living cultures are evident in the public realm.

INNOVATIVE AND ACCOUNTABLE

- We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible.
- We engage with our community so they are involved in what we are doing and how we are meeting our goals.
- Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.
- We embrace good ideas or innovative approaches to our work to get better outcomes for the City and our community.

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

1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

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

2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE

Cr Suzanne Worner on approved leave of absence from 11 February 2026 to 11 March 2026.
Cr Sophie Greer on approved leave of absence from 11 February 2026 to 19 May 2026.

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

(B) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

The below questions were asked at the 10 February 2026 Council Meeting.
Administration responses are in italics below.

Dudley Maier of Highgate

1. Regarding a seat and plaque that was installed in Roberston park in 2005, and which was paid for by community members. Recent work on installing a new path in Robertson Park has resulted in the seat being (temporarily) set aside and the plinth with the plaque has been removed.

    a. The work in the park has been completed for some time but I have been unable to locate the plaque although the seat seems to have been installed on the eastern edge of the dog exercise area. I haven't looked for a couple of weeks so it may have recently been installed. Why hasn't the plaque been installed as promised?

    It has been scheduled with our minor works contractor to be installed as part of routine works throughout the City.

    b. When will it be installed (as promised)?

    Installation is likely to be in May 2026.

2. Since October 2022 the City has paid the Diversity Council Australia annual membership fees of approximately $11,250 (excluding GST). What do Vincent ratepayers get for that expenditure?

    DCA is the not-for-profit peak body leading Diversity and Inclusion in Australian workplaces. The annual membership fee provides staff with access to industry benchmarking, advisory support, toolkits and networking opportunities which are used to help the City make informed decisions, meet legislative requirements and deliver programs that are inclusive and responsive to the Vincent community.

3. A number of recent payments have been made relating to the Perth Inner City Group's investigation of 40 kph traffic calming. Will the other local governments in the group reimburse the city for the expenditure? Why is Vincent participating in this study given where it is with the 40 kph initiative?

    The other Local Governments that are part of the Perth Inner City Group are funding 80 per cent of the total expenditure related to the 40 kmph traffic project. Reimbursements are received in the same financial year that the costs are incurred.

    The City of Vincent is assisting with support and guidance, as well as seeking to implement an expansion of the initiative beyond that of local residential roads.

4. Since the beginning of 2023 the city has made a number of payments to the Australian Institute of Company Directors totalling approximately $36,000. Who attended the courses, what was the course, how much did each course cost, and were attendees required to contribute to the cost of the courses?

The amount of $36,270 paid to the Australian Institute of Company Directors since the start of 2023, relates to participation in the Company Directors Course and the Foundations of Directorship Course. The cost of these courses ranged from $3,100 to $8,450.

These courses were attended by three Elected Members and two City employees. Those who attended the Company Directors Course were required to co-contribute by paying for their own AICD membership which reduced the cost of the course by approximately 30 per cent.

5. How much has the City spent on the artwork that was installed in Leederville last year, including installation/infrastructure costs? How much of that was paid to the artist, and how much to other parties? What was the initial budget?

   The City has spent $129,167.70 on installing the Nuanced Encounters artwork in Leederville of which $111,709 went to the artist and the remaining $17,458.70 was spent on site investigation and preparation.

   The original artist contract was $80,000 with an additional $20,000 budgeted for site investigation and preparation.

6. What is the latest estimated total cost of 'Globe' artwork that was proposed for the intersection of William and Brisbane Streets, including installation? What was the initial budget? When is final installation expected?

   The 'Globe' artwork was originally proposed for the intersection of William and Brisbane Streets in Perth. The contract with the artist is for $215,000 with an additional $20,000 budgeted for site investigation and preparation.

   At its 11 February 2025 Ordinary Council Meeting, Council resolved to not proceed with the artwork in the original location and requested that alternate locations be investigated. Administration has since been working with the artist to determine suitable alternate locations and a revised design. A new location will be considered by Council in mid-2026.

Lesley Florey of Mt Hawthorn

1. How many vacant residential properties does the City of Vincent own?

   The City owns two properties zoned residential that are currently vacant.

2. How many residential lots have been acquired by the City of Vincent for public open space?

   The City has not acquired any residential lots for public open space purposes.

3. How many vacant commercial land parcels does the City own?

   The City does not own any vacant land zoned commercial.

4. How many commercial properties does the City own?

   The City owns one property zoned commercial, which is currently leased.

5. If a landowner has a City of Vincent stormwater pipe running through their property and the City is aware of its existence, and a land transaction occurs without any easement being recorded on the title, due to a lack of transparency, non-disclosure or omission by the City, will the City accept responsibility and negligence and provide compensation to the affected landowner as provided for under the *Local Government Act*?

   This matter was subject to an insurance claim which was denied by LGIS. The City considers the matter closed.

6. Of the approximately 50 properties with stormwater pipes running through them, how many of the affected residents have been notified?

7. How many of those residents have had easements placed on their properties?

Answer to both Questions 7 & 8: As previously advised in the Council Meeting Minutes of 19 November 2024, the questions are repetitive and relate to a complaint/issue that has already been comprehensively considered and reviewed on multiple occasions by the City. We consider the matter to have been appropriately addressed and will not be responding to further repetitive questions on this matter that have been previously answered in full or in part per –

OCM 19 November 2024
OCM 22 October 2024
OCM 17 September 2024
OCM 20 August 2024
OCM 23 July 2024
OCM 18 June 2024
OCM 21 May 2024
OCM 23 April 2024
OCM 19 March 2024
OCM 13 February 2024
OCM 19 September 2023
OCM 22 August 2023
OCM 25 July 2023
OCM 20 June 2023
OCM 4 April 2023

8. How much was insurance premium paid to LGIS for the 2024/25 period and how much was paid back as a dividend or surplus to the City of Vincent.

The City paid $1,141,755.78 (inc gst) in insurance premium to LGIS for the 2024/25 financial year. There were no dividend or surplus payments made to members for the 2024/25 financial year.

4 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

Nil

6 CONFIRMATION OF MINUTES

Ordinary Meeting - 10 February 2026

7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

8 DECLARATIONS OF INTEREST

9 STRATEGY & DEVELOPMENT

9.1 NOS. 407-409 (LOT: 888 & PART LOT: 33; S/P: 82739 & D/P: 2334) CHARLES STREET, NORTH PERTH - PROPOSED MULTIPLE DWELLINGS - SUBMISSION ON PART 11B SIGNIFICANT DEVELOPMENT APPLICATION

Ward: North

Attachments:

1. Consultation and Location Plan
2. Recommended Conditions
3. Clause 67 Assessment
4. Development Plans
5. Design Review Comments - First Review
6. Design Review Comments - Second Review
7. Applicant Planning Report
8. Design Report
9. Landscaping Plans
10. Acoustic Report
11. Arborist Report
12. Sustainability Strategy
13. Transport Impact Statement
14. Waste Management Plan

RECOMMENDATION:

That Council:

1. **MAKES a submission to the Western Australian Planning Commission regarding the development application made to the State Government under Part 11B of the *Planning and Development Act 2005*, for 52 Multiple Dwellings at Nos. 407A, B, C and D, 409 (Lots: 1-4, 888 and Part Lot: 33, S/P: 82739 and D/P: 2334) Charles Street, North Perth (application reference SDAU-049-25); and**

2. **ADVISES the Western Australian Planning Commission that the City of Vincent:**

   2.1 **SUPPORTS the development application, subject to the Western Australian Planning Commission being satisfied that all of the following matters are appropriately addressed prior to determination or incorporated into any approval:**

      2.1.1 **Western Interface**

      Revised development plans are provided demonstrating a materially improved upper-level transition to the western interface, including a clearly articulated transition to the adjoining R20 residential properties through stepped height form, increased fourth floor setback or equivalent design modification that achieves an appropriate interface having regard to the lower density and built form context of the adjoining properties.

      2.1.2 **Car Parking**

      The proposed car parking provision is increased (resident and visitor) to 45 resident and 8 visitor car parking bays or, alternatively, the Applicant provides further evidence and parking management details demonstrating that the proposed shortfall satisfies the relevant Element Objectives of Element 3.9 – Car and Bicycle Parking of the Residential Design Codes Volume 2, including an assessment of available on-street parking capacity and proposed measures to manage resident and visitor parking demand;

      2.1.3 **Social Housing Details**

Additional information is provided by the Applicant regarding the intended housing model described as 'social housing' in the Applicant's Report, including the proposed tenancy model, operational details, site management arrangements and complaint handling procedures, to the extent that this information is relied upon to justify discretionary planning outcomes or informs operational and amenity considerations, such as parking demand and site management;

2.1.4 Tree Retention and Landscaping Justification

Additional information is provided by the Applicant regarding the proposed removal of the centrally located mature tree, including detailed Arboricultural analysis and design justification demonstrating that retention is not practicable or, alternatively, modification of the development design to facilitate its retention; and

2.1.5 Applicable Density Provisions and Planning Control Area Works

Confirmation that the associated application for works within Planning Control Area 167 is approved, enabling the Planning Control Area land to be considered as part of the development site for density assessment purposes under Clause 26(3) of Local Planning Scheme No. 2, such that the development site area exceeds 2,000 square metres and can be assessed against the R100 density provisions and

2.2 PROVIDES recommended conditions and advice notes contained in Attachment 2 should the Western Australian Planning Commission be of the view to approve the application.

EXECUTIVE SUMMARY:

The purpose of this report is to consider a referral from the State Development Assessment Unit (SDAU) for a five storey development containing 52 Multiple Dwellings at Nos. 407-409 Charles Street, North Perth (subject site). The application has been lodged through the Part 11B Significant Development Pathway provided for in the *Planning and Development Act 2005*, which is open for developments proposing an estimated value of $20 million or more. The Western Australian Planning Commission (WAPC) is the determining authority for Part 11B applications, with the City providing a formal submission to inform the WAPC's determination.

Under the *Planning and Development (Significant Development) Regulations 2024*, the WAPC must give the local government an opportunity to make submissions and have due regard to any submissions made. The City's submission is intended to assist the WAPC by identifying key planning issues, gaps, and suggested approval conditions if the WAPC is of the mind to approve the application.

The site is zoned Residential under the City's Local Planning Scheme No. 2 (LPS2) with a density coding of R60/100, and is located within the Transit Corridor Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

Clause 26(3) of LPS2 permits development to be assessed against the higher R100 density provisions where the site area exceeds 2,000 square metres. The land directly subject to this application comprises 1,882 square metres.

A portion of land along Charles Street is affected by Planning Control Area 167 (PCA) under the *Planning and Development Act 2005*. A PCA is a statutory planning control applied by the State to manage land pending a potential future planning outcome. In this instance, the land is identified for possible future road widening and is under the control of the Western Australian Planning Commission.

While not part of the developable area assessed under this application, a separate development application has been lodged for works within the PCA that are directly associated with the proposal, including visitor bicycle parking, driveway/crossover works and landscaping. That application has been lodged separately because that land is under WAPC control and requires its own statutory approval process, notwithstanding that the works are directly associated with the proposed development.

When the PCA land subject to those associated works is included, the total development area equates to 2,039 square metres. On this basis, and noting that the PCA works are directly related to and intended to support the proposed development, the application is capable of being assessed against the R100 density provisions.

The PCA application is being assessed separately by Administration in accordance with statutory processes and does not preclude Council from providing its submission on the Part 11B application. At the time of writing this report the PCA application is still being considered by Administration.

The application proposes the demolition of the existing single house on No. 409 Charles Street, North Perth, and the construction of a five storey development containing 52 Multiple Dwellings.

The Applicant's Planning Report, **Attachment 7**, notes the dwellings are intended to be for 'social housing', however no details have been provided as to the future operator or the intended occupants of the development. 'Social housing' is not a separate land use classification under LPS2. The proposal is for Multiple Dwellings. Given the Applicant has relied on 'social housing' in support of reduced car parking and other assumptions, the City is requesting additional clarification and information to support that justification.

The key areas of discretion being sought under the planning framework relate to building height, building setbacks and separation, orientation, visual privacy and car parking.

The development was considered by the City of Vincent Design Review Panel (DRP) as a pre-lodgement application on 12 February 2025. Whilst the DRP was broadly supportive of the proposed development, further refinements and information was recommended to be provided relating to:

- Amenity impacts to Charles Street.
- Bulk and scale to neighbouring properties.
- Legibility of pedestrian entry.
- Size of communal open space.
- Further information relating to landscaping and environmentally sustainable design (ESD).

Several of the DRP's recommendations were incorporated into the proposed development as part of the submitted application. A referral response from the DRP Chairperson was received on 4 February 2026, which confirmed the DRP Chairperson's support for the development and noted the following areas for further consideration:

- Improving the built form transition to the western neighbour should be investigated in support of the additional height proposed.
- Introduce a transition/recess to bathrooms opening out directly into living spaces, improve natural light access as well as outlook for the Apartment A3 bedroom window, improve the level of separation/privacy between the A3 Apartment balcony and adjoining balcony and ensure all bedrooms achieve minimum of 3.0 metre dimensions.

In total, eight out of the 10 principles of good design were supported by the DRP, with further attention being required for Principles 3 and 6, relating to Built Form and Scale and Amenity, respectively.

The application was submitted with supporting technical information relating to landscaping, noise, existing trees, sustainability, traffic and waste management.

The proposed development is supported, subject to:

1. Refinement of the western interface;
2. Resolution of the car parking shortfall;
3. Clarification of the intended housing model and management measures;
4. Approval of the associated PCA works enabling R100 density assessment;
5. Further justification for the removal of a mature tree, or alternatively the building design being modified to allow for its retention; and
6. The incorporation of recommended conditions and advice notes if the application is approved.

PROPOSAL:

The subject site is located at Nos. 407A-D and part of 409 Charles Street, North Perth. A location plan is included in **Attachment 1**.

The application seeks approval for a five-storey Multiple Dwelling development on the subject site.

Details of the proposal are summarised as follows:

Level	Description
Ground Floor	• Street level entry from Charles Street, which includes a lobby area and a caretaker's closet. • Parking for 36 vehicles, comprised of 33 resident bays and three visitor bays, accessed from Charles Street. • Communal open space areas. • Three one-bedroom apartments. • Two two-bedroom apartments. • Bin store area. • Two motorcycle/scooter parking bays. • 32 bicycle parking bays. • Electrical service room and material storeroom.
Level 1-3	• 21 one-bedroom apartments. • 15 two-bedroom apartments.
Level 4	• Seven one-bedroom apartments. • Four two-bedroom apartments. • Communal open space.

The proposed development plans are included in **Attachment 4**.

The Applicant's supporting information including a Planning Report, Design Report, Landscaping Plans, Acoustic Report, Arborist Report, Sustainability Strategy, Transport Impact Statement (TIS) and Waste Management Plan (WMP) are included in **Attachments 7-14** respectively.

BACKGROUND:

Landowner:	Western Australian Planning Commission, Housing Authority and Greenliving Homes No 6 Pty Ltd
Applicant:	Planning Solutions
Client:	Spinnaker
Date of Application:	6 January 2026 (referral received)
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R60/100
Built Form Area:	Transit Corridor
Existing Land Use:	Single House and Vacant
Proposed Use Class:	Multiple Dwellings
Lot Area:	1,882m²
Right of Way (ROW):	Nil.
Heritage List:	Nil.

Site Context

The subject site is located on the western side of Charles Street and is zoned Residential under the City's Local Planning Scheme No. 2, with a density coding of R60/100.

The land subject to this development application comprises six lots with a combined area of 1,882 square metres and a frontage to Charles Street of approximately 42.6 metres.

The site contains an existing single house, proposed to be demolished. The site is generally flat, with a slight slope down from the southwest boundary to the northeast boundary abutting Charles Street.

A portion of land adjoining Charles Street forms part of Planning Control Area 167 (PCA 167) under the Metropolitan Region Scheme. PCA 167 applies to land reserved for potential future road widening along Charles Street.

While the PCA land is not part of the developable area assessed under this application, associated works within that area are the subject of a separate application. The relevance of the PCA land to the density assessment of the proposal is addressed in the Planning Context section of this report.

Charles Street is a Primary Distributor Road, and the site is affected by a PCA. The width of the road reserve varies between 20 metres and 24 metres, with greater width where adjoining lots have ceded land effected by the PCA.

Surrounding Area

The immediately surrounding area comprises of a mix of development, including, single dwellings, Grouped Dwellings.

Adjoining and Adjacent

The features of the adjoining and adjacent properties to the subject site, are as follows:

- North: The adjoining property to the north is a regular shaped lot comprising five two storey Grouped Dwellings. Dwellings contained rooms with major openings and balconies facing south toward the proposed development. This property shares its entire southern boundary with the subject site. The common property access leg is on the southern boundary abutting the subject site of the proposed development. This property has a R60/R100 coding and a building height of three storeys under the Acceptable Outcomes.

- South: The adjoining property to the south is a regularly shaped lot containing a single-storey Single House fronting Charles Street. The dwelling is set back approximately 6.8 metres from the street and features large major openings oriented toward Charles Street, with a landscaped front setback area. This property shares its entire northern boundary with the subject site. This property has a R60/R100 coding and a building height of three storeys under the Acceptable Outcomes.

- West: The adjoining property to the west comprises two and three two storey Grouped Dwelling developments, all with access from Sydney Road. Outdoor living areas for the two directly abutting Grouped Dwellings share the common boundary with the subject site. Of the western dwellings that adjoin the subject site, the two directly abutting are discussed in more detail:

    - No. 38B Sydney Street – There are limited ground floor major openings facing the subject site. The second floor includes a major opening directly facing the subject site. The dwelling's primary outdoor living area is located in the northeast corner of the site.

    - No. 40A Sydney Street – The dwellings major openings to ground floor primary living areas and the outdoor living area are oriented towards the northern boundary with limited views towards the subject site. There is one major opening on the ground floor to a bedroom facing the subject site. There are no major openings to habitable rooms on the second storey of the dwelling facing the subject site.

Planning Context

Zoning, Density, and Built Form Area

The subject site is zoned Residential R60/100 under LPS2, and the Built Form Policy envisages a four-storey building height standard for the site.

Clause 26(3) of LPS2 permits development to be assessed against the higher R100 density provisions for sites along Charles Street within the North Perth Precinct where the site area exceeds 2,000 square metres.

The land directly subject to this development application comprises six lots with a combined area of 1,882 square metres.

A portion of adjoining land along Charles Street is affected by the PCA under the *Planning and Development Act 2005*.

A PCA is a statutory planning control applied by the State to manage land pending a potential future planning outcome. In this instance, the land is identified for possible future road widening and remains under the control of the Western Australian Planning Commission (WAPC).

The Applicant has lodged a separate development application for works within the PCA land directly associated with the proposal, including driveway/crossover works and landscaping. That application is being

assessed separately in accordance with the usual statutory process and Administration will provide a referral comment to the WAPC. A separate application is required because the PCA land is under the control of the WAPC and subject to a different statutory approval pathway, despite the works forming part of the overall development outcome.

When the PCA land subject to those associated works is included, the total development area equates to 2,039 square metres. On this basis, the proposal is capable of being assessed against the R100 density provisions.

The assessment of the proposal against the R100 density provisions is therefore premised on the inclusion of the PCA land forming part of the development site for planning purposes. This relies on the associated PCA application being approved and authorised by the WAPC to enable those works to be implemented as part of the overall development.

Should the PCA works not be approved, or should they not be capable of forming part of the integrated development outcome, the applicable density framework may require reconsideration by the determining authority being the WAPC.

This approach does not predetermine the outcome of the separate PCA application.

City's Planning Strategy

The City's Loal Planning Strategy (the Planning Strategy) was endorsed by the WAPC on 8 November 2016.

Supporting higher residential density along transit routes, catering for a mix of accommodation types that provide for affordable accommodation and reducing reliance on private vehicles are consistent themes throughout the Planning Strategy. This includes specific reference to the function of Charles Street as a major arterial road, with good access to public transport and the resultant opportunity for additional density on large lots along Charles Street.

The Planning Strategy identifies the subject site as falling within the Medium-Density Residential area in the North Perth precinct, as shown in **Figure 1** below. The Planning Strategy also identifies Charles Street as being a high frequency bus route.



Figure 1 *– The Local Planning Strategic Plan from the City's Local Planning Strategy*

The key recommendations of the Strategic Plan and subsequent strategies and actions of the Planning Strategy relevant to the proposed development include:

Key Recommendations:

- High density mixed use and high density residential development will be specifically targeted and located within close proximity to train stations and along high frequency bus routes by applying the principles of Transit Oriented Development (TOD).
- Create urban corridors along major transport routes and promote a mix of complementary uses that integrate with the transit system.
- Provide opportunities to accommodate affordable housing, particularly in planned urban growth areas that are well connected to public transport, key services and public open space networks.

Draft Planning Strategy

The City's Draft Local Planning Strategy (draft strategy) was endorsed by Council on 8 April 2025 to commence advertising and is currently pending WAPC approval before this can occur.

The Draft Strategy does not specifically reference the subject site. In the absence of this, the following broader actions and directions are relevant to the site and proposed development:

- The subject site is located north of the Charles Street and Scarborough Beach Road Commercial Precinct. While not explicitly referenced in the draft strategy, this proximity indicates a reasonable locality context, noting the Planning Direction for this precinct includes investigating opportunities for additional dwelling growth.
- The site is within the 'Transit Corridor' Built Form Area. The Strategy notes that the future planning framework should provide clearer guidance for development along transit corridors, although limited detail is currently available to directly inform a planning assessment.
- The Strategy supports continued advocacy for improved public transport connections to and from transit corridors.
- Charles Street is identified as an urban corridor. Relevant actions include investigating community benefits associated with lot amalgamation and encouraging an appropriate transition between higher-density mixed-use development and surrounding lower-density residential areas.

DETAILS:

Planning Assessment

The applicable controls for the development under the planning framework are contained within the City's LPS2 and the City's local planning policies, including the Built Form Policy, Local Planning Policy Percent for Art and Policy 7.5.21 – Sound Attenuation (Sound Attenuation Policy). These planning instruments are to be given due regard in the assessment of this application.

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent LPS2, the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes. In each instance where the proposal does not satisfy the prescribed standard, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Acceptable Outcome	Requires Objectives Assessment
Land Use	✓	
Building Height/Storeys		✓
Building Setbacks		✓
Density/Plot Ratio		✓
Street Setback	✓	
Building Separation		✓
Orientation		✓
Tree Canopy and Deep Soil Areas	✓	
Visual Privacy		✓
Parking & Access		✓

Detailed Assessment

The table below outlines the elements of the proposal that do not meet the relevant Acceptable Outcomes and require assessment against the applicable Element Objectives.

<table>
<tr><th colspan="2">Building Height</th></tr>
<tr><th>Acceptable Outcomes</th><th>Proposal</th></tr>
<tr><td>R-Codes Volume 2 – Element 2.2 and Built Form Policy Clause 4.1

Number of storeys: four

Height of skillion: 13.3 metres</td><td>

Number of storeys: five

Height of skillion: 16.8 metres</td></tr>
<tr><th colspan="2">Side and Rear Setbacks</th></tr>
<tr><th>Acceptable Outcomes</th><th>Proposal</th></tr>
<tr><td>R-Codes Volume 2 – Element 2.4 and Built Form Policy Clause 1.3

<u>Setback for ground floor – third floor</u>
• North: 4.5 metres
• South: 4.5 metres
• West: 6.5 metres

<u>Setback for fourth floor and above</u>
• North: 6.5 metres
• South: 6.5 metres
• West: 12.5 metres</td><td>

<u>Setback for ground floor – third floor</u>
• North: 1.0 metre
• South: 1.0 metre
• West: 4.0 metres

<u>Setback for fourth floor and above</u>
• North: 1.0 metre
• South: 2.0 metres
• West: 4.0 metres</td></tr>
<tr><th colspan="2">Plot Ratio</th></tr>
<tr><th>Acceptable Outcomes</th><th>Proposal</th></tr>
<tr><td>R-Codes Volume 2 – Element 2.5

Plot ratio: 1.3</td><td>

Plot ratio: 1.5</td></tr>
<tr><th colspan="2">Building Separation</th></tr>
<tr><th>Acceptable Outcomes</th><th>Proposal</th></tr>
<tr><td>R-Codes Volume 2 – Element 2.7

To adjoining property boundaries <4 storeys:

Refer 2.4 Side and rear setbacks (Table 2.1) and 3.5 Visual privacy (Table 3.5)

For 5 storeys and above:

9.0 metres</td><td>

North Boundary – Adjoining Property is R60
<table>
<tr><th>Floor</th><th>Room</th><th>Setback</th></tr>
<tr><td rowspan="3">5F</td><td>Type A1 Balcony</td><td>6.4 metres</td></tr>
<tr><td>Type A2 Balcony</td><td>5.1 metres</td></tr>
<tr><td>Communal Space</td><td>5.2 metres</td></tr>
</table>
South Boundary – Adjoining Property is R60
<table>
<tr><th>Floor</th><th>Room</th><th>Setback</th></tr>
<tr><td rowspan="2">5F</td><td>Type B2 Bedroom</td><td>2.2 metres</td></tr>
<tr><td>Type A3 Balcony</td><td>5.4 metres</td></tr>
</table>
West Boundary – Adjoining Property is R20
<table>
<tr><th>Floor</th><th>Room</th><th>Setback</th></tr>
<tr><td>5F</td><td>Type B3 Bedroom</td><td>4.2 metres</td></tr>
</table></td></tr>
</table>

<table>
<tr><th colspan="2">Orientation</th></tr>
<tr><th>Acceptable Outcomes</th><th>Proposal</th></tr>
<tr><td>R-Codes Volume 2 – Element 3.2

The following extent of overshadowing cast at midday 21 June is permitted:

Adjoining properties coded R50 – R60: 50% of the site area.</td><td>

No. 405 Charles Street: 70% overshadowing at midday 21 June.</td></tr>
<tr><th colspan="2">Visual Privacy</th></tr>
<tr><th>Acceptable Outcomes</th><th>Proposal</th></tr>
<tr><td>R-Codes Volume 2 – Element 3.5</td><td></td></tr>
<tr><td>Visual privacy setbacks to adjoining side and rear boundaries for unscreened openings are provided in accordance with:

<table><tr><th>Room</th><th>Adjoining sites coded R50 or lower</th><th>Adjoining sites coded higher than R50</th></tr><tr><td>Bedrooms</td><td>4.5 metres</td><td>3.0 metres</td></tr><tr><td>Kitchen/Living</td><td>6.0 metres</td><td>4.5 metres</td></tr><tr><td>Balcony</td><td>7.5 metres</td><td>6.0 metres</td></tr></table></td><td>

North Boundary – Adjoining Property is R60
<table><tr><th>Floor</th><th>Room</th><th>Setback</th></tr><tr><td>1F to 4F</td><td>Type A2 Balcony</td><td>5.1 metres</td></tr><tr><td></td><td>Type B4 Balcony</td><td>5.2 metres</td></tr></table>
South Boundary – Adjoining Property is R60
<table><tr><th>Floor</th><th>Room</th><th>Setback</th></tr><tr><td>1F to 4F</td><td>Type B2 Bedroom</td><td>2.8 metres</td></tr><tr><td></td><td>Type B2 Balcony</td><td>4.6 metres</td></tr></table></td></tr>
<tr><th colspan="2">Car and Bicycle Parking</th></tr>
<tr><th>Acceptable Outcomes</th><th>Proposal</th></tr>
<tr><td>R-Codes Volume 2 – Element 3.9

<u>Bicycle Parking</u>
Resident bicycle bays: 26
Visitor bicycle bays: 5
Motorcycle bays: 5

<u>Car Parking</u>
Resident bays: 45
Visitor bays: 8</td><td>

The application proposes the following car and bicycle parking provision:

<u>Bicycle Parking</u>
Resident bicycle bays: 26
Visitor bicycle bays: 5
Motorcycle bays: 2

<u>Car Parking</u>
Resident bays: 33
Visitor bays: 3</td></tr>
</table>

The above element of the proposal does not meet the specified Acceptable Outcomes and is discussed in the Comments section below.

CONSULTATION/ADVERTISING:

The *Planning and Development (Significant Development) Regulations 2024* sets out that the WAPC is responsible for undertaking community consultation.

The DPLH advertised the application for a period of 28 days between 21 January 2026 and 19 February 2026. The methods of advertising included letters sent to owners and occupiers within a 200 metres radius of the subject site, advertised on the DPLH website and the City's 'Imagine Vincent' consultation portal. The consultation area is shown in **Attachment 1**.

In accordance with the City's Community and Stakeholder Engagement Policy, submissions are provided directly to DPLH given the WAPC is the decision maker.

Design Review Panel (DRP):

The application was presented to the City's DRP once prior to its lodgement, on 12 February 2025. The DRP noted the following outstanding matters should be addressed for DRP support:

- Considering the impact on the amenity of the development of the nil setback to Charles Street following the ceding of the road widening area.
- The bulk and scale transition to the rear western properties and context.
- Improving the legibility of the pedestrian entry.
- Increasing the amount of communal space on the site.
- Engaging professionals and providing further information in relation to Landscaping and ESD.

The application was lodged with the SDAU following the City's DRP meeting. Additional information provided and amendments to the plans include:

- Increased street setback to Charles Street by 1.0 metre.
- The length of the façade facing the west boundary has decreased.
- The main pedestrian entrance has been re-orientated to face the streetscape.
- An enclosed communal space has been added on the rooftop deck providing additional amenity for residents.
- An ESD professional has been engaged and an ESD Strategy/Report has been provided for the project.

A subsequent DRP referral was undertaken on 2 February 2026, seeking comment on the lodged plans and then additional information provided by the Applicant. This entailed an e-mail referral directly to the DRP Chairperson.

The DRP Chairperson acknowledged their support for the proposed development and provided comment on the lodged application on 4 February 2026. The DRP Chairperson provided the following comments:

- Given the planning framework discretion in relation to height is being sought, the Applicant is encouraged to reduce the extent of built form on the upper level west side to transition down to the adjacent existing residential properties.
- Introduce a transition/recess to bathrooms opening out directly into living spaces, improve natural light access as well as outlook for the Apartment A3 bedroom window, improve the level of separation/privacy between the A3 Apartment balcony and adjoining balcony and ensure all bedrooms achieve minimum of 3.0 metre dimensions.

An extract of the DRP meeting minutes and separate comments from the DRP Chairperson are included in **Attachments 5 and 6**.

The table below outlines how the proposal has progressed through the DRP process as considered against the Ten Principles of Good Design.

Design Review Progress	
	Supported
	Pending further attention
	Not supported
	No comment provided/Insufficient information

	DRP Member	
	DRP 1 – 12 February 2025 (Full DRP meeting)	***DRP 2 – 4 February 2026*** *(Referral to DRP Chair)*
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**		

DRP Comments Received	Administration's Comment
Principle 3 – Built Form and Scale	
• Given additional height is being sought for the project the overshadowing of the non-compliant adjoining south side property needs to be considered and reduced where possible.	Administration's assessment against the relevant Element Objectives considers the impact of the proposed overshadowing to the southern neighbouring property. Whilst there are some overshadowing impacts the primary outdoor living area and solar collectors, the Applicant's massing and overshadowing diagrams in **Attachment 8** demonstrate the property receives sufficient sunlight throughout the day across most of the year. Further, the southern neighbour has a density code of R60/100 and is currently undeveloped. It is likely the site will develop to a large scale more in line with the anticipated built form entertained for the Transit Corridor.
• The non-compliant rear (west) interface requires further consideration to reduce the bulk and scale impact on the western adjoining properties which are 2-storey strata titled properties and unlikely to be developed in the near future. The applicant is encouraged to consider removing the two rear apartments on the upper level to establish a transition to the western adjoining properties.	Administration's assessment against the relevant Element Objectives considers the impact of the western interface of the development. The neighbouring properties are two storey Grouped Dwellings in an R20 coded area. While the planning framework anticipates increased built form along Charles Street, the plans should be revised to provide for a better transition to this lower-density residential interface to the west.
Principle 6 – Amenity	
• Bathrooms in the A1 and A2 apartments open out directly into living spaces. The applicant is encouraged to introduce a transition or recess between the two spaces.	The internal configuration would maintain functional separation and achieve the applicable Element Objectives relating to internal amenity and layout. While the bathrooms open directly off the living areas, the entries are recessed within the floor plan and do not present directly into primary seating or dining areas. The habitable rooms achieve a minimum ceiling height of 2.7 metres and provide adequate space for circulation, dining and living functions.
• A number of bedrooms have 2.8m dimensions which is tight. The applicant is encouraged to ensure all bedrooms achieve minimum 3m dimensions.	Some bedrooms do not meet the minimum dimension of 3.0 metres by 3.0 metres. Despite this, all rooms meet the minimum internal area contemplated under the Acceptable Outcomes. The development meets the applicable Element Objective in this regard.
• Changes to the floorplans have resulted in an awkward junction at the internal corner. The Apartment A3 bedroom will receive limited natural light access and this apartment's balcony is positioned in close proximity to an adjacent balcony.	Apartment A3 has a generously proportioned bedroom and a major opening to the south. The Element Objective is achieved for this apartment.

LEGAL/POLICY:

Legislation

- *Planning and Development Act 2005*;
- *Planning and Development (Significant Development) Regulations 2024*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *Environmental Protection (Noise) Regulations 1997*;
- Metropolitan Region Scheme; and
- City of Vincent Local Planning Scheme No. 2.

The objectives of the Residential zone under LPS2 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.*
- *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.*

Planning Codes

- Residential Design Codes Volume 2.

State Government Policies

- State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4); and
- State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0).

Local Policies

- City of Vincent Policy No. 7.1.1 – Built Form;
- City of Vincent Policy No. 7.5.21 – Sound Attenuation (Sound Attenuation Policy);
- City of Vincent Policy No. 7.5.23 – Construction Management Plans (CMP Policy); and
- Local Planning Policy: Percent for Art (Public Art Policy).

Planning and Development Act 2005

The Part 11B Significant Development Pathway became operational on 1 March 2024 and supersedes the previous Part 17 Significant Development Pathway, which was established in response to the COVID-19 pandemic. Applications submitted through the Part 11B pathway are assessed by the SDAU and determined by the Statutory Planning Committee, which is a decision making body of the WAPC. The SDAU is responsible for the assessment of proposed development, including undertaking community consultation. The City is afforded the opportunity to assess Part 11B applications against its local planning framework and provide the SDAU with a submission.

Under Regulation 13(4) of the *Planning and Development (Significant Development) Regulations 2024*, the WAPC must give the local government an opportunity to make submissions and must have due regard to any submissions made.

In considering and determining the development application, the WAPC is not limited to planning considerations and may have regard to any other matter affecting the public interest; and may grant approval for development even if inconsistent with a legal instrument. The WAPC may determine an application in conflict with an applicable instrument as per Section 171R of the *Planning and Development Act 2005*:

a) if the Commission is of the opinion that

   i. the application raises issues of State or regional importance; and
   ii. the determination is in the public interest; or

b) if —

i. the applicable planning instrument is a local planning scheme; and
ii. the local planning scheme was not first published, or a consolidation of the local planning
iii. scheme has not been published, in the preceding 5 years; and
iv. the determination complies with any requirements prescribed by Part 11B regulations for the
v. purposes of this subparagraph; or

c) if —

i. the applicable planning instrument is a local planning scheme; and
ii. in the opinion of the Commission, the conflict is of a minor nature; and
iii. in the opinion of the Commission, the determination is consistent with the general intent of
iv. each State planning policy, planning code, region planning scheme and local planning strategy
v. that is relevant to the development; or

d) in circumstances prescribed by Part 11B regulations for the purposes of this paragraph.

This does not remove the need for proper planning assessment. The City's submission is grounded in the applicable planning framework and the objectives of relevant instruments, noting the WAPC's broader discretion under Part 11B.

The City's submission to the WAPC can outline further information that should be provided alongside a set of recommended conditions and advice notes if the WAPC is of the mind to approve, which is included as **Attachment 2**.

Delegation to Determine Applications:

The application is being presented to Council for it to provide its comments as Regulation 13(4) of the *Planning and Development (Significant Development) Regulations 2024* requires the WAPC to consult with the local government. The City's submission represents the local government's formal position and is made by Council resolution to inform the WAPC's determination.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function in Council determining its submission, given the WAPC is the decision-maker. It is important that the submission accurately reflects the applicable planning framework and clearly explains the basis for the City's position to mitigate governance and reputational risk.

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:

Administration has assessed the application against the environmentally sustainable design provisions of the City's Policy No. 7.1.1 – Built Form. These provisions are informed by the key sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, which requires new developments to demonstrate best practice in respect to reductions in energy, water and waste and improving urban greening.

PUBLIC HEALTH IMPLICATIONS:

There are no impacts on the priority health outcomes of the City's Public Health Plan 2020-2025 from this.

FINANCIAL/BUDGET IMPLICATIONS:

The development application has been submitted under Part 11B of the *Planning and Development Act 2005*, which requires the WAPC to act as the decision maker. The City is referred the application and provided the opportunity to make a submission on the proposed development. The City receives no fees as part of this process.

COMMENTS:

Summary Assessment

Administration's assessment of the proposal against the applicable planning framework identifies the following:

- Strategic Alignment and Built Form Response: The proposal is located within a designated Transit Corridor where increased residential density is contemplated. While the development departs from the Acceptable Outcomes for height, plot ratio and side/rear setbacks, the overall built form response is generally consistent with the strategic intent for Charles Street. The primary refinement required relates to improving the fourth floor transition to the lower density R20 properties to the west to ensure an appropriate interface outcome.
- Overshadowing and Residential Amenity: The proposal exceeds the midday winter overshadowing standard to the southern property. Having regard to the Transit Corridor context, the orientation of the lot and the development potential of adjoining R60/R100 sites, the extent of overshadowing is capable of objectives-based support. This outcome reinforces the need to carefully manage building massing and the placement of bulk, particularly where additional height is proposed.
- Car Parking Provision: The site benefits from strong public transport access and proximity to services, which may justify some reduction in on-site car parking provision. However, the current level of shortfall is not adequately supported by parking availability in the area or confirmed operational arrangements. Further information or increased provision is required to demonstrate that the proposal satisfies the relevant Element Objective.
- Traffic: The Transport Impact Statement demonstrates that estimated traffic generation is modest relative to the function and capacity of Charles Street as a Primary Distributor. Access arrangements have been reviewed and are acceptable. The proposal is not expected to result in unacceptable traffic or road safety impacts.
- Housing Model Clarification: The development is described as 'social housing', but no operational or management details have been provided. While this does not alter the land use classification (Multiple Dwellings), clarification is required where reliance is placed on this housing model to justify planning outcomes, including parking assumptions and site management.
- Landscaping: The overall landscaping approach is generally supported. Further justification is required regarding the proposed removal of a mature tree of moderate retention value. Retention should be prioritised where practicable.
- Various Design Matters: Other departures, including to crossover width, cross-ventilation percentage, bedroom dimensions, circulation widths and storage areas, are generally considered capable of satisfying the relevant objectives, subject to refinement consistent with DRP feedback.
- Operational and Servicing Considerations: Matters relating to acoustic compliance, waste collection, parking manoeuvring, bicycle facilities, sustainable design and construction management are capable of being addressed through updated documentation and recommended approval requirements if the WAPC is of the mind to approve the application.

Land Use

The proposed development is for 52 Multiple Dwellings, which is a permitted use in the Residential zone. The Applicant's Planning Report contained in, **Attachment 7**, describes the dwellings as being for '52 social housing apartments'. The Applicant's report does not provide further information on the intended operation of the dwellings or the intended occupants. Administration requested further clarification from the Applicant to elaborate on the nature of the complex, however no further information was received.

A Multiple Dwelling land use requires the occupant to reside in the dwelling on a permanent basis. In this regard, the proposed use cannot operate on a short term basis an instead must provide long term housing. In the event the dwellings were intended on being used for shorter tenure arrangements, this would require the submission of an application for development approval to change the use.

Whilst not a distinct land use itself and in the absence of supporting information from the Applicant, the City is unable to consider operation and management practices relating to social housing.

Social housing is not a separate land use classification under LPS2; the proposal is assessed as Multiple Dwellings. However, where the Applicant relies on social housing to support planning outcomes (such as reduced car parking assumptions), the City requires sufficient information to understand and test that justification to the extent it relates to amenity and operational impacts.

In this regard, it is recommended the City's submission to the WAPC request additional information be provided prior to the determination of the application. The submitted information should include:

- Details of the social housing provider.
- Operational details of the social housing, including, but not limited to, management measures of:
  - Communal open space areas.
  - Car parking.
  - Waste management.
- The function and responsibilities of the complex manager/caretaker.
- Notification to prospective occupant altering them that the lot is within the vicinity of a transport corridor that may result in noise impacts.
- Tenure arrangements for the dwellings.
- Intended future occupants of the dwellings, their eligibility and any support or management model insofar as it relates to site operations.

Density

The subject site is zoned Residential R60/100 under LPS2. Clause 26(3) of LPS2 permits development to be assessed against the higher R100 density provisions for sites along Charles Street within the North Perth Precinct where the site area exceeds 2,000 square metres.

The land directly subject to this application comprises part of No. 409 Charles Street, Nos. 407A–D Charles Street and Lot 888 Charles Street, North Perth, equating to a combined site area of 1,882 square metres. In addition to this land, associated works are proposed within Planning Control Area 167 (PCA 167) on part of No. 409 Charles Street and Lot 889 Charles Street. PCA 167 applies to land reserved for potential road widening along Charles Street and is under the control of the Western Australian Planning Commission. A separate application has been lodged for those associated works.

When combined, the total development area (including the PCA land subject to associated works) equates to 2,039 square metres.

Administration sought legal advice pertaining to the acceptability of applying the R100 density coding in the circumstance the proposed site area was less than 2,000 square metres, but would exceed 2,000 square metres when including the land within the PCA.

In summary, the legal advice confirmed an application at the R100 density code could be considered in the circumstance described above where it was demonstrated the development undertaken within the PCA is directly associated with, and for the exclusive use of, the proposed development. This could take the form of permanent and/or semi-permanent structures within the PCA, such as landscaping for residents use or cycling infrastructure. It must be demonstrated that the WAPC has agreed or will agree to provide a form of tenure over Lot 889 Charles Street which permits the use and works of the PCA as part of the overall development.

The City has received a separate development application, signed by a representative of the WAPC, for works within the PCA that are directly associated with the proposed development.

On this basis, and noting that the PCA land remains under WAPC control and subject to separate approval, the City considers it appropriate to assess the proposal against the R100 density provisions.

This assessment relies on the PCA works being directly associated with and for the exclusive use of the development, and on the WAPC confirming the necessary tenure or permission arrangements to enable that use. This approach does not predetermine the outcome of the separate PCA application.

Building Height and Plot Ratio

The Acceptable Outcomes of the Built Form Policy identifies a height standard of four storeys with a 13.3 metre wall height to a concealed roof. The R-Codes identifies a plot ratio standard of 1.3, equivalent to 2,650.70 square metres.

The proposal seeks approval for five storeys with a wall height of 16.8 metres to the concealed roof, and a plot ratio of 1.5, equivalent to 3,058.5 square metres.

Applicant Justification

The Applicant's justification for the proposed building height and plot ratio is included in their Planning Report in **Attachment 7**, and is summarised as follows:

- The proposed building has been designed to respond to the local context through design outcomes reducing the bulk and scale to the neighbours, particularly the western neighbour.
- Substantial vegetation has been planted as screening along the western boundary.
- The development has been designed to ensure impacts of bulk and scale to neighbours, particularly the rear R20 properties, and therefore does not have an adverse impact on amenity.

Administration Assessment

The proposed building height and plot ratio do not meet the Acceptable Outcomes. Having regard to the Transit Corridor context and the design response, the proposal may satisfy the relevant Element Objectives, subject to the western interface transition being improved as outlined below.

- Building Design – The proposal incorporates design measures to assist with mitigating the impacts of building height, bulk and scale on the streetscape and surrounding properties through the following means:

    - Colours and Materials – The proposed development features a diverse palette of colours and materials across each façade, enhancing visual interest and reducing perceived bulk. The design incorporates face brick, concrete and render, with materiality provided through hit and miss brick and trowel on acrylic texture.

    - Architectural Elements – The building's façades incorporate horizontal and vertical architectural elements to differentiate between levels, create visual interest in the building form and reduce its perceived bulk. This includes colour and material contrast to the balconies and a vertical emphasis expressed by white painted brick work. Additionally, the vertical emphasis of the hit and miss brick to the southern elevation breaks up the broader southern facing wall.

    - Landscaping – Landscaping is integrated into the development through the retention of four out of five existing trees on site. Substantial further planting is proposed across the site, including a total of 26 trees, with a particular focus to the western elevation interface with lower density grouped dwellings and Charles Street. The Charles Street interface includes a large, landscaped atrium and a landscaped front setback area. Some on structure planting is proposed to the communal open space and all levels of the atrium lobby, which soften the appearance of the building to Charles Street. The proposed landscaping plan does not include a finalised maintenance strategy for on-structure landscaping. To ensure the ongoing viability and longevity of the landscaping outcome, it is recommended to the WAPC a condition for an updated detailed landscaping plan be provided, inclusive of a comprehensive management strategy to ensure ongoing maintenance of landscape areas is secured.

- Solar Access – The R Codes Volume 2 acceptable outcome assesses the impact of overshadowing based on the shadow cast at midday on 21 June, winter solstice. As discussed in more detail in the Orientation section of this report, the proposed development results in over shadowing impacts to the southern neighbour's solar collectors and outdoor living area. As demonstrated in the Applicant's massing and overshadowing diagrams in **Attachment 8**, the outdoor living area and solar collectors receive access to direct sunlight during the day throughout most of the year. The proposed setbacks to the southern boundary, which range from 2.0 metres to 12.0 metres, minimise the impacts of overshadowing.

- Plot Ratio – The proposal responds to the current and desired future character of the area through managing the perceived impacts of bulk and scale and providing some transition to the lower density western neighbours, this has been achieved through the following means:

    - Bulk and Scale – The proposed development has been designed to reflect the planned future character of the Transit Corridor Built Form Area. Although the proposed plot ratio exceeds the maximum permitted by 0.2, or 408 square metres, this has not resulted in excessive building mass to the common boundaries or Charles Street. As discussed above, the development has incorporated both design measures and appropriate colours and material selection to moderate the impact of perceived bulk. Limiting building bulk to the western, lower density neighbours, is particularly important to mitigate the additional plot ratio proposed. It is noted the DRP Chairperson considers further measures should be investigated to reduce the impact of bulk to the western neighbours. The DRP Chairperson recommends the upper floors of the west elevation be revised to reduce the overall bulk to the lower density neighbours.

    - Transit Corridor Location – The proposal aligns with the objectives for the Transit Corridor as an area designated for well designed medium to higher-density development. As discussed above, the development incorporates design measures to reduce the impact of perceived bulk from the street and neighbouring properties. The development proposal aligns with the future character of the area offering a high-quality design, street-orientated development that responds to and enhances the key elements of the Transit Corridor.

    - Transition to Lower Density – The western adjoining properties have a lower density coding of R20 and developed with two storey Grouped Dwellings. The proposal incorporates articulation and portions of open or recessed form to moderate building bulk along the western elevation. Given the extent of setback reduction to the west in combination with the additional building height sought, Administration is not satisfied that the current upper floors as it presents to the western neighbours provide for an acceptable transition outcome to the lower density context. Consistent with the DRP Chairperson's comments, revised plans are required to demonstrate a clearer stepped or recessed fourth floor transition to the western interface to appropriately moderate bulk and scale impacts.

- DRP Support – The DRP Chairperson is supportive of the proposed response to the context and character principle of good design. This includes the architectural design of the building and use of varied colours, materials and finishes, as well as the incorporation of landscaping to soften the presentation of the building. The DRP Chairperson specifically notes the proposals strength in minimising the length of the western façade from previous versions of the proposal. However, the DRP Chairperson outlined opportunities to improve the development against Design Principle 3 – Built Form and Scale. In particular, the building's transition to the lower R20 density codes to the west should be revised to improve this interface.

Side and Rear Setbacks, Visual Privacy and Building Separation

The Acceptable Outcomes of the Built Form Policy identifies the following setbacks:

Northern and Southern Boundaries:

- Side and rear setbacks:
    - Ground floor – third floor: 4.5 metres;
    - Fourth floor and above: 6.5 metres.
- Building separation and visual privacy:
    - Fourth floor and below:
        - Bedroom: 3.0 metres;
        - Balcony: 4.5 metres;
        - Outdoor spaces: 6.0 metres.
    - Above fourth floor: 9.0 metres.

Western Boundary:

- Side and rear setbacks:
  - Ground floor – third floor: 6.5 metres;
  - Fourth floor and above: 12.5 metres.
- Building separation and visual privacy:
  - Fourth floor and below:
    - Bedroom: 4.5 metres;
    - Balcony: 6.0 metres;
    - Outdoor spaces: 7.5 metres.
  - Above fourth floor: 9.0 metres.

The proposal seeks approval for the following setbacks:

Northern and Southern Boundaries:

- Side and rear setbacks:
  - Ground floor – third floor: 1.0 metre
  - Fourth floor and above: 1.0 metre (north) 2.0 metres (south)
- Building separation and visual privacy:
  - Fourth floor and below:
    - Bedroom: 2.8 metres (south);
    - Balcony: 5.1 metres (north);
    - Balcony: 4.6 metres (south).
  - Above fourth floor: 1.8 metres (north).

Western Boundary:

- Side and rear setbacks:
  - Ground floor – third floor: 4.0 metres;
  - Fourth floor and above: 4.0 metres.

Applicant Justification

The Applicant's justification for the proposed setbacks and visual privacy is included in their Planning Report in **Attachment 7**, and is summarised as follows:

- The building has been designed to reduce adverse amenity impacts on neighbouring properties from bulk and scale. This has been achieved through focusing bulk towards the Charles Street boundary, reducing elevation lengths, in particular to the rear (western) neighbour, which has an elevation length less than 50 percent that of the boundary.
- Instances of overlooking to the northern and southern neighbours is minimised and does not impact sensitive areas.

Administration's Assessment

The proposed side and rear setbacks do not meet Acceptable Outcomes. The proposal may satisfy the Element Objectives in part, however the western interface transition requires revision for the reasons set out below.

- Separation to Neighbouring Properties – The proposed development has been designed to provide sufficient building separation and moderation of bulk to northern and southern neighbouring properties.

  The northern and southern boundaries of the subject site run on an angle from the Charles Street boundary. The proposed development has been designed with the main orientation toward the Charles Street interface, as a result, the setback to the northern and southern elevations increase as the building extends west from Charles Street. This lot layout and built form outcome allows the northern and southern elevations to introduce substantial setbacks, up to 12.0 metres, to both boundaries.

  The northern neighbour at No. 411 Charles Street is a recent Grouped Dwelling development, the 4.0 metre communal access way abuts the common boundary of the subject site. This additional separation helps to reduce the impact of the proposed building bulk to the northern neighbour.

The southern neighbour at No. 405 Charles Street is a Single House on an unsubdivided property and could be developed at the R60 density code as Multiple Dwellings in the future. Currently, the dwelling has multiple north facing major opens to habitable rooms, which will have a direct view to the proposed development. Design outcomes of the development respond to the southern neighbour through an articulated elevation, ranging in setbacks of 2.0 metres to 12.0 metres. It is noted the lots facing Charles Street are within the Transit Corridor Built Form Area and the transition to higher density development can result in amenity impacts to existing properties.

The western neighbour is zoned residential R20 and has been developed with two storey Grouped Dwellings abutting the subject site. The ground floor separation to this boundary is a generous 15.5 metres, whilst the remaining floors above each seek a reduced setback. The overall western boundary length is 42.4 metres, with the proposed western elevation (with a direct interface with the western neighbours) being 20.4 metres. This represents a built form interface to this boundary of less than 50 percent. Further, this elevation has been articulated with portions of building setback further and treated with a variety of colours and materials to break up the mass of the building. However, the proposed reduced setbacks to the western neighbours, combined with the proposed additional height do not present as an acceptable transition to the lower density neighbouring properties.

Neighbouring dwellings have limited views to the proposed development, as outlined below:

- No. 38B Sydney Street – There are limited eastern facing major openings on the ground floor, whilst there is a single major opening on the second storey facing the development. The dwelling's primary outdoor living area is located in the northeast corner of the site, which will be impacted by the proposed reduced rear setbacks. Due to the short length of the proposed western elevation, only a limited portion of the proposed building will be directly visible from the outdoor living area of No. 38B Sydney Street.

- No. 40A Sydney Street – The dwellings major openings to ground floor primary living areas and the outdoor living area are oriented towards the northern boundary with limited views towards the proposed development to the east. There is one major opening on the ground floor to a bedroom facing the eastern boundary, which will be impacted by the proposed development. There are no major openings to habitable rooms on the second storey of the dwelling facing the subject site.

- DRP Support – The DRP Chairperson notes the western two Grouped Dwellings are unlikely to be redeveloped in the near future and are impacted by the reduced setbacks and proposed building bulk. The DRP Chairperson encourages the Applicant to investigate opportunities to reduce the impact of bulk on the western properties through increased setbacks.

In summary, the proposed development has reduced the impact of bulk and scale to neighbouring properties, particularly the more sensitive lower density western neighbour. This has been achieved through articulated elevations, reductions in elevation length and appropriate colours and materials. The DRP Chairperson response notes Principle 3 - Built Form and Scale as an area where further design improvements could be made, particularly regarding the building's transition to the lower density western neighbours. It is recommended the City's submission to the WAPC request additional measures be undertaken to reduce the impact of building bulk to the western neighbour.

Orientation

Under the Acceptable Outcomes of the R-Codes, shadow cast by a development at midday on 21 June should not exceed 50 percent of the site area of adjoining properties coded R50/R60.

The proposed development will overshadow 70 percent of the southern adjoining property at No. 405 Charles Street, coded R60, at midday on 21 June.

Applicant Justification

The Applicant's justification for the extent of overshadowing proposed is included in **Attachment 7** and the Design Report contained in **Attachment 8**, and is summarised as follows:

- A large proportion (47 percent) of the shadow falls only on the roof of the dwelling, with the existing solar collectors only impacted intermittently throughout the day.
- The primary outdoor living area is only impacted by overshadowing in the morning, with access to sunlight for the remainder of the day.
- Should the southern neighbour be able to develop at the R100 density code in the future, there would be no overshadowing provisions applicable.

Administration's Assessment

It is accepted that development on east-west oriented lots can cause a higher degree of overshadowing than north-south oriented lots, particularly to smaller lots to the south. That said, the proposal includes design outcomes to minimise shadow to the adjoining southern property located at No. 405 Charles Street, at mid-winter given the substantial setbacks to portions of the elevation and the consolidation of building bulk toward Charles Street.

While it is acknowledged that solar access to the southern adjoining properties would be reduced from their existing arrangement, the design responds to the current and future development intent for Charles Street, including the impacted property. The proposed extent of overshadowing would be compatible with the expected built form within the locality.

- Streetscape and solar access – The development has located building bulk toward Charles Street, which is consistent with the future planning context of the Transit Corridor Built Form Area. Portions of the building, most notably the entry atrium, have been setback further from the street boundary, allowing increased solar access to dwellings and landscaped areas. The building responds to the angled lot boundaries through breaking up the mass and providing increased setbacks to the northern and southern neighbours in the rear half of the site. These increased setbacks allow for solar penetration to common areas and private dwelling spaces alike.

- Neighbouring Solar Access – The proposed building footprint results in increased lot boundary setbacks to the more sensitive areas of the southern neighbour. This has been achieved through building setbacks ranging from 6.8 metres to 12.0 metres to the neighbours outdoor living area. As demonstrated in the Applicant's massing and overshadowing diagrams in **Attachment 8**, these increased setbacks allow for additional sunlight penetration throughout the day, resulting in morning overshadowing of the outdoor living area in winter only.

  The neighbouring southern dwelling has existing roof mounted solar collection panels facing northeast. New developments should minimise impacts to solar collectors. As demonstrated by the Applicant's massing and overshadowing diagrams in **Attachment 8** the roof mounted solar collection panels have access to sunlight throughout the day for most of the year. It is noted the solar panels have the lowest period of access to sunlight during winter, particularly in the afternoon. Whilst the development would result in some overshadowing to the solar panels at No. 405 Charles Street, impacts have been minimised as the building bulk has been focused to the northern boundary and Charles Street to the east, this massing assists in maximising the availability of solar access to the southern neighbour.

- DRP Support – The DRP Chairperson notes the overshadowing to the southern neighbour exceeds the relevant Acceptable Outcome partially resulting from the proposed additional height. The DRP Chairperson suggests further consideration to reducing the impacts of overshadowing should be considered.

Car and Bicycle Parking

The Acceptable Outcomes of the R-Codes identifies the following car and bicycle parking requirements:

Residential car parking bays: 45
Visitor car parking bays: 8
Motorcycle bays: 6
Residential bike bays: 26
Visitor bicycle bays: 6

The proposal seeks approval for the following car and bicycle parking provisions:

Residential car parking bays: 33
Visitor car parking bays: 3
Motorcycle bays: 2
Combined residential and visitor bike bays: 32

Applicant Justification

The Applicant's justification for the car and motorcycle bay shortfall proposed is included in **Attachments 7** and **13**, and is summarised as follows:

- The site is well connected to public transport routes running along Charles Street, with a bus stop directly in front of the development.
- The site is within close proximity to the shopping precinct at the intersection of Charles Street and Scarborough Beach Road.
- The development is providing social housing, it is expected the residents are less likely to own a personal vehicle than what residents in ordinary developments would.

Administration's Assessment

The development proposes a ground floor resident and visitor car parking with access from Charles Street. The number of resident and visitor car parking bays are considered insufficient to satisfy the Element Objectives due to the following:

- Other Modes of Transport – The development proposes a total satisfactory number of bicycle parking bays outlined in the Acceptable Outcomes, being 32 in total. As discussed in the Engineering section of this report, the proposed bicycle parking areas do not meet the specifications of AS2890.3. With this in mind, the proposed development provides suitable alternate modes of transport to a private vehicle, however further refinement to the design of these is required. It is recommended the City's submission to the WAPC requests a condition to this effect.

- Alternate Transport – The proposed development is seeking a car parking shortfall of 12 residential and five visitor car parking bays, plus a shortfall of four motorcycle bays. Reduced car parking provisions can be supported where the development site is appropriately located. The subject site is well positioned along the Charles Street to access high frequency bus routes and within a 350 metres walkable distance to the Charles Street/Scarborough Beach Road shopping precinct. There are no major employment centres within the immediate area, though the Perth CBD is well connected through the high frequency bus route. Although well serviced by alternate transport options, these do not sufficiently supplement the proposed car parking shortfall, particularly when considering the limited viable on-street car parking options within the immediate context as discussed below.

- Parking Options – On-street car parking is not permitted on either side of Charles Street, with all lanes being designated as clearways. The surrounding street network provides some level of on-street car parking availability, with streets running perpendicular off Charles Street, being Hobart, Redfern, Elizabeth, Mabel and Haynes Streets all providing for restricted 2 hour parking between 8:00am and 5:30pm Monday to Friday. Sydney Street, which runs parallel to Charles Street, allows for unrestricted on-street car parking. Whilst on-street car parking is available in these locations, they are not reasonably accessible from the subject site. On-street car parking bays on Redfern, Elizabeth and Mabel Streets are located on the eastern side of Charles Street. From a safety perspective, these are not considered viable locations for regular on-street parking as no signalised pedestrian cross point is within close proximity to the subject site. Regarding on-street car parking to Hobart, Sydney and Haynes Streets, the nearest formal on-street car parking bay to the development's entry lobby is located on Haynes Street, a 100 metre walk. Although a walkable distance, the reliance on these bays for residents and visitors to the subject site is unreasonable and not a viable solution to addressing the proposed car parking shortfall.

- Vehicle Ownership – The Applicant has advised that the tenure arrangements of the dwelling occupants would mean they are unlikely to require the same number of car parking spaces as a build to sell development would. Whilst there is merit to this argument, the Applicant has also advised the intended future operation and management of the development has not been determined and will be finalised following an approval. The TIS submitted as part of the application, contained in **Attachment 13**, refers to research indicating that 18 percent of residents living in an apartment in Perth do not own a vehicle. There is no Perth specific research relating to vehicle ownership for occupiers of one-bedroom apartments, however the TIS assumes that 30 percent of social housing residents of one-bedroom apartments would not own a vehicle. It is noted car parking standards for one-bedroom apartments in the R-Codes Volume 2 already considers lower vehicle ownership, with a standard of 0.75 resident bays per dwelling. In this regard, the City cannot be certain the proposed number of bays will be sufficient for the occupants who ultimately end up residing at the property and their visitors.

In summary, the site's proximity to public transport and the potential for reduced vehicle ownership associated with the intended housing model may justify some reduction in on-site car parking provision. However, in the absence of confirmed operational arrangements and without localised evidence demonstrating that available on-street capacity can reasonably accommodate overflow demand, the City cannot be satisfied that the extent of the proposed shortfall meets the applicable Element Objective of the R-Codes Volume 2.

The City's submission to the WAPC should therefore request either an increase in resident and visitor parking provision or the provision of further evidence and enforceable management measures to demonstrate that the proposed reduction would not result in adverse amenity or parking impacts within the locality.

Traffic

The Applicant has submitted a Transport Impact Statement (TIS) prepared by PTG Consulting addressing access, traffic generation and network impacts associated with the proposed development. The TIS has been prepared in accordance with the WAPC's Transport Assessment Guidelines.

Clause 67(t) of the Deemed Provisions requires consideration of the amount of traffic likely to be generated by a development and its effect on the capacity of the road system and road safety. The submitted TIS addresses these matters.

The TIS estimates the development would generate approximately 20 vehicle trips in the AM peak hour, 20 vehicle trips in the PM peak hour and approximately 140 vehicle trips per day. In the context of Charles Street, which is designated as a Primary Distributor and intended to accommodate higher traffic volumes, this level of additional traffic is modest and is not expected to materially affect the operation, function or capacity of the surrounding road network. The site also benefits from good accessibility to existing road infrastructure, public transport services and pedestrian/cycling connections.

The City's recommended position includes a requirement to increase resident and visitor car parking provision to 45 and eight bays, respectively. While this may result in a minor increase in daily vehicle movements, the overall traffic generation would remain low relative to existing traffic volumes on Charles Street and would not alter the broader traffic impact conclusions.

Vehicular access is proposed via a single two-way crossover to Charles Street, with vehicles entering and exiting in forward gear. The access arrangement has been reviewed by the City's Engineering team and is acceptable, subject to detailed design compliance. The TIS notes an existing power pole located approximately 1.0 metre south of the proposed crossover; however, this is sufficiently offset and is not expected to compromise sightlines or vehicle manoeuvring.

The TIS also includes a review of recorded crash data for Charles Street in the vicinity of the site, identifying three reported incidents between 2020 and 2024. None of these were fatal, and no pattern of crashes attributable to access configuration or capacity constraints has been identified.

The surrounding street network is subject to existing parking controls and time restrictions. While some on-street parking is available within walking distance, use of these bays by residents and visitors is regulated and managed through existing parking controls. Consistent with the City's Parking Permits Policy also, future occupants of the development would not be eligible for residential parking permits. This is reflected in the recommended conditions and advice notes contained in **Attachment 2**.

Having regard to Clause 67(t), Administration is satisfied that the proposal would not result in unacceptable traffic or road safety impacts.

Landscaping

A Landscaping Plan and Arborist Report have been submitted identifying three mature trees on the site. Two are proposed to be retained, in addition to two verge trees. 26 trees are also proposed to be planted with deep soil provision.

Clause 67(p) of the Deemed Provisions requires consideration of whether adequate provision has been made for landscaping and whether any trees on the land should be preserved.

One centrally located mature tree is proposed to be removed. The Arborist Report identifies this tree as being mature and a moderate retention value. The Report does not identify structural instability, significant health decline or safety concerns necessitating removal. Trees of moderate retention value warrant design consideration to facilitate retention where practicable.

The tree is located within the building footprint, close to the building edge. It is not evident that design modification has been fully explored to enable retention. The Applicant has not provided detailed Arboricultural analysis (including TPZ/SRZ constraints) or clear built form justification demonstrating that retention is unreasonable or impracticable.

While the broader landscaping approach, including deep soil areas and tree planting, is generally supported, further justification is required in relation to the proposed removal of the centrally located mature tree. In the absence of Arboricultural or design constraints, retention should be prioritised consistent with Clause 67(p).

With respect to planting species, the City's Parks team has advised that *Eucalyptus torquata* is not suitable in this context and should be replaced with *Triadica sebifera*. A condition to this effect is recommended.

The landscaping plan also proposes on-structure planting within communal areas and the Charles Street interface. A maintenance and management strategy has not been provided. Should approval be granted by the WAPC, a condition requiring an updated Landscaping Plan inclusive of a comprehensive maintenance strategy is recommended.

Other Design Matters:

Additional design elements of the development that do not meet the prescribed Acceptable Outcomes are detailed below. The proposal would satisfy the Element Objectives of the R-Codes Volume 2 for the following reasons:

- Crossover Width – Crossovers should not exceed 5.0 metres in width. The proposed crossover is 5.4 metres in width, which exceeds the maximum width by 0.4 metres. Advice from the City's Engineering Department confirms the additional width is acceptable in this instance as the City is in the process of updating its crossover specifications to be in line with WALGA's Crossover Guidelines, which allows for a 6.0 metre crossover to site with a frontage exceeding 12.5 metres.

- Natural Ventilation – the development proposes a small departure from the percentage of dwelling that achieve cross ventilation. The Acceptable Outcome seeks 60 percent of dwellings as being capable of cross ventilation. In total, 57 percent of dwellings within the development are capable of being cross ventilated. To support occupant comfort and achieve sustainable climate control outcomes, the building achieves an overall NatHERS rating of 8.4 stars, large openable windows to living areas and no reliance on lightwells.

- Size and Layout of Dwelling – Bedrooms in some dwellings do not meet the minimum 3.0 metre by 3.0 metre internal dimension. Bedrooms that do not meet the minimum dimensions still achieve the minimum internal floor areas. Ceiling heights in habitable spaces are a minimum of 2.7 metres, assisting in the comfort of the space. The DRP Chairperson notes that some bedrooms do not meet the minimum dimensions and encourages the plans to be revised to ensure all bedrooms achieve a minimum of 3.0 metres by 3.0 metres.

- Circulation and common spaces – The majority of circulation and common spaces within the proposed development achieve a minimum 1.5 metre width. The width is reduced to 1.2 metres in the corridor leading from the lobby to the communal courtyard. The width of the corridor maintains sufficient space to accommodate safe and convenient access for residents and visitors. Ground floor apartment Type B2 includes windows to communal circulation spaces. These windows are small in nature and not located off a major thoroughfare of the entry lobby.

- Storage – Storage spaces should have an internal floor area of 4.0 square metres for two-bedroom dwellings. Some two-bedroom dwellings include storage spaces that are only 3.5 square metres. The small reduction in space is considered acceptable in this instance as they are internal to the dwelling and are easily accessible.

Operational and Servicing Considerations

Social Housing Model and Operational Arrangements

The Applicant's Planning Report refers to the development as comprising 'social housing' apartments. No detail has been provided regarding the proposed housing model, including the intended operator or provider, tenancy structure, resident eligibility criteria, or site management arrangements.

'Social housing' is not a separate land use classification under LPS2. The proposal is assessed as Multiple Dwellings. Notwithstanding this, where a particular housing model is relied upon to support planning outcomes or justify departures from prescribed standards, including reduced car parking provision, the operational characteristics of that model become relevant planning considerations.

In particular, Clause 67(n) of the Deemed Provisions requires consideration of the amenity of the locality. Where a housing model may influence vehicle ownership patterns, visitor demand, on-site management presence or complaint handling arrangements, those operational characteristics are relevant to the assessment of amenity.

The Applicant has relied on the anticipated characteristics of social housing occupants in support of a reduced parking provision. Without clarity as to the intended tenure model (such as retained and managed housing, build-to-rent, age-restricted housing, supported accommodation or other model), the City cannot fully consider:

- Expected vehicle ownership patterns;
- Demand for visitor parking;
- On-site management presence or caretaker arrangements; and
- Complaint handling and management with adjoining properties.

This information is not sought for the purpose of assessing the social or demographic composition of future residents, which is not a planning matter. It is required to understand the operational characteristics of the development insofar as they inform amenity impacts, servicing arrangements and the acceptability of discretionary planning outcomes.

In the absence of this clarification, the City is unable to place significant weight on the social housing model in support of the proposed departures to prescribed standards.

It is recommended that the City's submission to the WAPC request confirmation of the intended housing model and operational framework, and if approval is granted, require a management plan to address relevant operational matters, including on-site management presence and complaint handling procedures.

Car Parking Facility

- Car Parking Manoeuvring – The City's Engineering Department has undertaken a swept path analysis of the proposed development's car parking area. Landscaping abutting visitor parking bays Nos. 30 – 34 may be impacted by vehicle overhang. Vehicle manoeuvring is assessed in accordance with AS2890.1, which specifies the B85 for assessing car parking circulation. Car parking bay No. 29 cannot be accessed by a B85 vehicle and therefore does not meet AS2890.1. As shown in the supporting TIS, contained in **Attachment 13**, the vehicle ramp/entry results in passing vehicles colliding. In accordance with AS2890.1, a 300mm clearance should be provided on both sides of the turning path. As such, it is recommended the City's submission to the WAPC request further analysis of the swept paths for these bays to remove or avoid any vehicle obstructions and for manoeuvring to be in accordance with AS2890.1.

- Bicycle Facilities – Bicycle facilities are required to be designed in accordance with AS2890.3, which requires bike envelope parking to be 1.8 metres by 0.5 metres, with a 1.5 metres pedestrian pathway. The proposed visitor bicycle parking does not include a 1.5 metres pedestrian pathway. As such, it is recommended the City's submission response to the WAPC requests a condition of approval for the plans to be amended to reflect bicycle parking in accordance with AS2890.3.

Acoustic Report

The applicant has prepared an Acoustic Report that addresses the City's Policy No. 7.5.21 – Sound Attenuation (Sound Attenuation Policy) in relation to noise generated and received by the proposal, and to address State Planning Policy 5.4 – Road and Rail Noise (SPP5.4) in relation to the potential impacts of traffic noise from Charles Street. The Acoustic Report (E-LAB Consulting 27 November 2025) is included in **Attachment 10**.

The City has reviewed the Acoustic Report and is satisfied that the proposed development would appropriately manage the impacts of noise, in relation to the Sound Attenuation Policy and SPP5.4, for the following reasons:

- Quiet House Design – As the subject site is located on Charles Street, the forecasted noise is within a noise sensitive land use where development is not recommended unless supported by design input to achieve compliance.

  The Acoustic Report, prepared by E-LAB Consulting, determined that the noise levels surrounding the site from Charles Street traffic, exceed external noise level targets. The Acoustic Report has provided a construction list that would be required to be incorporated to meet the requirements of SPP 5.4. The measures identified have been listed as a recommendation to form part of the City's submission response to the WAPC.

- SPP5.4 – To satisfy SPP5.4 there is a requirement for a notification to be placed on the certificate of title to inform future owners that the subject site is located within the vicinity of transport corridors and is currently affected, or may in future be affected, by transport noise. A condition to this effect is recommended to form part of the City's submission response to the WAPC.

- Sound Attenuation Policy – The Acoustic Report identifies that the proposed development can be designed to achieve compliance with the *Environmental Protection (Noise) Regulations 1997* and the City's Sound Attenuation Policy. The primary noise source is expected to be mechanical services, including air-conditioning units. As the specific make and model of these units are not yet known, it is recommended the City request an updated Acoustic Report be submitted as part of its submission response to the WAPC. The condition of would require an updated Acoustic Report be submitted prior to the issue of a Building Permit, demonstrating that the selected air-conditioning units comply with the *Environmental Protection (Noise) Regulations 1997*.

It is recommended as part of the City's submission response to the WAPC applying a condition of approval requiring the Acoustic Report (E-LAB Consulting, 27 November 2025) be updated to demonstrate that all mechanical plant and systems can be constructed and operated in accordance with the recommendations of the Acoustic Report. The condition also requires the updated Acoustic Report to be submitted prior to the issue of a Building Permit, confirming that the final detailed design and selected mechanical plant achieve compliance with the *Environmental Protection (Noise) Regulations 1997* and the City's Sound Attenuation Policy.

Waste Management

The applicant has submitted a Waste Management Plan (WMP) that identifies the volumes of waste generated by the development and provides recommendations for the collection, storage, handling and transportation of waste and recycling. The WMP is included as **Attachment 14**.

The WMP sets out that private collection will be arranged for recycling and general waste, whilst FOGO will be collected by the City of Vincent. The City's Engineering Department noted the WMP and TIS were potentially inconsistent, with the WMP not clearly outlining whether waste would be collected from the Charles Street live lane or from a verge embayment. The TIS outlines waste collection would occur from the Charles Street live lane, it is recommended the City's submission response to the WAPC requires the WMP to be updated to reflect waste collection from the Charles Street live lane.

Construction Management

From a construction perspective, due to the scale of the proposed development and potential for construction to impact surrounding properties, the careful management of the construction process and associated off-site impacts is required. This is to ensure that the development does not have an adverse impact on the amenity of the surrounding properties.

It is recommended the City's submission response to the WAPC requests a condition of approval be imposed requiring the submission of a construction management plan prior to the issue of a Building Permit in accordance with the City's Policy No. 7.5.23 – Construction Management Plans.

This would require the developer to demonstrate how the construction process and off-site impacts would be managed, including details on construction hours and noise control, and parking and traffic management and access.

Sustainable Design

The Acceptable Outcomes of the R-Codes identify for developments to provide for a minimum of one energy efficiency initiative that exceeds the current minimum practice. In support of the application the Applicant submitted a Sustainability Strategy, contained in **Attachment 12**. The Applicant's report has not specified the energy efficiency initiative proposed, as such, it is recommended the City's submission response request the plans are amended to incorporate one energy efficiency measure prior to the lodgement of a building permit application.

The application has also been assessed against the ESD provisions of the Built Form Policy that set out Acceptable Outcomes. These Acceptable Outcomes have not yet been approved by the WAPC and as such, these provisions are given regard only in the assessment of the application and do not have the same weight as other policy provisions.

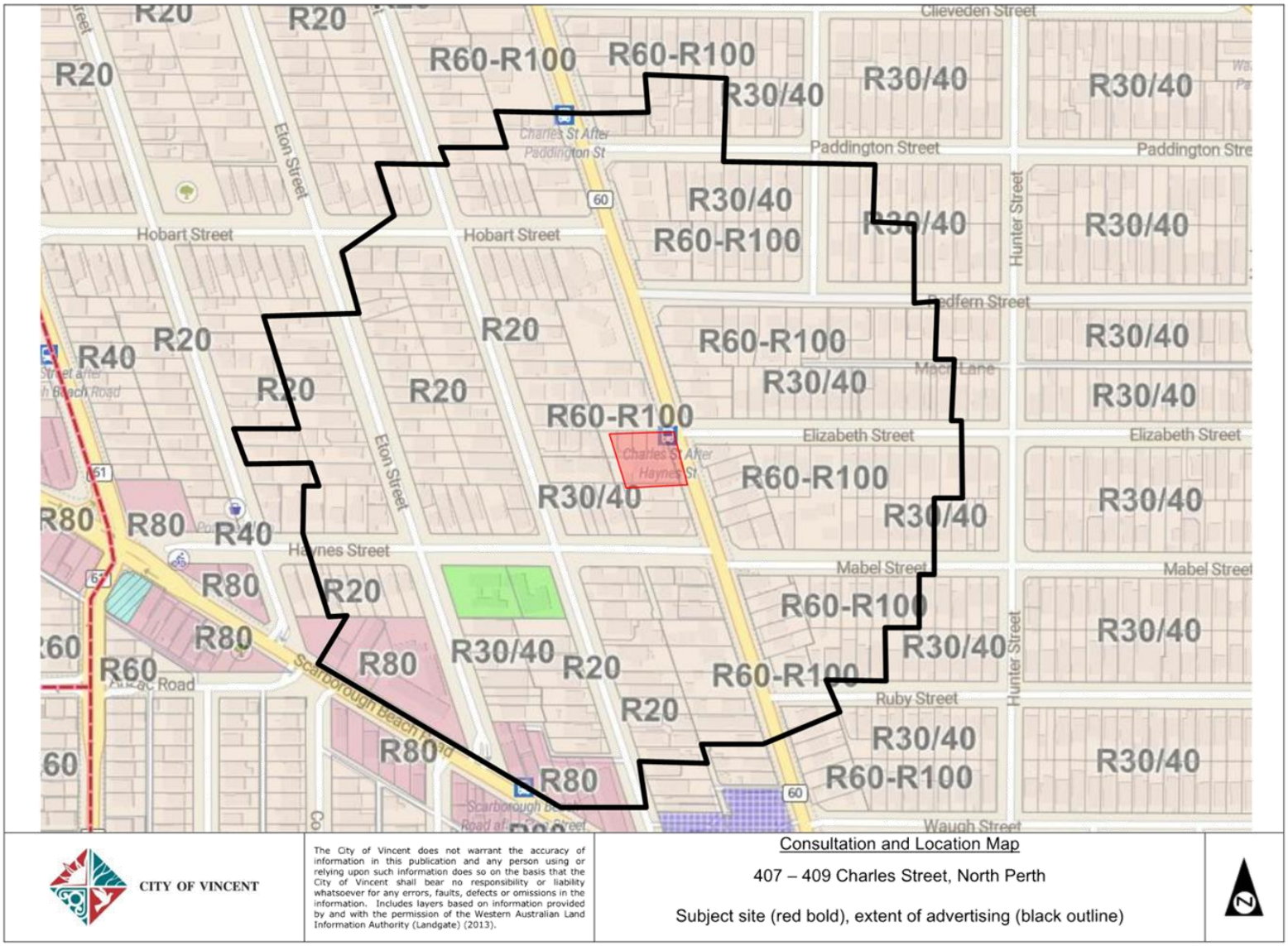
The Acceptable Outcomes of the Built Form Policy identify that a preliminary sustainable design report is to be provided demonstrating that the proposed development would achieve a 5-star Green Star rating or equivalent alternative sustainability framework.

Public Art

As the application proposes a development with more than 10 dwellings, the proposal is subject to the City's Local Planning Policy: Percent for Art (Percent for Art Policy). This Policy sets out that a minimum of one percent of the total project cost is to be allocated to the development of public art, being a contribution of $254,000 for this proposal.

The Percent for Art Policy provides two options for this to be provided, being either the payment of cash-in-lieu to the City, or the owner/applicant coordinating and delivering the public art project in consultation with the City.

It is recommended the City's submission response request that should the application be approved, a condition should be imposed requiring this public art contribution to be made.


R20
R60-R100
R30/40
R40
R80
R60
Clieveden Street
Paddington Street
Hobart Street
Eton Street
Hunter Street
Elizabeth Street
Haynes Street
Mabel Street
Ruby Street
Waugh Street
Scarborough Beach Road
Charles St After Paddington St
Charles St After Haynes St
60
61
CITY OF VINCENT
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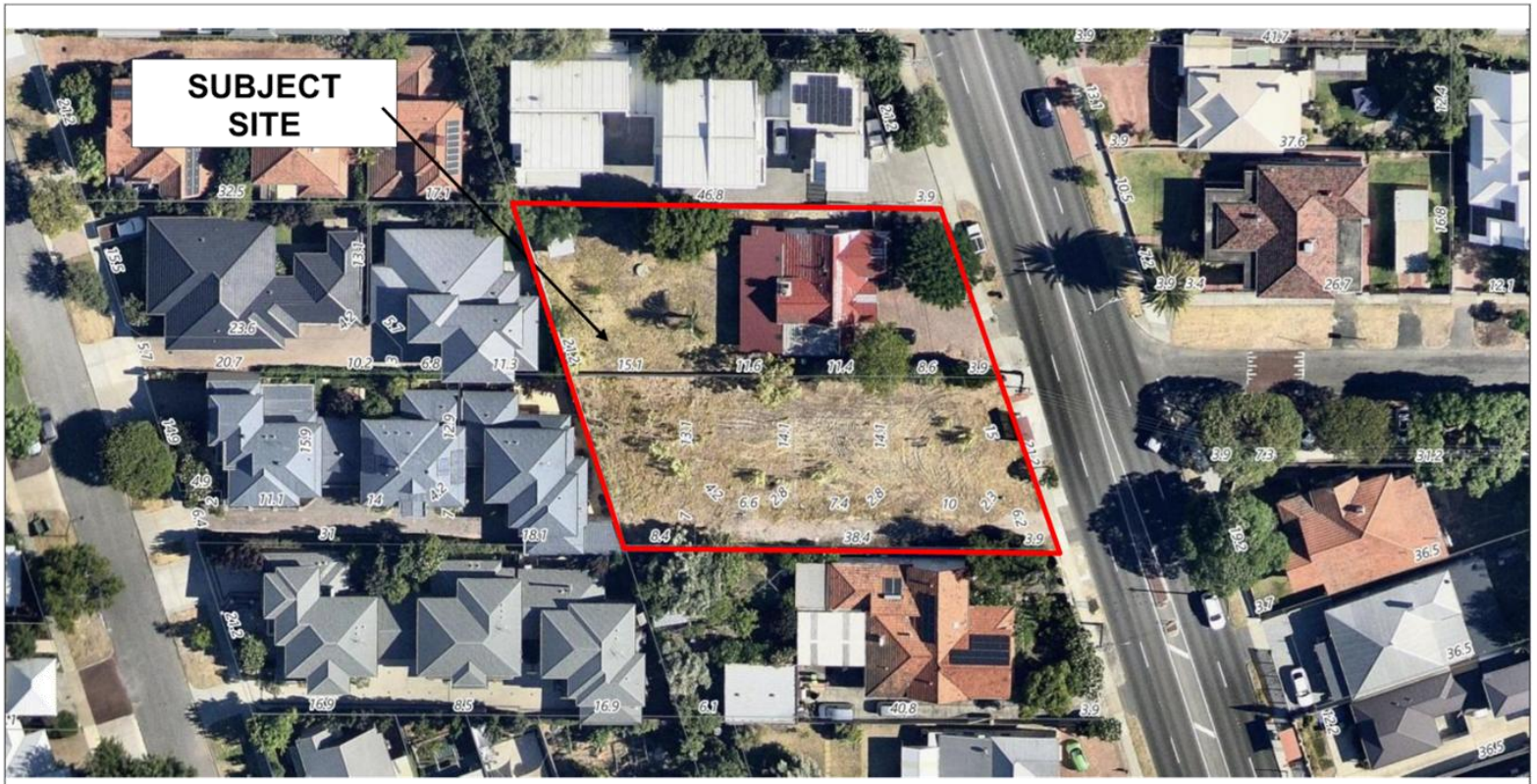
Consultation and Location Map
407 – 409 Charles Street, North Perth
Subject site (red bold), extent of advertising (black outline)
N


SUBJECT SITE
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407 – 409 Charles Street, North Perth
N

Recommended Conditions – Nos. 407-409 Charles Street, North Perth

Conditions

1. General

1.1. This approval is for a Multiple Dwelling Development comprising 52 Multiple Dwellings as shown on the plans dated 24 December 2025 by the Department of Planning, Lands and Heritage and as defined in the City of Vincent Local Planning Scheme No. 2. No other development forms part of this approval.

1.2. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

1.3. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.

2. Amended Plans

2.1. **Prior to the submission of a Building Permit**, amended plans shall be submitted to and approved by the Western Australian Planning Commission on advice of the City of Vincent.

The amended plans shall demonstrate a materially improved built form transition to the western interface, including:

- Increased setbacks to the fourth floor from the western boundary; and
- Stepped building form, articulation and/or design modifications that reduce visual bulk and scale,

such that the development achieves an appropriate interface having regard to the adjoining lower-density residential properties and the relevant built form objectives of the Residential Design Codes Volume 2.

The development shall thereafter be constructed in accordance with the approved amended plans.

2.2. **Prior to the submission of a Building Permit**, amended plans shall be submitted to and approved by the Western Australian Planning Commission on advice of the City of Vincent demonstrating the provision of a minimum of 45 resident car parking bays and 8 visitor car parking bays on site.

All parking bays shall be designed in accordance with Australian Standard AS 2890.1 and constructed prior to occupation of the development.

2.3. The centrally located mature tree identified as having a moderate retention value (Tree ID 2) in the Tree Survey Report dated 30 May 2025 (prepared by Arborite) shall be retained.

Prior to the submission of a Building Permit:

- Amended plans shall be submitted demonstrating modification of the building footprint to facilitate retention of the tree, including avoidance of encroachment into the Structural Root Zone (SRZ) and the Tree Protection Zone (TPZ); and
- A detailed Tree Protection Plan prepared in accordance with AS 4970–2009 (Protection of Trees on Development Sites) shall be submitted to and approved by the WAPC on advice of the City of Vincent.

The tree shall be protected during construction in accordance with the approved Tree Protection Plan and retained thereafter to the satisfaction of the Western Australian Planning Commission on advice of the City of Vincent.

3. Operational Management

Prior to the occupation or use of the development, an Operational Management Plan shall be submitted to and approved by the Western Australian Planning Commission on advice of the City of Vincent.

The Operational Management Plan shall include, but is not limited to:

- The proposed tenancy model;
- Management arrangements;
- Complaint handling procedures and response timeframes;
- Visitor management measures;
- Parking allocation and demand management measures; and
- Contact details for property management representatives.

The development shall thereafter operate in accordance with the approved Operational Management Plan at all times, to the satisfaction of the Western Australian Planning Commission on advice of the City of Vincent.

4. Building Design

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

4.2. Meter boxes, fire boosters and other service utilities shall be located behind the street setback area, not be visible from the street and where integrated into the building, designed and located so as not to be visually obtrusive, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent.

4.3. **Prior to the occupation or use of the development**, all privacy screening devices shown on the approved plans shall be installed in accordance with the details and annotations indicated on the approved plans, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent.

4.4. Doorways of storerooms shall swing outwards to maximise internal storage space, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent.

4.5. A minimum of 20% of units shall be designed at building permit stage to the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) and implemented **prior to occupation** to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent.

5. Colours and Materials

5.1. **Prior to the issue of a Building Permit**, a schedule detailing the colour and texture of the building materials that is consistent with the approved plans and demonstrating that the proposed development complements the surrounding area shall be submitted to and approved by the Western Australian Planning Commission on the advice of the City of Vincent.

5.2. **Prior to occupation or use of the development**, the development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the Western Australian Planning Commission on the advice of the City of Vincent.

6. Landscaping

6.1. All recommendations in the approved Tree Survey Report dated 30 May 2025 (prepared by Arborite) shall be implemented during construction and complied with at all times, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent.

6.2. **Prior to the occupation or use of the development**, the Landscaping Plan dated 20 November 2025 (prepared by Propagule) shall be amended to remove the proposed Eucalyptus torquata and replace it with Triadica sebifera, and shall include detailed landscape management and maintenance measures outlining ongoing irrigation and long-term maintenance responsibilities.

All works shown in the amended Landscaping Plan shall be undertaken in accordance with the approved plans and maintained thereafter to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent, at the expense of the owners/occupiers.

6.3. No verge trees shall be removed without the prior written approval of the City of Vincent. Verge trees shall be retained and protected from damage including unauthorised pruning to the satisfaction of the City. Prior to any pruning of verge trees, an arborist report shall be prepared and submitted to the City.

7. Car Parking, Access and Bicycle Facilities

7.1. **Prior to the occupation or use of the development**, the visitor parking bays shall be permanently marked, always maintained and legally accessible at all times for use exclusively by residential visitors to the property, be clearly visible and suitably sign posted from communal accessways, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent.

7.2. **Prior to the occupation or use of the development**, all vehicle parking, manoeuvring and access areas shall be constructed, drained and line marked in accordance with the approved plans and are to comply with the requirements of Australian Standard 2890.1, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent (see Advice Notes).

7.3. **Prior to the occupation or use of the development**, a minimum of 32 bicycle racks for use by residents and visitors shall be designed and constructed in accordance with Australian Standards AS2890.3: 2015 Parking Facilities Part 3: Bicycle Parking, and installed in the locations identified in the approved plans, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent.

7.4. **Prior to the occupation or use of the development**, redundant or “blind” crossovers shall be removed and the verge and kerb made good to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent, at the applicant/owner’s full expense.

7.5. One driveway shall be permitted onto Charles Street. Unless otherwise approved by the Western Australian Planning Commission on the advice of the City of Vincent, this shall be 5.4 metres in width and at right angles to the carriageway. The driveway/crossover shall be constructed to City of Vincent standards for residential driveways.

7.6. **Prior to the occupation or use of the development**, a Parking Management Plan shall be submitted to and approved by the Western Australian Planning Commission on the advice of the City of Vincent. The Parking Management Plan is to include, but not limited to, addressing the following:

- The allocation of the car parking bays to ensure that there are a minimum of 45 resident car parking bays and eight residential visitor car parking bay allocated at all times; and
- The installation of traffic safety measures for cars entering and exiting the car park, including any necessary safety devices such as convex mirrors, warning signage or line marking.

The approved Parking Management Plan shall be implemented, and the development shall be carried out in accordance with the approved Parking Management Plan and approved plans, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent, at the expense of the owners/occupiers.

8. Amalgamation

Prior to occupation or use of the development, all lots shall be amalgamated and a new Certificate of Title obtained for the amalgamated lot.

9. Acoustic & Noise Mitigation

9.1. **Prior to the issue of a Building Permit**, the Acoustic Report dated 27 November 2025 (Prepared by E-LAB Consulting) shall be revised and submitted to the Western Australian Planning Commission for approval, on the advice of the City of Vincent, to demonstrate compliance with the City's Sound Attenuation Policy No. 7.5.21, and in order to assess compliance with the Environmental Protection (Noise) Regulations 1997 for any selected plant, equipment and other potential noise sources and demonstrate compliance with State Planning Policy 5.4 – Road and Rail Noise.

9.2. **Prior to the occupation or use of the development**, all recommended measures included in the revised approved Acoustic Report shall be implemented and be maintained thereafter, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent, at the expense of the owners/occupiers.

9.3. **Prior to the occupation or use of the development**, written certification from an acoustic consultant shall be provided demonstrating that the recommended measures have been undertaken to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent.

9.4. **Prior to the occupation or use of the development**, the landowners shall provide consent to a notification pursuant to Section 70A of the *Transfer of Land Act 1893* being placed on the certificate of title of Lots 1-4 and Lot 33 Charles Street, North Perth. The notification shall notify owner and prospective purchaser of the property that:

"The lot is located within the vicinity of transport corridor and is currently affected, or may in future be affected by transport noise and other impacts associated with these uses."

10. Construction Management

Prior to the issue of a Building Permit, a Construction Management Plan shall be prepared and submitted to and approved by the City of Vincent.

The Construction Management Plan shall detail how the construction of the development will be staged and managed to minimise the impact on the surrounding area (including forward works).

The Construction Management Plan is required to address the following matters that relate to any works to take place on the site:

a) Public safety, amenity and site security;
b) Contact details of essential site personnel;
c) Construction working hours;
d) Noise control and vibration management;
e) Dilapidation reports of nearby properties;
f) Air and dust management;
g) Stormwater and sediment control;
h) Soil excavation method (if applicable);
i) Waste management and materials re-use;
j) Traffic and access management;
k) Parking arrangements for contractors and subcontractors; and
l) Consultation plan with nearby properties.

The approved Construction Management Plan shall be implemented for the duration of construction, to the satisfaction of the City of Vincent.

11. Stormwater

Stormwater from all roofed, paved and awning 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.

12. Signage

All signage is to be installed in accordance with the City's Local Planning Policy: Signs and Advertising, unless further development approval is obtained.

13. Public Art

13.1. In accordance with the City of Vincent Percent for Art Policy, a public art contribution of $254,000 is required, being one percent of the $25.4 million cost of development.

To comply with the Policy, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration **prior to the issue of a Building Permit** stipulating the choice of:

Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant

OR

Option 2: Owner/Applicant chooses to pay cash-in-lieu. Owner/Applicants who choose Option 2 will receive a 15 percent discount on the Percent for Art contribution.

13.2. The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Public Art Policy in conjunction with the above chosen option:

Option 1: **Prior to the issue of a Building Permit for the development**, obtain approval for the Public Art Project and associated Artist; and

Prior to the occupation or use of the development, install the approved public art project, and thereafter maintain the art work;

OR

Option 2: **Prior to the occupation or use of the development** pay the above cash-in-lieu contribution amount.

14. Clothes Drying Facilities

Prior to the occupation or use of the development, each Multiple Dwelling shall be provided with a clothes-drying facility screened from the public realm in accordance with the Residential Design Codes Volume 2, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent.

15. Planning Control Area

No development shall be carried out within the identified Planning Control Area (PCA) as shown on the approved plans, without obtaining prior approval from the Western Australian Planning Commission.

16. Energy Efficiency

Prior to the occupation or use of the development, the applicant shall demonstrate that at least one significant energy efficiency initiative identified in the Sustainability Strategy dated 27 November 2025 (prepared by Summation) has been implemented within the development that exceeds minimum practice, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent.

17. Waste Management Plan

17.1. **Prior to the occupation or use of the development**, the Waste Management Plan dated 20 November 2025 (Prepared by Talis Consultants) is to be updated to require waste collection be undertaken from the live lane of Charles Street, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent.

17.2. **Prior to the occupation or use of the development**, all recommended measures included in the Waste Management Plan shall be implemented and the development shall operate in accordance with this plan at all times, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent and at the expense of the owners/occupiers, and unless otherwise approved by the Western Australian Planning Commission on the advice of the City of Vincent.

Advice Notes

1. Assessment of the proposal against the R100 density provisions under Clause 26(3) of the City of Vincent Local Planning Scheme No. 2 is premised on the development site area exceeding 2,000m². This relies on inclusion of land within Planning Control Area 167, which is subject to a separate but associated application for works. Approval of that application is required in order to enable the proposed development which is to a R100 density standard.

2. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.

3. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.

4. All pedestrian access and vehicle driveway/crossover levels shall match into existing verge, footpath and reserve levels to the satisfaction of the City.

5. All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the Building Permit application working drawings.

6. With reference to the Construction Management Plan, the owner/applicant may be required to obtain a Work Zone Permit from the City in order to satisfy this Condition due to the location of the site with access constraints. The requirement for, and cost of any such permit shall be determined by the City following the lodgement of a Building Permit.

7. Any external artificial lighting installations, including in carparks and common areas, is to comply with Australian Standard AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.

8. The approved landscaping plan is required to be maintained once implemented and maintenance requirements should be outlined in the strata management plan to ensure landscaping areas within strata properties are suitably maintained. Modifications to the approved landscaping that has been installed on-site at the time of occupancy will require subsequent approval of the City. The City encourages landscaping methods and species selection which do not rely on reticulation.

9. The applicant and landowner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the multiple dwellings in accordance with the City's Parking Permits Policy. This information should be provided to all prospective purchasers, and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction or notice provided to future occupants.

10. The applicant is advised that any future strata title of the property must be consistent with this approval and the lot sizes demonstrated in the application.

11. In relation to the Construction Management Plan, the construction of parking, manoeuvring and access areas shall be paved with either asphalt, concrete, bricking paving or other hard surface, as approved by the City.

12. Any external artificial lighting installations, including in carparks and common areas, is to comply with Australian Standard AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.

13. Where a Planning Control Area (PCA) is in place, approval for development is required from the Western Australian Planning Commission (WAPC), as well as under any relevant planning scheme, unless the PCA imposes requirements to the contrary.

Clause 67 – Matters to be Considered Assessment

Clause 67 – Matters to be Considered	
Matter	**Administration Comment**
a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.	The subject site is zoned Residential R60/100 under Local Planning Scheme No. 2 (LPS2) and higher density development is anticipated. Clause 26(3) of LPS2 permits assessment against the higher R100 density provisions where the development site exceeds 2,000 square metres along Charles Street within the North Perth Precinct. LPS2 contains broader aims applicable to the entire Scheme area, separate to objectives for each zone. LPS2 aims relevant to this proposal include: • *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 promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling.* • *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas.* • *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.* • *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.* The proposal contributes to several relevant Scheme aims and Residential zone objectives, including offering a variety of housing options, facilitating high quality built form outcomes, incorporating sustainability principles and delivering diverse housing needs, including social housing. While the development generally aligns with the strategic intent of the Scheme for higher density along Charles Street, elements relating to built form interface, car parking provision and tree retention require further refinement to fully satisfy relevant objectives. These matters are addressed in the City's recommended submission.
g) Any local planning policy for the Scheme area.	The proposal has been assessed against relevant local planning policies, including the Built Form Policy, Sound Attenuation Policy, Construction Management Policy and Percent for Art Policy. The development is generally consistent with the City's local planning policies and can be supported through conditions should approval be granted by the WAPC. Refinement of the western interface is required to better achieve transition objectives to adjoining R20 residential properties based on the Built Form Policy.
m) The compatibility of the development with its setting including – (i) The compatibility of the development with the desired future character of its setting. (ii) The relationship of the development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development.	Charles Street is identified as a Transit Corridor Built Form Area where higher density development is envisaged. The proposed development is generally consistent with the desired future character of increased density along this corridor. However, the proposal seeks a fifth storey where the Built Form Policy envisages four storeys and includes reduced setbacks to the western boundary adjoining R20 development. While increased density is anticipated in this location, the current western upper-level built form does not adequately demonstrate an appropriate transition outcome. The City's submission recommends revised plans to achieve a clearer stepped transition and improved interface response. Subject to this refinement, the development is capable of achieving compatibility with its setting.

Clause 67 – Matters to be Considered	
Matter	**Administration Comment**
n) The amenity of the locality including the following – (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development.	Amenity impacts relating to overshadowing, visual privacy and building separation have been assessed against and satisfy the relevant Element Objectives of the Residential Design Codes Volume 2. Subject to refinement of the western interface and resolution of car parking matters, impacts are capable of being managed and are acceptable. The proposal supports housing diversity in a location well-serviced by public transport. Clarification of the intended housing model is required to properly assess operational and amenity implications, including parking and site management arrangements. Subject to the matters identified in the City's submission being addressed, the proposal is not expected to result in unacceptable amenity impacts.
p) Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved.	A Landscaping Plan has been submitted proposing retention of two mature trees on-site, two verge trees and the planting of 26 trees overall, supported by deep soil areas. One centrally located mature tree (moderate retention value) is proposed to be removed. The Arborist Report does not identify health issues or safety concerns warranting its removal. Further justification is required to demonstrate that retention is not practicable, or alternatively the design is to be modified to facilitate retention. Subject to clarification and a detailed maintenance strategy for planting, adequate landscaping has been provided.
t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.	A Transport Impact Statement prepared in accordance with the WAPC's Transport Assessment Guidelines estimates approximately 20 vehicle trips in the AM peak hour, 20 vehicle trips in the PM peak hour and 140 daily trips. Charles Street is a Primary Distributor intended to accommodate higher traffic volumes. The estimated traffic generation is modest relative to the function and capacity of the road. Vehicular access via a single two-way crossover has been reviewed by the City's Engineering team and is acceptable. Crash data analysis does not indicate safety concerns attributable to site access or capacity. The City's submission includes a requirement to increase resident and visitor car parking provision to 45 and eight bays, respectively. While this may result in a minor increase in daily vehicle movements, the overall traffic generation would remain low relative to existing traffic volumes on Charles Street and would not alter the broader traffic impact conclusions.
u) the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability.	The site benefits from high-frequency public transport along Charles Street and direct linkages to the Perth CBD, with a bus stop located directly in front of the site. The locality also has established pedestrian and cycling connectivity. A Waste Management Plan has been submitted demonstrating capacity for on-site storage and collection arrangements. Pedestrian access is legible from Charles Street, and the proposal provides compliant access for older persons and people with disability in accordance with the Building Code and universal access requirements. The location is considered appropriate to support higher density residential development, subject to the refinements identified in the City's submission.
zc) any advice of the Design Advisory Committee	The proposal has been considered by the City's Design Review Panel (DRP). The DRP generally supported the overall design intent and strategic response to the higher density Charles Street context. It identified opportunities for refinement, that either related to built form matters that Administration is satisfied achieves relevant Element Objectives or for improvements to the upper-level massing to the western interface transition to adjoining R20 properties that should be addressed via amended plans.



KLOPPER & DAVIS ARCHITECTS
6 GUGERI STREET CLAREMONT 6010
PO BOX 301 SUBIACO 6904 | 9381 4731
studio@kada.com.au | kada.com.au
@klopper_davis_architects

PROJECT:
CHARLES STREET APARTMENTS

CLIENT:
SPINNAKER DEVELOPMENTS

ADDRESS:
407 & 409 CHARLES ST NORTH PERTH

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
24-Dec-2025	SD-049-25

ISSUE NUMBER

Q	16-12-25	SDAU CLARIFICATION 1
P	21-11-25	DA SUBMISSION
O	11-11-25	FOR INFORMATION
N	10-09-25	GAWA REVIEW
M	25-09-25	DoC REVIEW
L	09-09-25	SDAU PRE-LODGEMENT
K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
COVER PAGE

NORTH: NA

SCALE: NA

DRAWING: A0

JOB #: 2424

ISSUE Q



GREATER CONTEXT PLAN

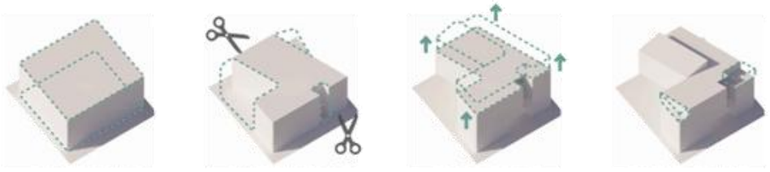
1. ANGOVE STREET CAFE STRIP
2. KYILLA PRIMARY SCHOOL OVAL
3. CHARLES VERYARD RESERVE
4. COMMUNITY GARDEN
5. NORTH PERTH TENNIS CLUB
6. YANCHEP TRADERS (HISTORIC)



INDICATIVE IMAGERY NOTING TYPICAL FORMS AND BUILDING TYPOLOGIES



INDICATIVE IMAGERY NOTING TYPICAL MATERIALS PRESENT THROUGHOUT NORTH PERTH



BUILT FORM DESIGN PROCESS AND RATIONALE

NOTE:

FOR A MORE DETAILED EXPLAINATION OF THE SITE AND ITS ASSOCIATED CONTEXT PLEASE REFER TO THE ARCHITECTURAL DESIGN PRESENTATION

KLOPPER & DAVIS ARCHITECTS
6 GUGERI STREET CLAREMONT 6010
PO BOX 301 SUBIACO 6904 | 9381 4731
studio@kada.com.au | kada.com.au
@klopper_davis_architects

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DATE 24-Dec-2025 FILE SD-049-25

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K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
CONTEXT PLANS

NORTH:

SCALE: NA

DRAWING: A100

JOB #: 2424 ISSUE Q


24.00
23.00
22.00
SYDNEY STREET
411. CHARLES STREET
2 STOREY
NEIGHBOURING LOT
40A
2 STOREY
NEIGHBOURING LOT
38B
2 STOREY
NEIGHBOURING LOT
#407-409
CHARLES STREET
SITE AREA:
2032m²
CROSS OVER
BUS STOP
406. CHARLES STREET
SINGLE STOREY
NEIGHBOURING LOT
WINTER SOLSTICE
SHADOW
CHARLES STREET
ELIZABETH STREET
WATER
GAS
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KLOPPER & DAVIS ARCHITECTS
6 GUGERI STREET CLAREMONT 6010
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DATE 24-Dec-2025
FILE SD-049-25
ISSUE NUMBER
Q 16-12-25 SDAU CLARIFICATION 1
P 21-11-25 DA SUBMISSION
O 11-11-25 FOR INFORMATION
N 10-09-25 GAWA REVIEW
M 25-09-25 DoC REVIEW
L 09-09-25 SDAU PRE-LODGEMENT
K 18-08-25 DoC UPDATE
J 14-08-25 DoC UPDATE
STAGE:
DESIGN DEVELOPMENT & DA
DRAWING:
LOCATION PLAN
NORTH:
SCALE: 1:500
DRAWING: A101
JOB #: 2424
ISSUE Q



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PROJECT:
CHARLES STREET APARTMENTS

CLIENT:
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ADDRESS:
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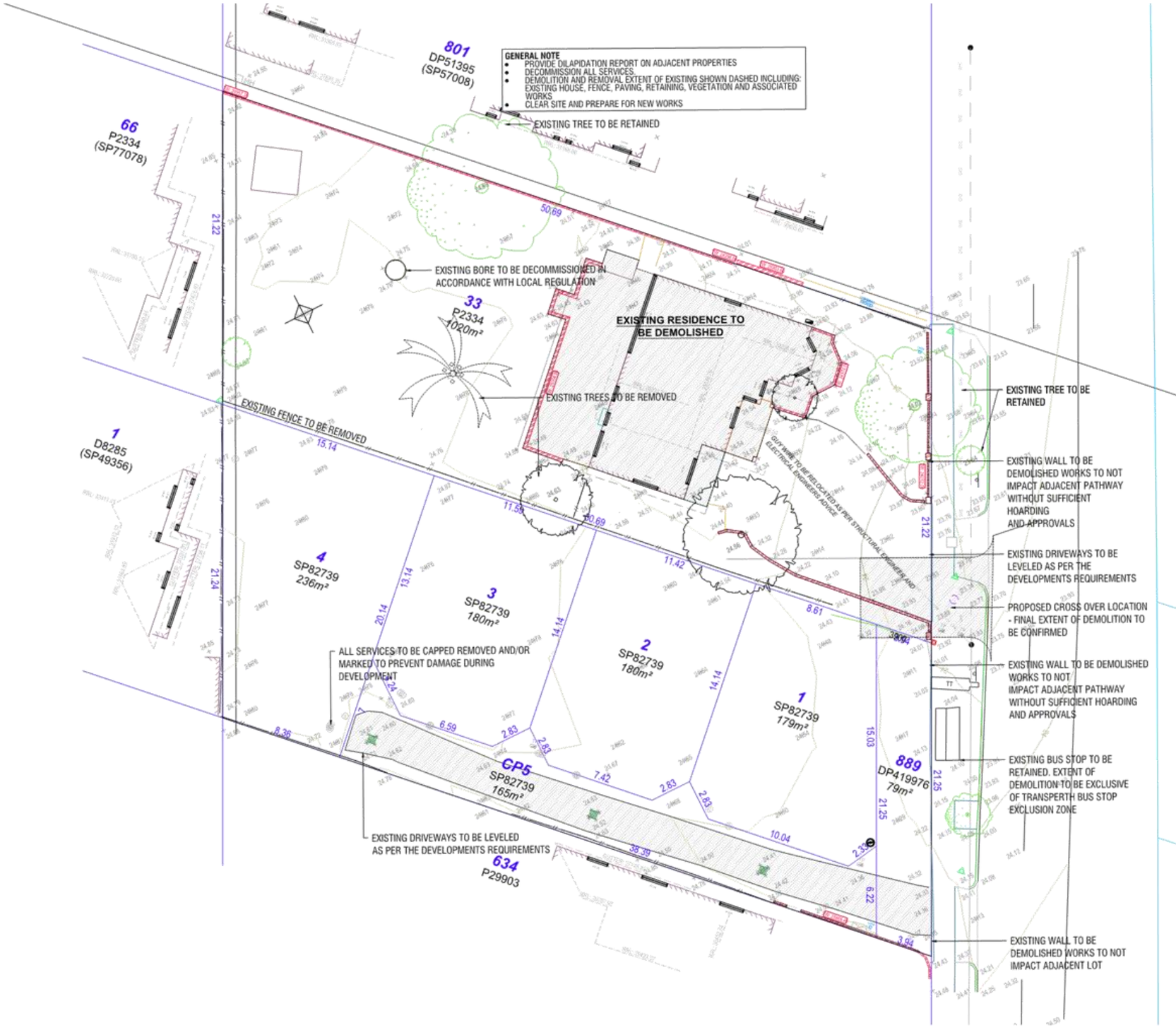
	L	09-09-25	SDAU PRE-LODGEMENT
	K	18-08-25	DoC UPDATE
	J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
SURVEY PLAN
KR SURVEYS

NORTH:

SCALE: 1:250
DRAWING: A102
JOB #: 2424 ISSUE Q



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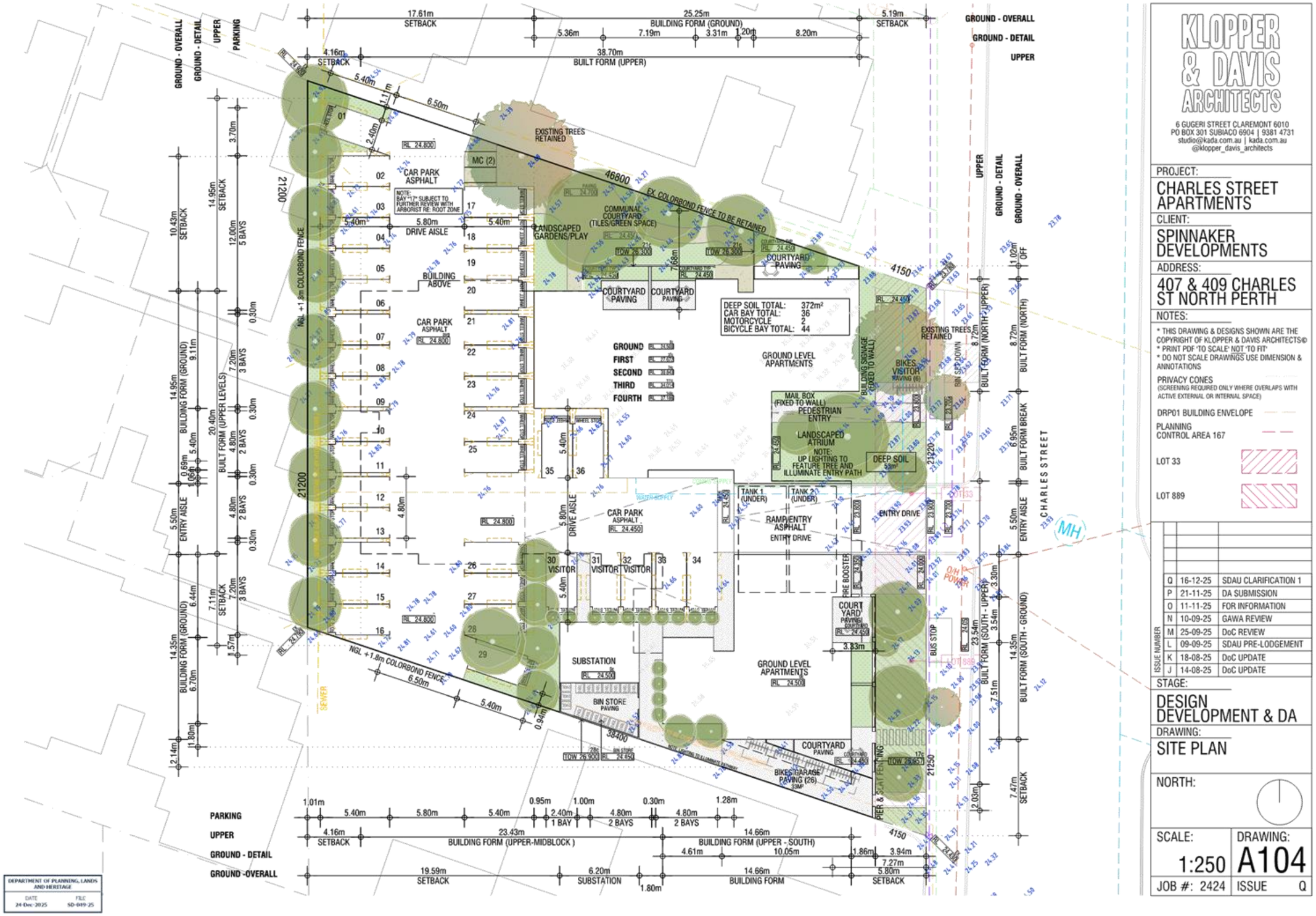
	K	18-08-25	DoC UPDATE
	J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
DEMOLITION PLAN

NORTH:

SCALE: 1:250
DRAWING: A103
JOB #: 2424
ISSUE Q



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PRIVACY CONES
(SCREENING REQUIRED ONLY WHERE OVERLAPS WITH ACTIVE EXTERNAL OR INTERNAL SPACE)

DRP01 BUILDING ENVELOPE

PLANNING CONTROL AREA 167

LOT 33

LOT 889

ISSUE NUMBER		
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J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

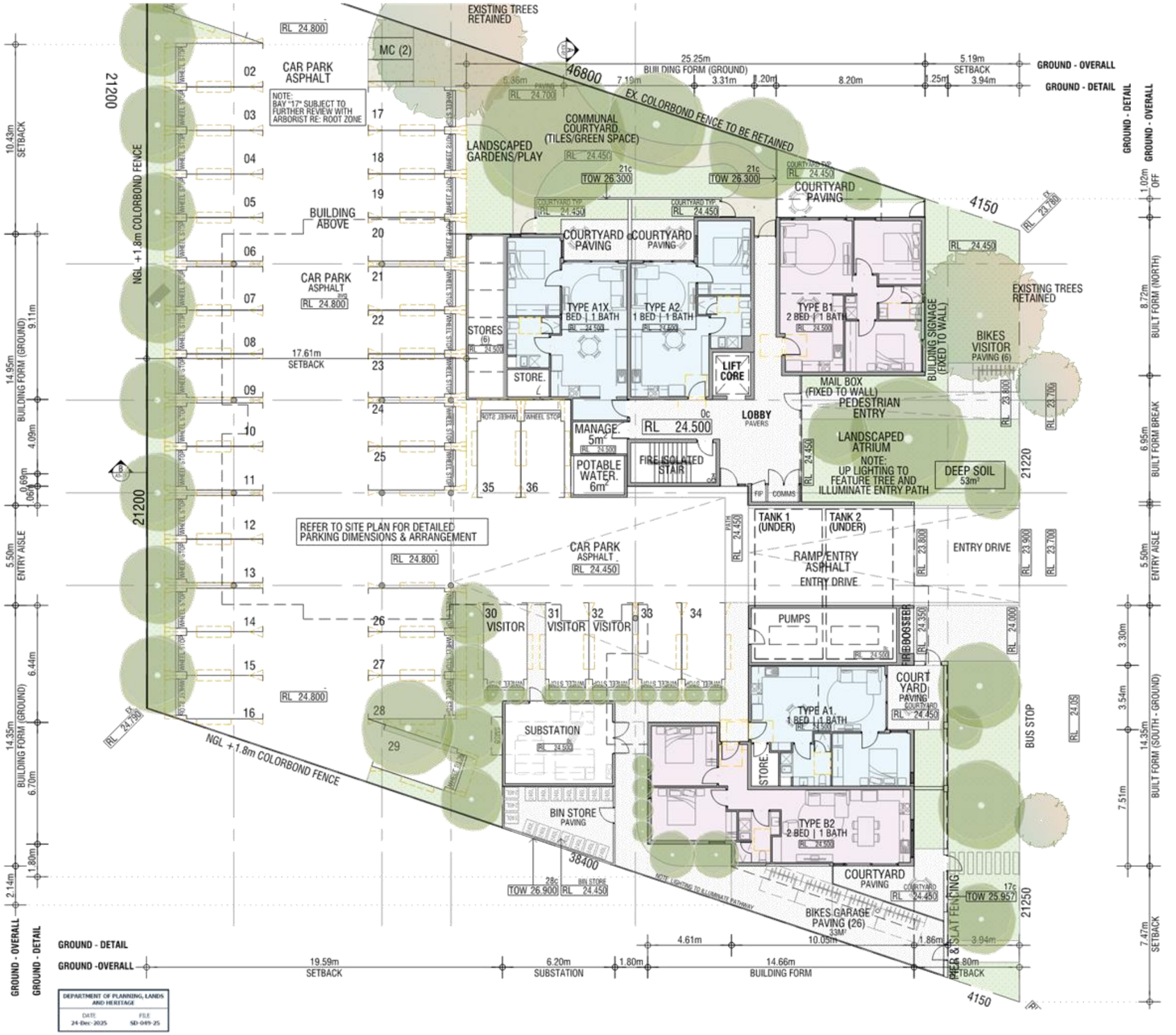
DRAWING:
SITE PLAN

NORTH:

SCALE: 1:250

DRAWING: A104

JOB #: 2424 ISSUE Q



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APARTMENTS

A1:	1 BEDROOM X 1 BATH	(48m²/ 9m²)
A2:	1 BEDROOM X 1 BATH	(48m²/9m²)
A3:	1 BEDROOM X 1 BATH	(47m²/10m²)
B1:	2 BEDROOM X 1 BATH	(65m²/22m²)
B2:	2 BEDROOM X 1 BATH	(68m²/11m²)
B3:	2 BEDROOM X 1 BATH	(67m²/10m²)
B4:	2 BEDROOM X 1 BATH	(68m²/13m²)
B6:	2 BEDROOM X 1 BATH	(64m²/13m²)

ALL APARTMENTS EXCEED/MEET SILVER LIVABLE STANDARD

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J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
FIRST FLOOR PLAN
LEVEL 0: RL 24.500 0c

NORTH:

SCALE: 1:200

DRAWING: A105

JOB #: 2424 ISSUE Q



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J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
FIRST FLOOR PLAN
LEVEL 1: RL 27.672 **37c**

NORTH:

SCALE: 1:200

DRAWING: A106

JOB #: 2424

ISSUE Q



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ALL APARTMENTS EXCEED/MEET SILVER LIVABLE STANDARD

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L	09-09-25	SDAU PRE-LODGEMENT
K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
SECOND FLOOR PLAN
LEVEL 2: RL 30.843 **74c**

NORTH:

SCALE: 1:200

DRAWING: A107

JOB #: 2424

ISSUE Q



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B4:	2 BEDROOM X 1 BATH	(68m²/13m²)
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ALL APARTMENTS EXCEED/MEET SILVER LIVABLE STANDARD

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K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
THIRD FLOOR PLAN
LEVEL 3: RL 34.014 **111c**

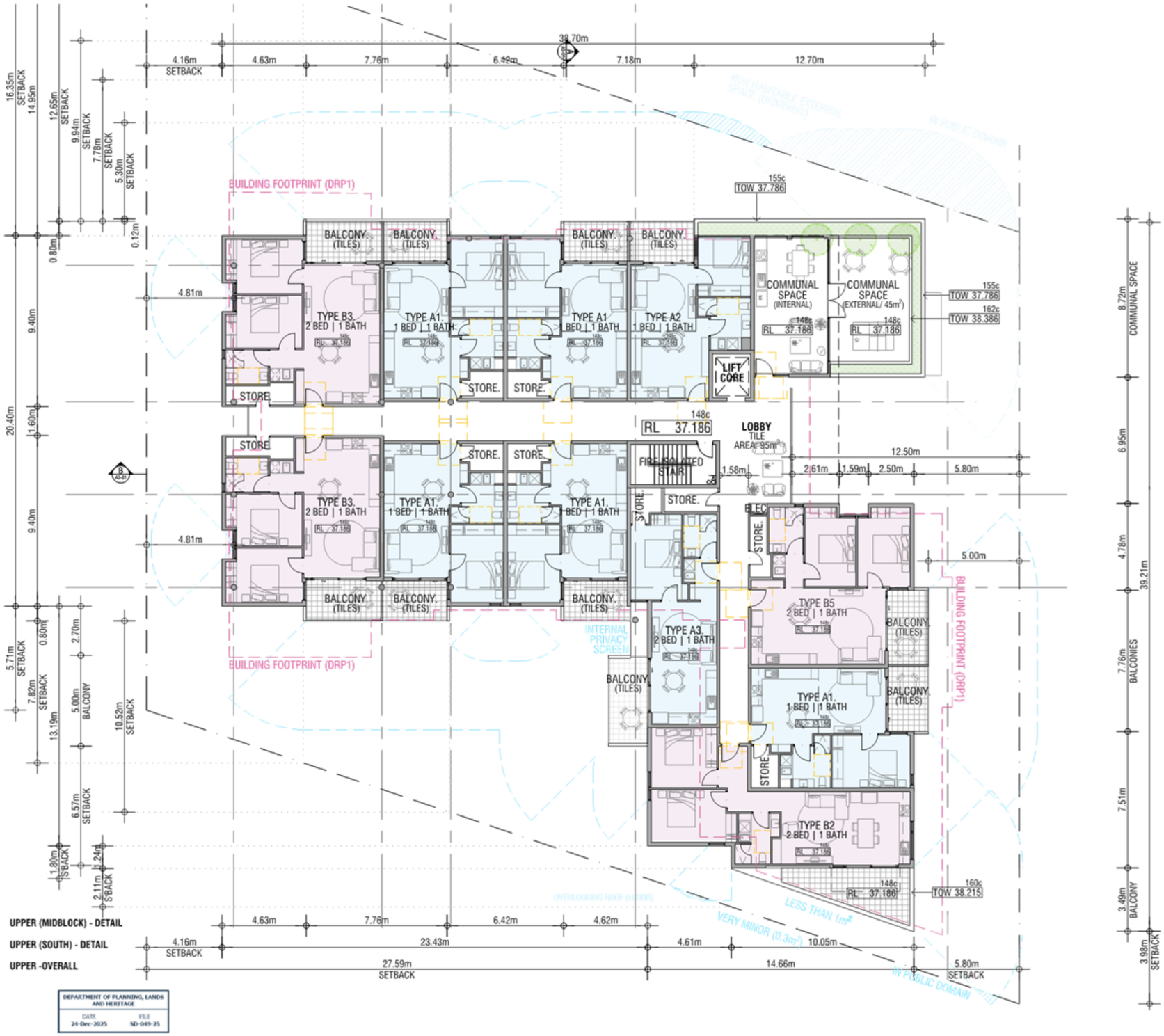
NORTH:

SCALE: 1:200

DRAWING: A108

JOB #: 2424

ISSUE Q



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APARTMENTS

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B6:	2 BEDROOM X 1 BATH	(64m²/13m²)

ALL APARTMENTS EXCEED/MEET SILVER LIVABLE STANDARD

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L	09-09-25	SDAU PRE-LODGEMENT
K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
FOURTH FLOOR PLAN
LEVEL 4: RL 37.186 **148c**

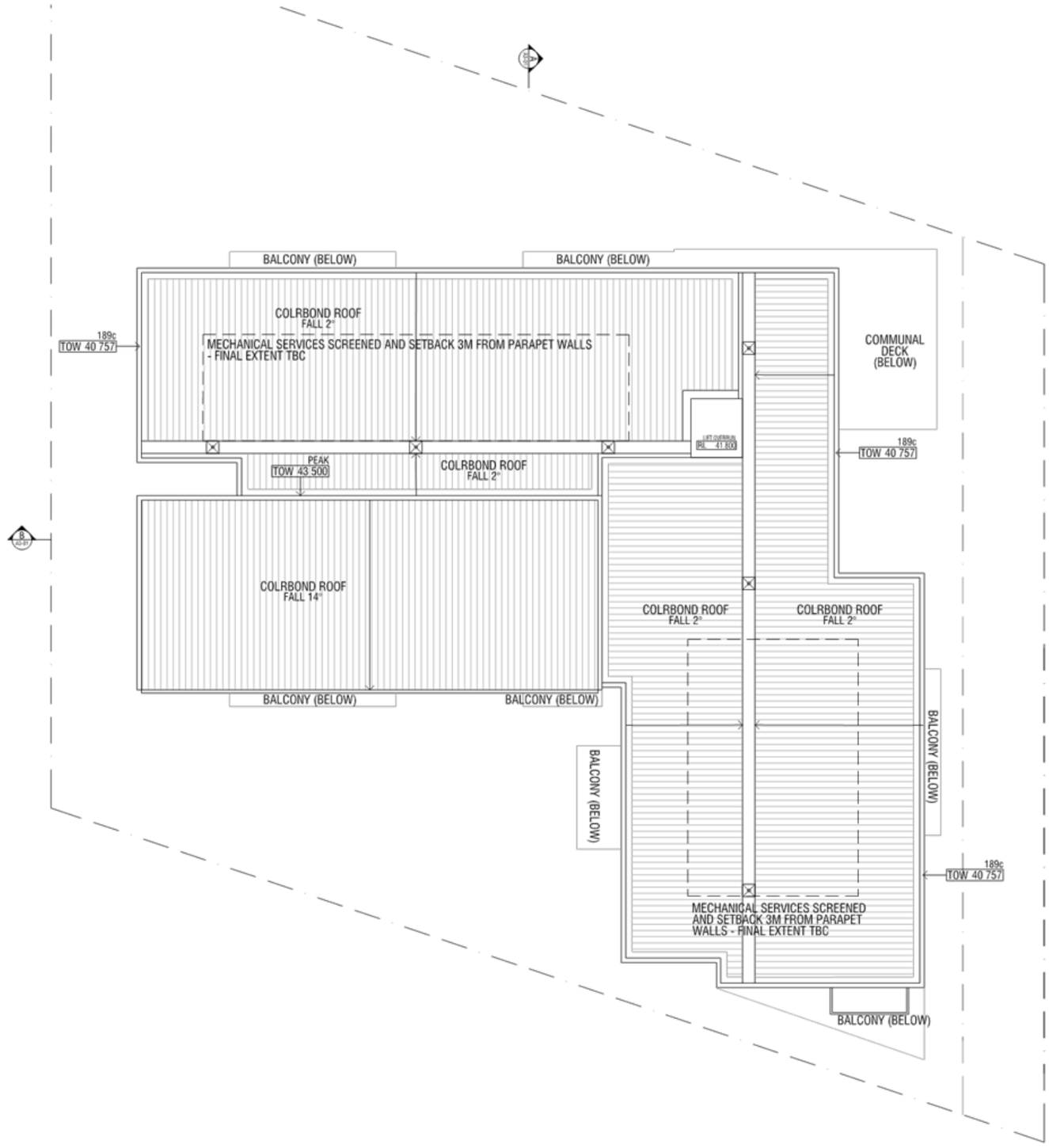
NORTH:

SCALE: 1:200

DRAWING: A109

JOB #: 2424

ISSUE Q



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K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
ROOF PLAN

NORTH:

SCALE: 1:200

DRAWING: A110

JOB #: 2424 ISSUE Q



RM1 TROWEL-ON ACRYLIC TEX. COAT FINISH COLOUR 1	**RM2** TROWEL-ON ACRYLIC TEX. COAT FINISH COLOUR 2	**PC1** PAINTED CONCRETE COLOUR 1
FB1 FACE BRICKWORK	**HM1** HIT & MISS BRICK PATTERN (PERMEABLE)	**PB1** PAINTED BRICK WORK (COLOUR 3)
AG POWDER COATED ALUMINIUM GLAZING SYSTEMS	**CB1** COLOURBOND SHEET METAL (COLOUR 1)	**CB2** COLOURBOND SHEET METAL (COLOUR 2)
CHN CYCLONE MESH OR SIMILAR	**BAL** POWDER COATED BALLUSTRADE (COLOUR 1)	**VPS1** ALUMINIUM FLASHING (COLOUR TO MATCH ARCHITECTURAL WALL)

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J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
ELEVATION SHEET 1 WEST & SOUTH

NORTH:

SCALE: 1:200

DRAWING: A201

JOB #: 2424

ISSUE Q



EAST (CHARLES STREET) ELEVATION



NORTH ELEVATION

RM1	TROWEL-ON ACRYLIC TEX. COAT FINISH COLOUR 1	
RM2	TROWEL-ON ACRYLIC TEX. COAT FINISH COLOUR 2	
PC1	PAINTED CONCRETE COLOUR 1	
FB1	FACE BRICKWORK	
HM1	HIT & MISS BRICK PATTERN (PERMEABLE)	
PB1	PAINTED BRICK WORK (COLOUR 3)	
AG	POWDER COATED ALUMINIUM GLAZING SYSTEMS	
CB1	COLOURBOND SHEET METAL (COLOUR 1)	
CB2	COLOURBOND SHEET METAL (COLOUR 2)	
CHN	CYCLONE MESH OR SIMILAR	
BAL	POWDER COATED BALLUSTRADE (COLOUR 1)	
VPS1	ALUMINIUM FLASHING (COLOUR TO MATCH ARCHITECTURAL WALL)	

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STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
ELEVATION SHEET 2 NORTH & EAST

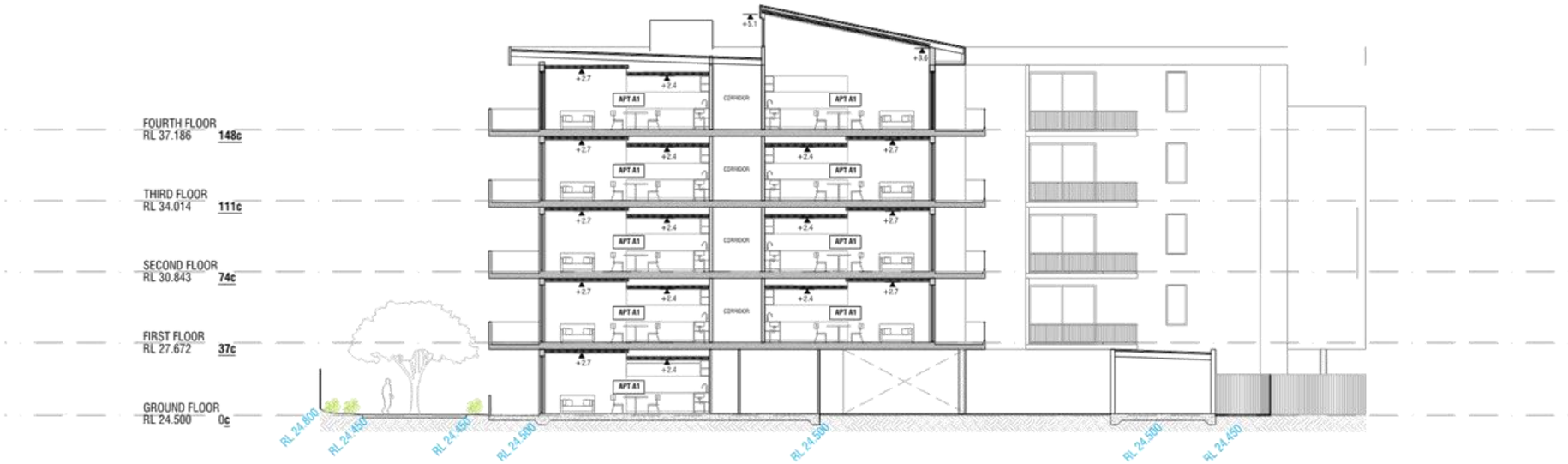
NORTH:

SCALE: 1:200

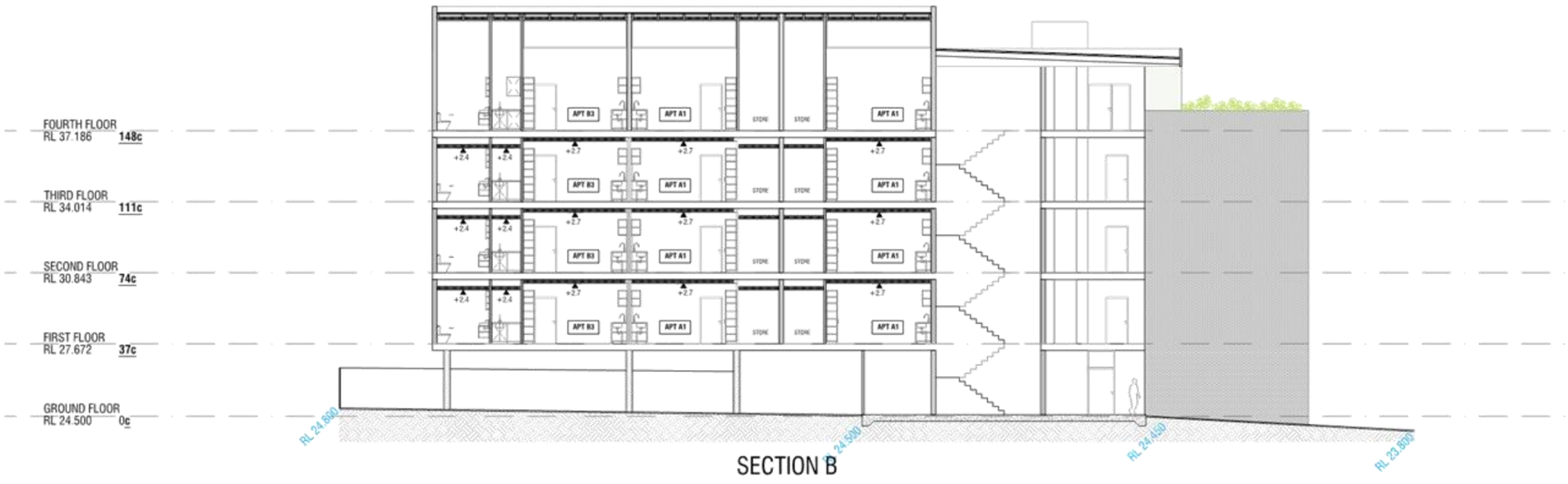
DRAWING: A202

JOB #: 2424

ISSUE Q



SECTION A



SECTION B

RM1 TROWEL-ON ACRYLIC TEX. COAT FINISH COLOUR 1	**RM2** TROWEL-ON ACRYLIC TEX. COAT FINISH COLOUR 2	**PC1** PAINTED CONCRETE COLOUR 1	**FB1** FACE BRICKWORK	**HM1** HIT & MISS BRICK PATTERN (PERMEABLE)	**PB1** PAINTED BRICK WORK (COLOUR 3)	**AG** POWDER COATED ALUMINIUM GLAZING SYSTEMS	**CB1** COLOURBOND SHEET METAL (COLOUR 1)	**CB2** COLOURBOND SHEET METAL (COLOUR 2)	**CHN** CYCLONE MESH OR SIMILAR	**BAL** POWDER COATED BALLUSTRADE (COLOUR 1)	**VPS1** ALUMINIUM FLASHING (COLOUR TO MATCH ARCHITECTURAL WALL)

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STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
SECTION SHEET 1
A & B

NORTH:

SCALE: 1:200

DRAWING: A301

JOB #: 2424

ISSUE Q



INDICATIVE STREET SECTION

SCALE 1:500



INDICATIVE STREET CONTEXT RENDER



INDICATIVE STREET CONTEXT RENDER

KLOPPER & DAVIS ARCHITECTS
6 GUGERI STREET CLAREMONT 6010
PO BOX 301 SUBIACO 6904 | 9381 4731
studio@kada.com.au | kada.com.au
@klopper_davis_architects

PROJECT:
CHARLES STREET APARTMENTS

CLIENT:
SPINNAKER DEVELOPMENTS

ADDRESS:
407 & 409 CHARLES ST NORTH PERTH

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 24-Dec-2025 FILE SD-049-25

ISSUE NUMBER		
Q	16-12-25	SDAU CLARIFICATION 1
P	21-11-25	DA SUBMISSION
O	11-11-25	FOR INFORMATION
N	10-09-25	GAWA REVIEW
M	25-09-25	DoC REVIEW
L	09-09-25	SDAU PRE-LODGEMENT
K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
APPENDICES
STREET ELEVATIONS

NORTH:

SCALE: 1:500

DRAWING: A401

JOB #: 2424

ISSUE Q

CALCULATIONS

PLOT RATIO AREA CALCULATIONS

GROUND	PLOT RATIO AREA :	317m²
LEVEL 01	PLOT RATIO AREA :	735m²
LEVEL 02	PLOT RATIO AREA :	735m²
LEVEL 03	PLOT RATIO AREA :	735m²
LEVEL 04	PLOT RATIO AREA :	658m²

TOTAL AREA PLOT RATIO AREA:
3180m²

TOTAL LOT AREA:
2032m²

PLOT AREA RATIO:
1.5

EXPLANATORY TEXT

DIAGRAM

THE DIAGRAMS OUTLINED PROVIDE ILLUSTRATIONS OF THE PLOT RATIO AREA CALCULATED FOR THIS PROJECT AND ALIGN WITH THE DEFINITIONS PROVIDED BY THE RESIDENTIAL DESIGN CODES VOLUME 2. 2024

RATIO AREA DEFINITION

THE GROSS TOTAL AREA OF ALL FLOORS OF BUILDINGS ON A DEVELOPMENT SITE, INCLUDING THE AREA OF ANY INTERNAL AND EXTERNAL WALLS BUT NOT INCLUDING:

- THE AREAS OF ANY LIFT SHAFTS
- STAIRS OR STAIR LANDINGS COMMON TO TWO OR MORE DWELLINGS
- MACHINERY, AIR CONDITIONING AND EQUIPMENT ROOMS
- SPACE THAT IS WHOLLY BELOW NATURAL GROUND LEVEL
- AREAS USED EXCLUSIVELY FOR THE PARKING OF WHEELED VEHICLES AT OR BELOW NATURAL GROUND LEVEL;
- STOREROOMS
- LOBBIES, BIN STORAGE AREAS, PASSAGEWAYS TO BIN STORAGE AREAS OR AMENITIES AREAS COMMON TO MORE THAN ONE DWELLING; AND
- BALCONIES, EAVES, VERANDAHS, COURTYARDS AND ROOF TERRACES



TOTAL AREA PLOT RATIO AREA (GROUND LEVEL)
317m²



TOTAL AREA PLOT RATIO AREA (LEVELS 1)
735m²



TOTAL AREA PLOT RATIO AREA (LEVELS 2)
735M²



TOTAL AREA PLOT RATIO AREA (LEVELS 3)
735M²



TOTAL AREA PLOT RATIO AREA (LEVEL 4)
658m²

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STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
APPENDICES
PLOT AREA CALCULATIONS

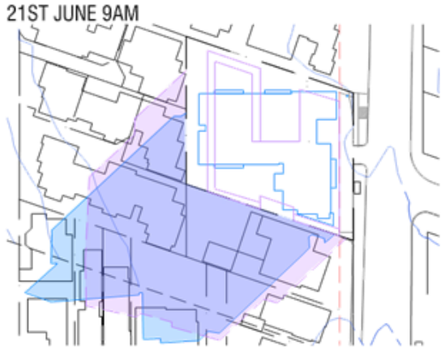
NORTH:

SCALE: 1:500

DRAWING: A402

JOB #: 2424 ISSUE Q

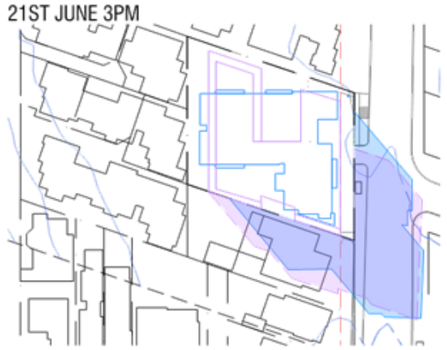
21ST JUNE 9AM



21ST JUNE 12PM



21ST JUNE 3PM



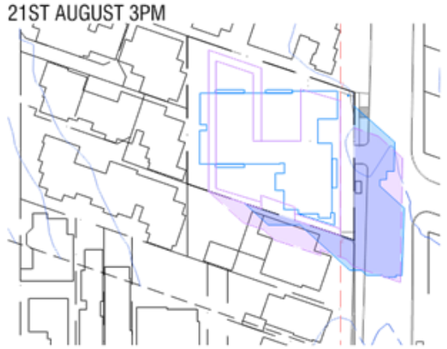
21ST AUGUST 9AM



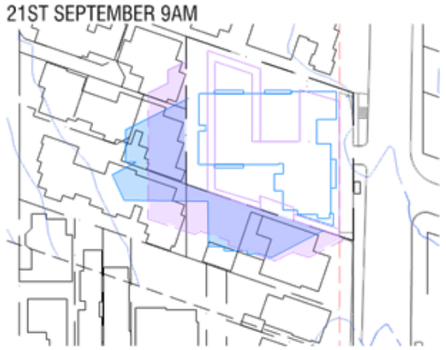
21ST AUGUST 12PM



21ST AUGUST 3PM



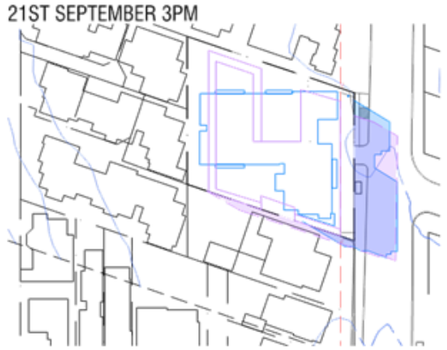
21ST SEPTEMBER 9AM



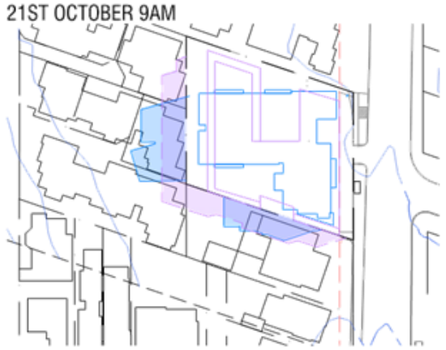
21ST JUNE 12PM



21ST SEPTEMBER 3PM



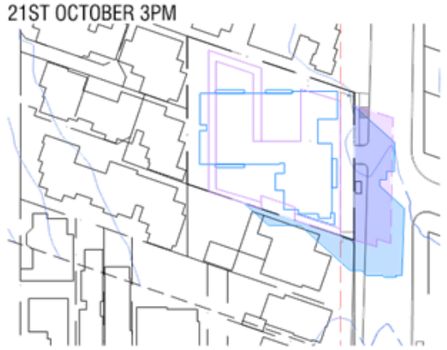
21ST OCTOBER 9AM



21ST OCTOBER 12PM



21ST OCTOBER 3PM



DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 24-Dec-2025 FILE SD-049-25

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COMPLIANT BUILDING ENVELOPE SHADOW CAST* *
(AS SPECIFIED IN PART 11B SIGNIFICANT DEVELOPMENT PATHWAY APPLICATION GUIDE)

PROPOSED DEVELOPMENT SHADOW CAST

COMMON OVERSHADOWING BETWEEN COMPLIANT BUILDING ENVELOPE AND PROPOSED DEVELOPMENT

ISSUE NUMBER		
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J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
APPENDICES
OVERSHADOWING

NORTH:

SCALE: N/A
DRAWING: A403

JOB #: 2424
ISSUE Q

CHARLES & ELIZABETH
RESIDENTIAL APARTMENTS

REVISION		O	ADDRESS		407 & 409 Charles Street, North Perth
ISSUED		16/12/2025 DA SUBMISSION Reference DWG Rev_Q			

THE INFORMATUION PROVIDED IS INDICATIVE ONLY. IT IS BASED UPON PRELIMINARY CONCEPT PLANS.
DUE CONSIDERATION SHOULD BE GIVEN TO THE TIMEFRAME WITHIN WHICH THESE PLANS WERE DEVELOPED WHEN ASSESSING THE EFFICACY OF THE INFORMATION PROVIDED.

KLOPPER AND DAVIS RETAIN THE INTELLECTUAL PROPERTY OF THIS INFORMATION.

FECA - FULLY ENCLOSED BUILDING AREA **INCLUDING WALLS & STRUCTURE,** EXCLUDING VOIDS
UCA - EXTERNAL UNENCLOSED BUILDING AREAS INCLUDING UNCOVERED BALCONY & ROOF DECK AREAS
GBA - GROSS BUILDING AREA (THE SUM OF THE TWO)

KLOPPER & DAVIS ARCHITECTS

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 24-Dec-2025 FILE SD-049-25

FLOOR	SITE: NUMBER OF FLOORS	SITE: DEEP SOIL AREA OVERHANG	SITE: DEEP SOIL AREA OVERSTRUCTURE	SITE: COMMUNAL OPEN SPACE	PER FLOOR AREAS: FECA ENCLOSED BUILDING AREA (GROSS)	PER FLOOR AREAS: UCA UNENCLOSED BUILDING AREA (GROSS)	PER FLOOR AREAS: GBA GROSS BUILDING AREA
GROUND	1	327	0	326	454	655	1109
TYPICAL	3	0	0	29	795	217	1012
FOURTH	1	0	13	64	752	252	1004
SUB-TOTALS	5	327	13	352			
TOTALS		16%		17%	3591	1558	5149
DELTA					13	34	47

FLOOR	UNIT MIX: A0 1X1 #	A0 STRATA	A0 BALC.	A2 1X1 #	A2 STRATA	A2 BALC.	A3 1X1 #	A3 STRATA	A3 BALC.	B1 2X1 #	B1 STRATA	B1 BALC.	B2 2X1 #	B2 STRATA	B2 BALC.	B3 2X1 #	B3 STRATA	B3 BALC.	B4 2X1 #	B4 STRATA	B4 BALC.
GROUND	2	97	16	1	49	8	-	-	-	1	64	22	1	69	11	-	-	-	-	-	-
TYPICAL	15	731	123	3	148	24	3	141	30	-	-	-	3	206	34	9	590	84	3	205	30
FOURTH	5	244	41	1	49	8	1	47	10	-	-	-	1	69	11	3	197	28	-	-	-
SUB-TOTALS																					
TOTALS	22	41.5%		5	9.4%		4	7.5%		1	1.9%		5	9.4%		12	22.6%		3	5.7%	
DELTA	-9			5			-31			1			5			12			3		30

FLOOR	PARKING & STORES: B0 2X1 #	B0 STRATA	B0 BALC.	CAR DIRECT	CAR TANDEM	MOTORCYCLE	BIKES	STORES #	STORES AREA
GROUND	-	-	-	36	-	2	32	8	24
TYPICAL	3	133	28	-	-	-	-	33	132
FOURTH	1	64	9	-	-	-	-	11	44
SUB-TOTALS									
TOTALS	4	258	37	36	-	2	32	52	200
DELTA		-15		-1			13	-	12

FLOOR	TOTALS: APARTMENT NUMBERS	BALCONIES	FECA FULLY ENCLOSED BUILDING AREA (GROSS)	UCA UNENCLOSED BUILDING AREA (GROSS)	GBA GROSS BUILDING AREA	STRATA AREA RESIDENTIAL (*INTERNAL UNIT AREA)	PLOT RATIO RESIDENTIAL (*ASSUME STRATA X 1.05)	PLOT RATIO COMMERCIAL (*ASSUME 60% PR)	PLOT RATIO TOTAL
GROUND	5	58	454	655	1109	279	317		317
TYPICAL	36	353	2385	651	3036	2213	2205		2205
FOURTH	12	107	752	252	1004	669	658		658
SUB-TOTALS									
TOTALS	53	518	3591	1558	5149	3161	3180	0	3180
DELTA	1		11	118	129				257

UNIT MAKE-UP		41.5%		9.4%		7.5%		2%		9.4%		22.6%		5.7%		7.5%		36			Site Area		2032		
UNIT MIX		22	41.5%	5	9.4%	4	7.5%	1	1.9%	5	9.4%	12	22.6%	3	5.7%	4	7.5%				Plot Ratio		1.56	0.00	1.56

MINUTES

CITY OF VINCENT

DESIGN REVIEW PANEL MINUTES
Wednesday 12 February 2025 at 3:30pm
Venue: Committee Room
City of Vincent
Administration and Civic Centre
244 Vincent Street Leederville

Meeting Attendees	
Design Review Panel Members	• Simon Venturi – Chairperson • Dominic Snellgrove – Deputy Chairperson • Munira Mackay
City of Vincent Officers	• Karsen Reynolds – A/Manager Development and Design • James Jago – A/Coordinator Planning Services • Scout Walsh – Senior Urban Planner
Proponent Team	Item 3.2 • Sam Klopper – Klopper and Davis Architects • Corey Sleeman – Klopper and Davis Architects • Ben Doyle – Planning Solutions • Jacqui Hall – Planning Solutions • Lucas Berry – Spinnaker Developments

Meeting Minutes	
1	**Welcome and Declaration of Meeting Opening** Simon Venturi declared the meeting open at 5:00pm
2	**Apologies** Damien Pericles (Declared a Conflict)
3	**Meeting Business**

[redacted]

3.2	**Item 3.2** Address: No. 407 and 409 Charles Street, North Perth Proposal: Multiple Dwelling Development Applicant: Klopper & Davis Architects Reason for Referral: Pre-lodgement

DRP Comments 12 February 2025	
Overall	The proposal is generally of a high quality and supported pending the applicant providing some further information and developing the proposal further to address comments in a few Principles as noted below.
Further review	The proposal should be returned to the DRP to address the matters raised by the Panel.

Summary:	The social housing use is supported by the DRP as a community benefit and considered to be in an appropriate location. The DRP is generally supportive of the proposal with some key areas to be developed further and addressed as follows • Understand the impact on the amenity of the development of the nil setback to Charles Street following the ceding of the road widening area • The bulk and scale transition to the rear western properties and context • Improving the legibility of the pedestrian entry • Increasing the amount of communal space on the site • Engaging professionals and providing further information in relation to Landscaping and ESD The DRP's role is to provide design advice to the City of Vincent to inform the City's assessment and determination of planning applications. The DRP's advice is not planning advice and the DRP's support for the above principles will not fetter the final recommendation of the City made in respect to the application for planning approval. This is particularly relevant to the height and setbacks proposed which do not achieve the acceptable outcomes of the City's Built Form Policy and is required to be assessed against the relevant objectives of the planning framework. This should be discussed separately with the City following the receipt of the DRP minutes.
Design quality evaluation	
	Supported
	Pending further attention – refer to detailed comments provided
	Not supported
	Insufficient information for comments to be able to be provided.
Strengths of the Proposal	
• The development is a valuable community benefit providing affordable and social housing. • The development is considered to be in an appropriate location for the use. • Development of this nature could act as a catalyst for increased future density along Charles Street. • The massing of the building on the Charles Street interface is supportable. • The atrium entry recess in the front façade assists in breaking down the bulk and scale on Charles Street. • The simple efficient L shape built form addresses and activates the streetscape. • The development provides high levels of passive surveillance of the streetscape. • One crossover on the site is supported. • Car parking is concealed from the public realm behind built form. • The proposed parking shortfall appears supportable based on the use, proximity to public transport and generous bicycle parking being provided. • Landscaping is used as a buffer to the adjoining properties on the sides and rear. • The proposed retention of existing trees on the site is supported and commended. • Soft landscaping provided in the atrium entry area contributes positively to the streetscape. • The temporary landscaped use of the road widening area is supported pending further liaison with Main Roads. • The rooftop communal open space is positioned with a northern aspect. • Calculations in relation to resident amenity required under the planning framework are being considered at an early stage. • The internal apartment planning is generally functional and well arranged. • Considering the social housing use apartment product diversity is positive. • Future product flexibility has been considered with minimal alterations required to generate twin key apartments. • The floorplans relate to the structural grid which will assist in ensuring the project can be delivered. • Generous corridors, lift lobbies and recessed entrances to apartments. • The external architectural language has clear proportions of a base, middle and top • The proposal employs a subtle-high quality materiality palette responding to the surrounding context. • Public art opportunities are being explored at an early stage. • AC plant is located on the roof and screened.	
Design Principles	

Principle 1 - **Context and character**		***Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.***
	•	No comments. Supported.
Principle 2 - **Landscape quality**		***Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.***
	•	The indicative landscaping currently shown is generally supported however the applicant is encouraged to engage a Landscape Architect to provide further information in the form of generating a comprehensive Landscape Plan for the project.
Principle 3 - **Built form and scale**		***Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.***
	•	The proposal is generally seeking some significant departures from the planning framework establishing a responsibility to generate a high quality outcome and treat the most sensitive interface (the rear west transition into lower density areas) sympathetically.
	•	The non-compliant rear (west) interface currently appears abrupt (sheer blank 5-storey walls) and requires further consideration to reduce the bulk and scale impact on the western adjoining properties which are 2-storey strata titled and unlikely to be developed in the near future. The applicant is encouraged to consider removing the two rear apartments on the upper level to assist further with the transition to the western adjoining properties.
	•	The Panel and City is of the opinion the Charles Street road widening may occur in the future. If the road widening area were reclaimed the building would have a nil setback which would have implications in terms of the amenity of the bedrooms, living areas and balconies fronting Charles Street as well as functional aspects such as a rubbish collection area. The applicant is encouraged to increase the front setback to allow for these aspects.
	•	Additional drawings including sections and a roof plan will be of assistance to further establish the impact of the built form on the surrounding properties.
Principle 4 - **Functionality and build quality**		***Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.***
	•	No comments. Supported.
Principle 5 - **Sustainability**		***Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.***
	•	The applicant is encouraged to engage an ESD professional to consider ESD in a holistic way, generate a comprehensive ESD report and consider integrating further ESD initiatives into the project.
	•	The applicant is also encouraged to consider adding shading devices to the eastern and western windows to improve passive shading of those openings.
Principle 6 - **Amenity**		***Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.***
	•	Consider introducing additional windows to improve the internal amenity for residents. These include windows to the upper levels of the southern wall where the public artwork is currently proposed and to the upper levels of the walls adjacent to the landscaped atrium entry.
	•	The apartments in the centre of the building have the potential to generate good cross ventilation due to the open communal corridors. The applicant is encouraged to explore fire compliance to confirm if openable windows can be added to the kitchens or above the entrance doors so residents don't need to leave the front door open to achieve cross ventilation.
	•	The size of the communal space currently appears minimal in proportion to the size of the development. The applicant is encouraged to design the landscaped atrium entry space as a usable landscaped communal space to compliment the rooftop deck.
	•	The location of the substation currently impacts on the amenity and north light access to the courtyards for the two adjacent ground level apartments. Consider opportunities to reposition the substation to reduce the impact on the adjacent courtyards.
	•	The solar access and natural ventilation is very close to complying with planning framework requirements. Considering Velux roof lights to southern apartments at upper level to potentially achieve compliance.
	•	The upper level communal space would benefit from a proportion of roof cover or shade.

	• The B01 and B02 apartment bathrooms appear tight and could be improved in terms of their generosity. • The layout of the robe and window in the B01 apartment Bed 2 is awkward and could be modified to more comfortably fit a bed within the room. • Consider introducing access from the bedrooms of apartments to adjoining balconies. • Consider switching the door swing for apartment A01.
Principle 7 - **Legibility**	***Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.***
	• The applicant is encouraged to improve the legibility of the ground floor pedestrian entry. Residents and visitors currently approach down a fairly long pathway towards the services / post boxes then dog-leg to enter. There is an opportunity for the entry to approach down the middle of the atrium entry space with the door directly facing the streetscape. Note also the comment above about the use of the recessed entry area as a possible communal open area. • The legibility of the pedestrian entrance may also be improved by the placement of trees and landscaping on either side of the relocated central pedestrian pathway. • Introducing direct pedestrian entrances from the ground floor apartments to the streetscape would be beneficial for those apartments and improve ground level streetscape interactivity. • The proposed vehicle access gate appears solid and dark. Recommend considering a lighter visually permeable gate in this location. • Recommend the entry for bicycles is provided concurrently with the pedestrian entry.
Principle 8 - **Safety**	***Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.***
	• No comments. Supported
Principle 9 - **Community**	***Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.***
	• The applicant is commended for considering public art at an early stage. Some locations such as the mural at the rear of the site may not comply with the City's PfA requirements in terms of their visibility from the public realm. The applicant is encouraged to further articulate the large blank walls at the rear of the site and explore alternative public art opportunities / locations.
Principle 10 - **Aesthetics**	***Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.***
	• No comments. Supported
Other comments provided by City Officers	
• The City has provided preliminary comments on the development. • Overall, the City is supportive of the development and its direction that aligns with the City's strategic direction for Charles Street. • Before progressing to further DRP meetings and lodgement, the City recommends meeting with the City to discuss the planning items outlined in the preliminary comments. • We recommend early engagement occurs with Main Roads WA, Public Transport Authority and Western Power, particularly in relation to the existing power pole in the verge adjacent to the subject site and the requirements for waste collection.	

[redacted]

4	**Meeting Close** Simon Venturi closed the meeting at 6:00pm. The next meeting is scheduled to be held on 26 February 2025.

MINUTES

CITY OF VINCENT

DESIGN REVIEW PANEL ASSESSMENT
Wednesday 4 February 2026

Design Review Panel Member	Simon Venturi – Co-Chairperson
City of Vincent Officer	Michael Hancock
Proponent Team	Sam Klopper – Klopper and Davis Architects Ben Doyle – Planning Solutions Lucas Berry – Spinnaker Developments

1.0	Address: No. 407 and 409 Charles Street, North Perth Proposal: Multiple Dwelling Development Applicant: Klopper & Davis Architects

DRP Comments 4 February 2026

Overall	The proposal is generally of a high quality and supported pending some relatively minor design refinement to address items noted in the Built Form & Scale as well as Amenity Principles.
Summary:	The proposed social housing use is supported as a genuine community benefit and considered to be in an appropriate location. Additional information has been provided in relation to the Landscape Quality as well as Sustainability Principles and changes have been made to address a large number of the Panel's previous recommendations. The DRP is supportive of the proposal with some recommendations for design refinement as follows; • Given planning framework discretion in relation to height is being sought the applicant is encouraged to reduce the extent of built form on the upper level west side to transition down to the adjacent existing residential properties • Introduce a transition / recess to bathrooms opening out directly into living spaces, improve natural light access as well as outlook for the Apartment A3 bedroom window, improve the level of separation / privacy between the A3 Apartment balcony and adjoining balcony and ensure all bedrooms achieve min. 3m dimensions The DRP's role is to provide design advice to the City of Vincent to inform the City's assessment and determination of planning applications. The DRP's advice is not planning advice and the DRP's support for the above principles will not fetter the final recommendation of the City made in respect to the application for planning approval. This is particularly relevant to the height and setbacks proposed which do not achieve the acceptable outcomes of the City's Built Form Policy and is required to be assessed against the relevant objectives of the planning framework. This should be discussed separately with the City following the receipt of the DRP minutes.
Design quality evaluation	
	Supported
	Pending further attention – refer to detailed comments provided
	Not supported
	Insufficient information for comments to be able to be provided.
Strengths of the Proposal (based on changes)	

• Built form has been setback a further 1m from Charles Street to generate a buffer if road widening occurs in the future • Ground level apartments facing the streetscape now have direct access to / from the street • A Landscape Architect has been engaged and a Landscape Plan has been provided for the project • An Arborist's Report has been included supporting the retention of existing trees on the site (pending some further actions / requirements noted in the report) • Deep soil area on the site has increased • An ESD professional has been engaged and an ESD Strategy / Report has been provided for the project • Active ESD initiatives are being integrated into the proposal including all-electric development (no gas), future EV charging provisions, high performance glazing, ceiling fans, light coloured roofing and the project will achieve high NatHERS ratings • A roofplan and sections have been included in the drawing package • The ground level substation and services on the north side that previously impacted on the amenity as well as north light access to the courtyards of the adjacent ground level apartments has been relocated • Some additional north facing windows have added to generate greater north access • Additional south facing windows have been added to some apartments to increase cross ventilation • A number of wardrobes and bathrooms have been increased in size within apartments • The open ends of the communal corridors on the west façade have been recessed further back to improve the visual privacy impact on the adjacent west side property • The length of the façade facing the west boundary has decreased from the previous version • An enclosed communal space has been added on the rooftop deck providing additional amenity for residents • An additional north facing communal space has been added at ground level in the north setback • The main pedestrian entrance has been re-orientated to face the streetscape increasing its legibility • Introduction of a mono pitch roof element adds greater articulation and visual interest to the building's external architectural language visible from the streetscape and west side adjoining property • The external elevations employ a lighter (softer) colour palette and red face brick which is a contextual material has also been introduced		
Design Principles		
Principle 1 - **Context and character**		***Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.***
		• No comments. Supported.
Principle 2 - **Landscape quality**		***Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.***
		• No comments. Supported.
Principle 3 - **Built form and scale**		***Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.***
		• Given additional height is being sought for the project the overshadowing of the non-compliant adjoining south side property needs to be considered and reduced where possible. • The non-compliant rear (west) interface requires further consideration to reduce the bulk and scale impact on the western adjoining properties which are 2-storey strata titled properties and unlikely to be developed in the near future. The applicant is encouraged to consider removing the two rear apartments on the upper level to establish a transition to the western adjoining properties.
Principle 4 - **Functionality and build quality**		***Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.***
		• No comments. Supported.
Principle 5 - **Sustainability**		***Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.***
		• No comments. Supported.
Principle 6 - **Amenity**		***Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.***

	• Bathrooms in the A1 and A2 apartments open out directly into living spaces. The applicant is encouraged to introduce a transition or recess between the two spaces. • A number of bedrooms have 2.8m dimensions which is tight. The applicant is encouraged to ensure all bedrooms achieve minimum 3m dimensions. • Changes to the floorplans have resulted in an awkward junction at the internal corner. The Apartment A3 bedroom will receive limited natural light access and this apartment's balcony is positioned in close proximity to an adjacent balcony.
Principle 7 - **Legibility**	***Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.***
	• No comments. Supported
Principle 8 - **Safety**	***Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.***
	• No comments. Supported
Principle 9 - **Community**	***Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.***
	• The applicant is encouraged to develop a Public Art Strategy for the proposal and to liaise with the City to ensure proposed public art locations comply with the City's PfA requirements in terms of their visibility from the public realm.
Principle 10 - **Aesthetics**	***Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.***
	• No comments. Supported

[redacted]

Part 11B Significant Development Planning Report

Charles & Elizabeth House

Lot 888 (407) and Part Lot 33 (409) Charles Street
North Perth

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING



Prepared for
Spinnaker Developments
December 2025

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

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Direct all enquiries to:

Planning Solutions
Level 1, 251 St Georges Terrace
Perth WA 6000

All correspondence to:

Planning Solutions
GPO Box 2709
CLOISTERS SQUARE PO WA 6850
Phone: 08 9227 7970
Fax: 08 9227 7971
Email: admin@planningsolutions.com.au
Web: planningsolutions.com.au

Project Details

Job number	9325	
Client	Spinnaker	
Prepared by	Planning Solutions	
Consultant Team	Town Planning	Planning Solutions
	Drafting and Design	Klopper and Davis Architects
	Traffic Engineering	PTG
	Landscape	Propagule
	Acoustic	E-LAB Consulting
	Sustainability	Summation
	Waste	Talis Consultants
	Arborist	Arborite

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1 PRELIMINARY

1.1 Introduction

Planning Solutions acts on behalf of Spinnaker Developments, the proponent of the proposed social housing development at Lots 888 (407) and Part Lot 33 (409) Charles Street, North Perth (**subject site**).

Pursuant to s171J(a) of the *Planning and Development Act 2005* (**PD Act**), development within the Planning Control Area 167 (**PCA 167**) on land legally described as Lot 889 (407) and Part Lot 33 (409) Charles Street, North Perth is not proposed as part of this Part 11B Significant Development Application and is subject to a separate development application. The cover letter at **Appendix 1** provides further detail.

Planning Solutions has prepared the following report in support of an application for development approval. This report will discuss various matters pertinent to the proposal, including:

- Site details.
- Proposed development.
- Statutory planning framework.
- Key planning considerations

The application seeks approval for the demolition of the existing building at the site and subsequent development of a five-storey residential building comprising 52 social housing apartments, and associated parking, and landscaping.

The development proposes a built form scale reflective of the desired future character of Charles Street as a transit corridor suitable for medium to high density development. Notwithstanding this, the building has been designed with consideration for its residential neighbours by concentrating bulk and scale to the east, towards Charles Street. This also creates a strong connection with the street for community, access and passive surveillance.

The development has been exceptionally designed, providing contemporary and sustainable dwellings, which are contextually appropriate and will positively contribute to the amenity of the surrounding area. Key matters including waste management, traffic, acoustic attenuation and landscaping have been appropriately addressed.

Accordingly, it is respectfully requested that the Western Australian Planning Commission (**WAPC**) consider the application on its merits and approve the development.

1.2 Pre-lodgement consultation

1.2.1 Department of Planning, Lands and Heritage & State Development Assessment Unit

The project team met with the Department of Planning, Lands and Heritage (DPLH) on three different occasions to discuss the proposed development. A formal pre-lodgement meeting was held with State Development Assessment Unit (**SDAU**) on 10 September 2025 and confirmed that the proposal should be reviewed by the Government Architect Western Australia (GAWA).

Table 1 below provides a summary of the proponent action items arising from the pre-lodgement meeting and applicant responses.

Table 1 Pre-lodgement meeting proponent action items response.

Pre-lodgement meeting action item for proponent	Response
Suitably demonstrate the proposal satisfies the minimum value threshold for entry into the Part 11B pathway.	The quantity surveyor estimate for the proposed development is provided as part of this application, confirming the proposal meets the minimum threshold for consideration via the Part 11B pathway.
Prior to progressing to design review, confirmation as to whether the proposal is considered a public work.	The proposed development is not a public work given a public authority (or a private entity acting on behalf of a public authority) is not delivering the project. The proponent provided confirmation of this following the pre-lodgement meeting, as requested.
Prior to progressing to design review, confirmation as to whether State agency advice will be sought during pre-lodgement	Not required as proponent has met with the relevant stakeholders to discuss the proposal.
Confirmation as to the type of housing proposed.	The proposed land use is 'Multiple dwellings', to be delivered as social housing.
Removal of the planning control area land from the development documentation.	A separate development application is lodged with the City of Vincent for the works within the Planning Control Area (being Lot 889 and the eastern portion of Lot 33). The WAPC is the determining authority for that development application.
To prepare application documentation to address the matters discussed.	Development application report and supporting documents have been prepared and submitted.
Outline how the proposal addresses the matters for which discretion is being sought by the WAPC (refer s. 171R of the Planning and Development Act 2005.)	Refer **Section 6** of this report.

1.2.2 Design review

1.2.2.1 City of Vincent Design Review Panel

The proposed development was considered by the City's Design Review Panel (DRP) on 12 February 2025. The DRP was very positive and strongly supportive of the project. Some recommendations for refinement were provided; however these were largely centred around technical matters such as waste collection and road widening. The City's officers also showed support and acknowledged that the development's intent aligns with the City's local policies and strategic objectives.

1.2.2.2 Government Architect Western Australia

The proposed development was considered by the Government Architect Western Australia (GAWA) and formal commentary received on 22 October 2025. The feedback received was largely positive, with key comments focused on the proposed interface to the west. The GAWA comments have been reviewed in detail by the architects and the design updated accordingly. GAWA's advice is attached at **Appendix 6**.

1.2.3 City of Vincent

The project team met with the City's planning officers on Wednesday 19 February & 17 November 2025 to discuss the proposed development. The City acknowledged the development is generally consistent with the long-term vision for Charles Street under their local planning strategy. The City provided advice on setbacks, height, public art, existing site infrastructure and site area which has been accounted for in the design of the development.

We understand it is the City's view that as associated development (construction of pedestrian and vehicle access, landscaping) is proposed within the PCA, this land is included in the site area calculation for the purposes of determining the applicable density code (i.e R100).

1.2.4 Main Roads Western Australia

The project team met with Main Roads Western Australia (MRWA) on 22 May 2025 to discuss the proposed development, in particular the proposed development and interface with the Planning Control Area 167 (PCA 167).

MRWA provided in-principle support for the proposal with relation to the operation of Charles Street. Design and operation elements including landscaping within the PCA 167 area, access location and waste collection were discussed. These items have been explored further, and supporting information is provided throughout this report, along with the co-consultant technical reporting.

MRWA requested development within PCA167 to be temporary in nature so as not to restrict any future road widening. This is reflected in the development plans.

Refer Appendix 11 for a copy of MRWA's formal meeting minutes.

1.2.5 Public Transport Authority

The project team met with the Public Transport Authority (PTA) on 9 May 2025 to discuss the proposed development. PTA did not raise any issues with the proposed location of the crossover, driveway or bin presentation area in relation to the location of the existing bus shelter on Charles Street.

2 SITE DETAILS

2.1 Land description

Refer to **Table 2** below for the lot details and a description of the subject site. Refer **Appendix 2** for a copy of the Certificate of Title and Deposited Plan.

Table 2 Lot Details

Lot	Plan	Volume	Folio	Area (m^2)
Land subject to Part 11B application				
Part Lot 33	2334	259	26	942
1	82739	4011	553	179
2	82739	4011	554	180
3	82739	4011	555	180
4	82739	4011	556	236
888	82739	-	-	165
Land within PCA167 (subject to separate development application, refer Appendix 1)				
Part Lot 33	2334	259	26	78
889 (Planning Control Area 167)	419976	4011	549	79
Total				**2,039**

Lot 888 is subject to Strata Plan 82739, relating to a previous development proposal that did not proceed. This strata plan is intended to be cancelled and the parent lots (ie Lots 888 and 33) amalgamated to facilitate the proposed development, if approved.

Lot 888 is encumbered by a Restrictive Covenant restricting vehicle access to the current common property access leg depicted on Strata Plan 82739. This Restrictive Covenant will become redundant upon implementation of the proposed development and is intended to be removed or relocated to correspond to the vehicle access arrangements for the proposed development. This is a separate matter and will be resolved between the proponent and Main Roads Western Australia (as the beneficiary of the Restrictive Covenant).

A separate application will be lodged with the City of Vincent for works proposed in Lot 889 as s171J(a) of the Planning and Development Act 2005 (PD Act) restricts the ability for land in a PCA to be included in a Part 11B application. Hence, the portion of the development proposed within PCA167 has not been included in this application which is submitted to the State Development Assessment Unit (SDAU) via the Part 11B pathway.

Whilst two separate applications have been lodged, both must be determined by the WAPC pursuant to s115(3) and s171L of the PD Act. For this reason, and considering the relationship between the two applications, it is expected the applications will be assessed and determined concurrently.

2.2 Location

2.2.1 Existing development and site conditions

The subject site currently comprises a vacant lot (Lot 888) and a lot (Lot 33) occupied by a single-storey dwelling. There are two existing crossovers on the subject site. The topography of the site is generally flat.

2.2.2 Context

The subject site is located within the municipality of the City of Vincent (**City**), approximately 3km north of the Perth Central Business District (**CBD**). The site is located within the suburb of North Perth.

The subject site is immediately bounded by Charles Street to the east, grouped dwellings to the north and west, and a single dwelling to the south. More broadly, the site is surrounding by a mix of low- to medium-scale residential development, several medium scale commercial offices and mixed-use developments, as well as the following key land uses and activities:

- Lake Monger – approximately 2km west;
- ECU Mt. Lawley – approximately 1.5km east;
- North Perth Town Centre – approximately 1km southeast;
- Kyilla Primary School – approximately 550m north;
- Angove Street café/restaurant strip – approximately 800m southeast;
- Dog Swamp Shopping Centre – approximately 1.3km northwest.

The figures below include an aerial photograph and current photographs of the subject site and surrounds.



Figure 1 - site aerial



Figure 2 - View facing west toward Lot 888, from Charles Street



Figure 3 - View facing east towards Charles Street, from Lot 888



Figure 4 - View facing towards western site boundary from Lot 888



Figure 5 - View facing west towards existing dwelling on Lot 33



Figure 6 – View facing east from within Lot 888 towards Charles Street and existing property on Lot 33

3 PROPOSED DEVELOPMENT

3.1 Development Summary

The application seeks approval for the demolition of an existing one-storey building, and subsequent development of a 5-storey apartment development, comprising 52 apartments and associated parking, access and landscaping. Figure 7 provides a render of the proposed development. Refer to **Appendix 3** and **Appendix 4** for a copy of the development plans and design report, respectively.



Figure 7 - View of development from Charles Street, facing west

A summary of the proposed development is provided in **Table 3** below.

Table 3 - Development summary

Particulars	Proposed
Land use:	Multiple Dwellings

Development detail	• 52 apartments including:
	  ○ 31 one-bedroom
	  ○ 21 two-bedroom
	  ○ Several different layouts which allow for future adaptability as required for a social housing development.
	• Caretakers room on ground floor.
	• Car, motorcycle and bicycle parking on ground floor.
	• Two communal spaces – ground floor, level 4.

Car & Motorcycle Bays:	33 x Resident bays 3 x Visitor bays 2 x MC bays
Bicycle Bays:	32 bicycle bays
Landscaping:	Deep soil: 477m^2 (23%) Permeable paving: 313m^2 (16%)

3.2 Design and sustainability

The proposed development is reflective of the desired future character of Charles Street as a transit corridor suitable for medium to high density housing.

The design includes extensive landscaping to soften the interface with neighbouring properties, particularly to the west. The bulk and scale of the development is concentrated to Charles Street, to focus the built form away from residential neighbours and to address the street.

The development has the following key design and sustainability attributes:

- The development is designed with both solar access and cross-ventilation in mind to reduce reliance on external energy sources required for the heating and cooling of the building. The development achieves 73% solar access, 57% cross-ventilation to proposed apartments and achieves an 8.4 star NatHERS rating.
- Minimal windows on the western elevation to protect these rooms from the harsh westerly sun.
- Light coloured roofing to minimise urban heat island effects.
- Use of Low E neutral single glazing for enhanced thermal performance.

For full details, refer to **Appendix 7** for a copy of the Sustainability Report, prepared by Summation in support of the proposed development.

3.3 Transport

A Transport Impact Statement (**TIS**) report has been prepared by PTG in support of the proposed development. The TIS addresses access, parking and traffic related considerations associated with the proposed residential development. Refer **Appendix 8** Transport Impact Statement.

3.3.1 Pedestrian access

The pedestrian access is proposed via two pedestrian entry points which will connect via pathways to the existing public footpath along Charles Street. The first is located at the south eastern corner and will predominantly be used for resident access to bike and bin storage areas, however, also links to the other areas of the ground floor, including lifts, car park and the ground floor communal area. The second access point connects directly to the main central lobby and is clearly identifiable from Charles Street. It provides direct access to the building lifts, and other lobby features. It also connects to the car park and ground floor communal area.

Internal pathways provide safe and legible pedestrian access through the site from the car and bicycle parking areas at the rear of the development.

3.3.2 Vehicle access

The proposed development will remove the two existing crossovers at the site and construct one new crossover. This access point will allow vehicles to exit and enter the car park at the same time. The proposed driveway is 5.5m in width to ensure the safety and functionality of two-way access and egress in forward gear.

As outlined in the Transport Impact Statement at **Appendix 8,** there is an existing power pole within 1m of the proposed crossover. Whilst Western Power has long term plans to underground powerlines along Charles Street, the traffic engineers have determined that in the interim this pole will not impact of vehicle movements and safety.

The proposed access arrangements are not anticipated to interfere with the existing bus shelter in front of the site. In the pre-lodgement meeting with PTA, representatives did not raise issues with the proposed location of the crossover or driveway. Further, any demolition will occur outside the bus stop exclusion zone as shown on the demolition plan at Appendix 3.

3.3.3 Parking

The development proposes a total of 36 vehicle car bays at the ground floor level of which three will be allocated for visitors. Two motorcycle bays are proposed along with dedicated bicycle parking areas which include parking for 32 bicycles.

3.3.4 Transport assessment

A Transport Impact Statement (TIS) has been prepared by PTG Consulting in support of the proposed development. The TIS outlines the transport aspects of the proposed development focusing on traffic operations, access, and parking provisions, and has been prepared in accordance with the WAPC's Transport Assessment Guidelines (2016).

The TIS makes the following conclusions for the proposed development:

- The development is estimated to generate 20 vehicle trips in the AM and 20 vehicle trips in the PM peak periods and 140 total trips per day. This traffic is estimated to have a low impact on the surrounding road network.
- The subject site benefits from accessibility to the existing road network, public transport and pedestrian/cycling paths.
- Three traffic incidents have been recorded within the vicinity of the site on Charles Street, between 2020 and 2024, none of which were fatal. The proposed access arrangements will not present safety issues to the surrounding road network.

Overall, the proposed development will not have a significant impact on overall safety and traffic operations on the surrounding road network.

Refer **Appendix 8** for a copy of the TIS, prepared by PTG Consulting in support of the proposed development.

3.4 Landscaping

The development provides a total of 477m^2 of deep soil area (23% of total site area) and 303m^2 of permeable paving (16% of total site area).

Four out of five existing trees on site are proposed to be retained, and 26 new trees are proposed to be planted, significantly increasing the canopy cover at the site.

Trees proposed in the Planning Control Area 167 will temporary (potted) and low-lying shrubs will be permanent/sacrificial.

The landscaping plan includes a species list suited to the local climate, offering a variety of textures and colours that complement the design of the building.

Refer **Appendix 5**– Landscaping Plan.

3.5 Acoustic

An Acoustic Report was prepared by E-Lab Consulting Australia to address acoustic requirements of the *Environmental Protection (Noise) Regulations 1997* (**Noise Regulations**), *State Planning Policy 5.4 – Road and Rail Noise* (**SPP5.4**), the Green Star Criteria & City of Vincent Planning and Building Policy - Policy 7.5.21 Sound Attenuation. The assessment considers noise emissions and intrusions relevant to the apartment development, particularly with respect to the SPP5.4 relevant traffic noise from Charles Street, and noise impacts on adjacent residential land uses.

Refer **Appendix 9** - Acoustic Report.

3.6 Sustainability

Summation Pty Ltd (**Summation**) has been engaged as the project sustainability consultant, with the lead consultant a Green Star Accredited Professional.

Key sustainability initiatives proposed to be targeted within the project include:

- Passive Design Features
- Energy Efficiency and Operational Carbon
- Electrification

- Effective Stormwater Management
- Heat Island Mitigation
- Water Sensitive Design
- Waste Minimisation

Refer Appendix 7 – Sustainability Strategy

3.7 Waste

A Waste Management Plan (WMP) has been prepared by Talis Consultants to address waste elements associated with the proposed development.

The followings bins and collection program will service the 52 dwellings:

- Six 240L refuse bins, collected twice each week
- Seven 240L recycling bins, collected once each week
- Four 240L FOGO bins, collected twice each week

Bins will be stored in a bin storage room at ground level and will be ferried to the bin presentation area on the verge (northern side of the proposed crossover) by the strata manager or caretaker. The proposed bin size and numbers seek to minimise the number of bins presented to the verge on any one day.

Roadside waste collection is proposed and will be undertaken by a private contractor, except for the FOGO waste, which will be collected by the City.

The proposed bin presentation area and roadside collection have been discussed with MRWA, as outlined in the WMP.

Refer **Appendix 10** - Waste Management Plan.

4 STRATEGIC PLANNING FRAMEWORK

4.1 Perth and Peel @ 3.5 Million

The *Perth and Peel @ 3.5 Million Framework* is the overarching strategic plan designed to manage sustainable urban growth and accommodate a projected population of 3.5 million by 2050. It aims to create a compact, connected, and sustainable city, reducing urban sprawl and optimising the use of existing infrastructure. The document sets the context for sub-regional planning frameworks, guiding the development of infill and urban consolidation, particularly around activity centres, urban corridors, and transport nodes.

The framework emphasises the importance of delivering housing diversity and affordability, which aligns with the intent of providing higher density housing options within highly accessible central sub-region areas.

The proposal fits within this strategy, supporting the overarching goals of the Perth and Peel @ 3.5 Million plan by optimising land use in a well-serviced, high-amenity area.

4.2 Central Sub-Regional Planning Framework

The *Perth and Peel @ 3.5 Million Central Sub-Regional Planning Framework* (**Framework**) is a key instrument for achieving a more consolidated urban form that will reduce dependence on new urban greenfield developments. The Sub-Regional Planning Framework provides the spatial framework to guide local governments in achieving optimal urban consolidation over the long term. The Central Sub-Regional Planning Framework supports the orderly and proper development of infill through the region by encouraging development adjacent to activity centres, station precincts, and urban corridors.

Whilst it is acknowledged that careful planning is required to preserve streetscapes and neighbourhood character, higher density housing typologies, including apartments, are required as part of a compact and sustainable urban form to promote housing choice and diversity in response to changing community needs.

It is essential to optimise the use of inner urban land to mitigate the impacts of ongoing residential sprawl. By providing higher density housing options, there is also less housing pressure on the existing, more traditional low-density housing supply that generally characterises the locality.

The Sub-Regional Strategy identifies a crucial role for private sector developers to invest in higher density housing projects and for local governments to encourage innovative infill solutions to meet the housing needs of future generations. Whilst this project is being delivered by the private sector, the end user (Department of Housing and Works) will utilise this development to provide housing for participants in their program.

The proposal contributes to the City of Vincent's density targets by providing high quality, active and easily accessible apartment dwellings. This is especially important, considering the Framework's emphasis on meeting the needs of changing demographics.

It is critical to provide higher density housing opportunities in areas close to Perth's key employment centres, activity centres and industrial centres to support their continued growth. In respect to residential density, the Framework includes a target for the City of Vincent to increase its existing housing stock (15,420 dwellings, as of 2011) by at least an additional 11,490 dwellings by 2050. This project will contribute 52 new dwellings towards this goal.

The proposed development is entirely consistent with the intent and objectives of the Framework and warrants approval accordingly.

4.3 Local Planning Strategy

The City of Vincent Local Planning Strategy (**Strategy**) was endorsed by the WAPC in November 2016 and seeks to guide the future planning of the City of Vincent until 2031. One of the primary points of focus for the Strategy is *Population and Housing*, which includes encouraging high-density development in key growth areas and along major roads to meet the growing demand for density within well serviced areas. The Strategy also seeks to support affordable housing through diverse dwelling types, ancillary accommodation, and partnerships with the Department of Housing and affordable housing service providers.

The Strategy identifies the site as being within the 400m walkable catchment of a Neighbourhood Centre as shown at Figure 2B of the Strategy. Consistent with Section 2.2.2 of the Strategy, '*Residential growth should be optimised through appropriately-scaled building and higher-density development in walkable catchments of centres*'.

The proposed development is consistent with the objectives of the Strategy and will provide much needed community housing within a well-serviced growth opportunity area.

5 STATUTORY PLANNING FRAMEWORK

5.1 Metropolitan Region Scheme

Under the provisions of the Metropolitan Region Scheme (**MRS**) the subject site is zoned Urban. The proposed development is consistent with the intent of the Urban zone and may be approved accordingly.

Charles Street is controlled by MRWA and classified as a 'road under MRWA control not currently reserved in the MRS'.

Part of Lot 33 and the entirety of Lot 889 is located within the Planning Control Area No.167 (PCA No.167) under the MRS (refer Figure 8 below). This portion is 3.94m wide and runs parallel to Charles Street, for the length of the subject site. The purpose of PCA167 is to reserve land for future road widening, although MRWA has no plans to do in the next 4 years. Refer Appendix 2 which includes a copy of the relevant Region Scheme Certificates.

Whilst the development proposed in the PCA does not technically form part of this Part 11B Application, this application is dependent on those works (crossover, pedestrian pathway, driveway and landscaping) for access.

The portion of the PCA within Lot 33 (407) Charles Street is expected to be set aside as a condition of development approval. Lot 889 has already been subdivided and ceded to the WAPC for future road widening.

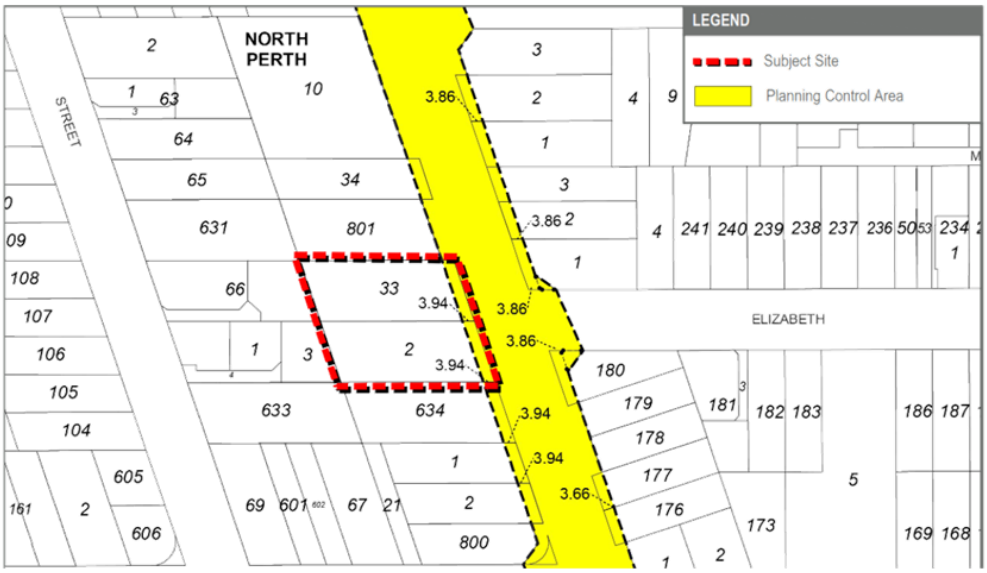


Figure 8 - Planning Control Area No. 167 (Charles Street)

5.2 Local planning scheme

5.2.1 Zoning

The City of Vincent Local Planning Scheme No.2 (**LPS2**) zones the subject site 'Residential' and applies the R60/R100 density code. Refer to Figure 9 below for a LPS2 zoning map.

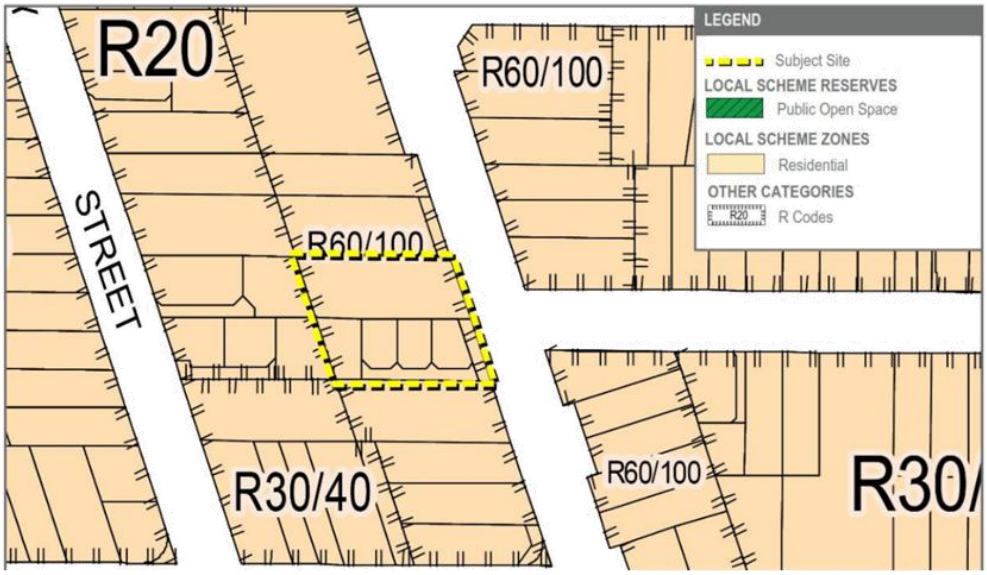


Figure 9 - LPS zoning map

5.2.2 Density code

The R60/R100 density code applies to the site. In accordance with LPS2, the criteria for developing at the higher density code set out by Clause 26(3) below:

> *Within the area coded R60/R100 along Charles Street in the North Perth Precinct, development will only be permitted to R100 standards where the development site area is greater than 2,000 square metres.*

The development is proposed in accordance with the R100 density code as the development site has an aggregate area of 2,039m^2.

Notwithstanding that land in the PCA is not technically included in the Part 11B application, the R100 density code is appropriate for the site and should be applied as outlined at **Section 5.5.1** of this report.

5.2.3 Land use permissibility

Pursuant to LPS2, the proposed development is classified as 'Dwelling (multiple)', which is defined as follows under the Residential Design Codes (R-Codes):

> *a dwelling in a group of more than one dwelling on a lot where any part of the plot ratio area of a dwelling is vertically above any part of the plot ratio area of any other but:*
>
> - *does not include a grouped dwelling; and*
> - *includes any dwellings above the ground floor in a mixed use development.*

Pursuant to LPS2, the 'Dwelling (multiple) land use is a 'P' (Permitted) use within the Residential zone. A caretaker/manager's room is proposed at ground floor. This use is ancillary and incidental to the proposed use of the site for social housing. This room will operate as a small office. No other land uses are proposed as part of the development.

5.2.4 Development standards and requirements

Part 4 of LPS2 sets out the specific standards and requirements applicable to the development of the subject site. Part 4 contains no standards or requirements that warrant special consideration under this section.

An assessment against relevant local planning policies is provided within **Section 5.3** below.

5.3 Local Planning Policies

5.3.1 Local Planning Policy 7.1.1– Built Form Policy

The City's Local Planning Policy 7.1.1 – Built Form (LPP7.1.1) sets out provisions which amend, replace or should be considered in addition to the acceptable outcomes of the R-Codes Vol 2. The site is located within the 'Transit Corridor' built form area pursuant to Figure 1 of LPP7.1.1. The proposal has been assessed against the latest version of LPP7.1.1 which was advertised in October 2025.

The relevant provisions of LPP7.1.1 have been incorporated into the R-Codes Vol 2 Assessment provided in **Appendix 12** of this report.

Local Planning Policy 7.5.1 – Sustainable Design

The City's Local Planning Policy 7.5.1 – Sustainable Design includes provisions relating to the sustainable design of development within the City, including passive design, energy efficiency, water efficiency and material use.

This application is supported by a Sustainability Strategy prepared by an appropriately qualified sustainability expert consultant which demonstrates the building will achieve the policy objectives for sustainable design.

Refer to **Appendix 4,** Design Report, **Appendix 7,** Sustainability Strategy for further details of the sustainable design features of the proposed development.

5.3.2 Local Planning Policy 7.5.21– Sound Attenuation

The City 's Local Planning Policy 7.5.21 – Sound Attenuation sets out when an acoustic report is required and the detail and assessment it should include. In accordance with the policy, an acoustic report is provided for the proposed development as more than six dwellings are proposed.

E-Lab conducted noise logging on the site to confirm the expected road traffic noise impacts of Charles Street on the proposed development and have provided recommendations for the external façade glazing. The report also recommends a 1.5m solid, continuous acoustic screen around the balustrade of the proposed external communal space at Level 4. In the context of these recommendations, it should be noted that the façade performance and selection of glazing and external wall treatments will form part of the detailed design be stage whereby façade materials will be selected.

Regarding the noise emissions created by the development, the acoustic report concludes that noise emissions from the development are below the assigned level criteria for all defined periods of the day, and this includes the closest residential receiver (405 Charles Street).

The Acoustic Report confirms that an additional acoustic assessment will be undertaken during the detailed design phase, prior to construction. At this time, additional detail on the types of plant equipment and any required noise mitigation materials or strategies to be put in place.

Refer **Appendix 9**- Acoustic Report.

5.3.3 Local Planning Policy – Percent for Art

The City's Local Planning Policy - Percent for Art is applicable to the proposed development. As the proposed development meets the threshold value and proposes over 10 dwellings, a minimum 1% of the total project cost is to be provided for Public Art contributions.

The provision of public art within the development will occur at the detailed design stage of the project. During the detailed design stage, the proponent and artist will engage and consult with the City of Vincent with regards to the preparation of a public art proposal.

5.4 State Planning Policies

5.4.1 State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy No. 7 – Design of the Built Environment (**SPP7.0**) is the lead policy that elevates the importance of design quality, and sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia, across all levels of planning and development.

SPP7.0 establishes a set of ten 'Design Principles', providing a consistent framework to guide the design, review, and sets out a framework for effective design review.

Refer **Appendix 4**, Design Report, comprising an assessment of the ten design principles of SPP 7.0.

5.4.2 State Planning Policy 7.3 – Residential Design Codes Volume 2 Apartments

In accordance with Clause 26(3) of LPS2, the proposed development has been assessed at a density code of R100 under Volume 2 of the Residential Density Codes (**R-Codes**). Further detail on the site area is provided above at Section 5.2.2 of this report. As demonstrated at **Appendix 12**, the proposed development is largely consistent the objectives and deemed-to-comply outcomes of the R-Codes. Further justification of the proposed variations is provided in this report at Section 5.5 below.

Refer **Appendix 12** for a copy of the Residential Density Codes Assessment for the proposal.

5.4.3 State Planning Policy 5.4 – Road and Rail Noise (SPP5.4)

State Planning Policy 5.4 – Road and Rail Noise (**SPP5.4**) seeks to minimise the adverse impact of road and rail noise on noise sensitive land use and/or development within the specified trigger distance of strategic freight and major traffic routes and other significant freight and traffic routes.

The subject site is within the trigger distance as it fronts Charles Street, which is identified as an 'Other significant freight/traffic route' under SPP5.4.

Refer Section 5.3.2 and **Appendix 9,** Acoustic Report for an assessment against the provisions of SPP5.4.

5.5 Key Planning Considerations

This section provides an assessment against the relevant provisions of the local planning framework where the exercise of discretion is required.

In making a determination on the suitability of a proposal, regard is to be had to the following:

a) any relevant purpose, objectives and provisions of LPS2;

b) any relevant objectives and provisions of the R-Codes and other State Planning Policies; and

c) orderly and proper planning.

5.5.1 Density code

The development is proposed in accordance with the R100 density code. Whilst land in the PCA cannot be included in this Part 11B application, pursuant to s171J(a) of the PD Act, the R100 density code is appropriate for the site and should be applied for the following reasons:

- The works in the PCA are only excluded from this Part 11B application for administrative reasons (as per PD Act) which require a separation application not be lodged. Further, the development proposed as part of this Part 11B application is directly related to and dependent on the works proposed in the PCA for means of access.
- It is considered that the 'development site', for the purposes of calculating the 'development site' area, comprises the entirety of the land proposed to be developed (ie including all of Lot 888, Lot 889, and Lot 33), irrespective that works are proposed through two separate development applications. As such, we submit that the 'development site' achieves an area of 2,039m^2, exceeding the minimum 2,000m^2 threshold for development to be assessed against the R100 density code, in accordance with clause 26(3) of LPS2.
- The R100 code allows for a yield that ensures the development's feasibility and the delivery of a sufficient number of apartments that will be used as social housing. This aligns with the State government intentions to encourage well located and well-designed social housing in Perth.
- The bulk and scale of the development is appropriately mitigated through effective use of setbacks, materiality, articulation and landscaping as outlined at **Section 5.5.2** below.
- Development proposed in the PCA is considered 'semi-permanent' and aligns with advice received from MRWA regarding future road widening.
- Notwithstanding the above, should the WAPC conclude that the effect of s171J (a) of the PD Act is that the land within PCA 167 is excluded from the 'development site' for the purpose of calculating the 'development site' area, then the 'development site' would in that case achieve an aggregate area of 1,882m^2, and would require the WAPC to exercise discretion. Refer **Section 6** of this report for further detail.

5.5.2 Bulk and scale

As outlined in the R-Codes Assessment at Appendix 12, the proposed development seeks the following built form variations:

- A 5-storey height, in lieu of the 4-storey deemed to comply standard under the R-Codes and LPP7.1.1.
- Minor variation to the level 4 side setbacks.
- Variations to rear setbacks (levels 1-4).
- Minor variation to visual privacy and solar access requirements.

The above-mentioned variations are appropriate and acceptable given the proposed design and placement of the built form as summarised below:

- The bulk and scale of the development is concentrated to the east of the site (towards Charles Street), reducing the amount of built form located in the western half of the site, closest to neighbouring residential properties.
- Careful placement of balconies and windows to minimise overlooking. For example, the balconies on the northern elevation, closest to the boundary, adjoin the neighbouring property's driveway, rather than habitable rooms or open spaces.
- Substantial landscaping throughout the development, with a concentration of planting along the western boundary. Specifically, 6 medium trees which will grow to 6-8m in height are proposed along this boundary.
- The use of various materials and textures that are responsive to the site's context and surrounding development and architectural styles. The façade design provides visual interest.
- A building height that allows the development to achieve the desired yield to deliver sufficient social housing, without compromising on rear setbacks. The proposed height and setbacks have also been designed in response to feedback received during the design review discussions with the City's officers and panel. It was discussed that a higher building and larger setbacks would achieve the most desirable outcome for neighbouring properties to the rear of the site.

In addition to the above, the following context must also be considered:

- The development proposes a built form scale reflective of the desired future character of Charles Street as a transit corridor suitable for medium to high density development, also noting the development potential of adjoining sites and sites along Charles Street to the R60/R100 density code (refer Section 6 below for further analysis).
- The development provides much needed housing to not only improve infill towards density targets for the wider area (as consistent with the *Perth and Peel @ 3.5 Million Central Sub-Regional Planning Framework*) but also provides social housing in a highly accessible and serviced location.
- The community benefit of the proposed development is considered to contribute significantly to the degree of discretion sought.

5.5.3 Parking provision

The development proposes a variation to the car parking and motorcycle parking requirement as outlined in the assessment against the R-Codes at **Appendix 12**. Specifically, a shortfall of 12 residential car bays, 5 visitor car bays, and 4 motorcycle bays is proposed.

The proposed parking rate is considered acceptable and meets the element objectives as:

- The site is well connected to public transport routes, also noting a bus stop is located immediately outside the site along Charles Street. Further, the site is well located within walking distance to retail and everyday services.
- The proposal is a social housing development, and it is expected the end user will be less likely to own a car and rely on personal car use than occupants of standard residential developments on which the R-Codes were modelled.
- Sufficient bicycle parking is proposed (32 bays).
- Further justification is also provided in the Transport Impact Statement at Appendix 8.

6 SIGNIFICANT DEVELOPMENT CONSIDERATIONS

The Part 11B pathway includes the capacity for the WAPC to approve proposals which would not normally be approvable under the local planning framework, subject to s171R of the *Planning and Development Act 2005*.

Proposals that seek the use of this extraordinary discretion are required to demonstrate consistency with the provisions listed under s171R. It is noted that only one set of provisions under s171R(1) needs to be met, although in the case of this proposal, the development is consistent with s171R(1)(b) and (c) as outlined in **Table 4**, below.

As detailed in this report, it is considered that the 'development site', for the purposes of calculating the 'development site' area, comprises the entirety of the land proposed to be developed (ie including all of Lot 888, Lot 889, and Lot 33). As such, we submit that the 'development site' achieves an area of 2,039m^2, exceeding the minimum 2,000m^2 threshold for development to be assessed against the R100 density code, in accordance with clause 26(3) of LPS2.

Notwithstanding, should the WAPC conclude that the effect of s171J (a) of the Planning and Development Act 2005 is that the land within PCA 167 is excluded from the 'development site' for the purpose of calculating the 'development site' area, then the 'development site' would in that case achieve an aggregate area of 1,882m^2. In this scenario, clause 26(3) of LPS2 would require the application to be assessed against the R60 density code, and this application would require the exercise of discretion in accordance with s171R(1)(b), to apply the R100 density code.

Table 4 – Assessment against S171R

S171(1) Requirements		Applicant Response
171R(1)(a)	*i. the application raises issues of State or regional importance and* *ii. the determination is in the public interest.*	Not applicable.
171R(1)(b)	*i. the applicable planning instrument is a local planning scheme; and*	LPS2 was gazetted on 16 May 2018, more than 5 years ago.

S171(1) Requirements		Applicant Response
	ii. the local planning scheme was not first published, or a consolidation of the local planning scheme has not been published, in the preceding 5 years; and *iii. the determination complies with any requirements prescribed by Part 11B regulations for the purposes of this subparagraph;*	
171R(1)(c)	*i. the applicable planning instrument is a local planning scheme; and* *ii. in the opinion of the Commission, the conflict is of a minor nature; and* *iii. in the opinion of the Commission, the determination is consistent with the general intent of each State planning policy, planning code, region planning scheme and local planning strategy that is relevant to the development;*	Exclusion of the PCA167 area results in the 'development site' area being 118m^2 below the 2,000m^2 threshold, representing a 5.9% shortfall. This is a minor variation and is essentially the result of an administrative quirk arising from the Part 11B pathway. The substantive development, and the application of the R100 density code, is consistent with the general intent of LPS2 and the wider planning framework.
171R(1)(d)	*in circumstances prescribed by Part 11B regulations for the purposes of this paragraph.*	Not applicable.
171R(2)	*In making a determination under section 171P(1) in a manner permitted by subsection (1) of this section, the Commission must have due regard to the need to ensure the orderly and proper planning, and the preservation of amenity, of the locality to which the application relates.*	The proposal has been designed with consideration for the amenity of neighbouring residential properties. As outlined at Section 5.5 above and R-Codes Assessment at Appendix 12. The desired future character of the locality and Charles Street more must be acknowledged in the context of the proposed development as outlined below: • The site is located in the 'Transit Corridor' built form area pursuant to Figure 1 of the City's LPP 7.1.1. The proposal aligns with the objective for sites in the 'Transit Corridor' which is "to provide high quality design of medium to high density residential development". • Sites along Charles Street (within the City's Transit Corridor built from area) have the capacity to be delivered to the R100 density code. • The neighbouring site to the north was recently redeveloped to allow for grouped dwellings. This development represents a good and considered design that utilises the site for higher density residential. This property's common driveway adjoins the subject site's northern boundary, providing a buffer between the two lots. • The neighbouring site to the south comprises an existing single storey dwelling. This site has the potential to be redeveloped in the future to R60 or R100 if it were to amalgamate with another site or seek discretion under the Part 11B pathway. Whilst this property may be developed in the long term, the proposed building height at the subject site is not anticipated to adversely impact this existing dwelling.

S171(1) Requirements		Applicant Response
		• The proposed height allows the development to achieve the desired yield that delivers sufficient social housing, without compromising on rear setbacks. The proposed height and setbacks have also been designed in response to feedback received during the design review discussions with the City officers and panel. It was discussed that a higher building and larger setbacks would achieve the most desirable outcome for neighbouring properties to the rear of the site. • For these reasons, the proposed bulk and scale is considered reflective of the desired future character of Charles Street as a transit corridor suitable for medium to high density development.
171R(3)	*For the purposes of subsection (1)(a), the Commission is not limited to planning considerations and may have regard to any other matter affecting the public interest.*	Not applicable.
171R(4)	*Subsection (1) does not permit the Commission to determine a significant development application under section 171P(1) in a manner that conflicts with an environmental condition.*	The development is not anticipated to result in environmental impacts or conflict with environmental conditions.

7 CONCLUSION

The proposal involves the development of a five-storey residential development for the purpose of social housing. The proposed development includes 52 apartments and appropriately responds to all relevant aspects of the planning framework taking into consideration the immediate site context. The proposed development warrants approval for the following reasons:

- The development will provide well located and designed social housing.
- The proposed land uses are entirely suitable in the Residential zone and are consistent with the zone objectives.
- Amenity impacts on residential neighbours have been well considered and addressed through design initiatives.
- The development proposes a built form scale reflective of the desired future character of Charles Street as a transit corridor suitable for medium to high density development.
- The proposed development is generally consistent with the relevant state and local planning policies.
- The proposed development has been accompanied by comprehensive technical reporting demonstrating acoustic, landscaping, traffic, waste, and sustainability considerations have been addressed.

Appendix 1:
Cover Letter – City of Vincent

Appendix 2: Certificate of Title

Appendix 3: Development Plans

Appendix 4: Design Report

Appendix 5: Landscaping Plans

Appendix 6: GAWA Advice

Appendix 7: Sustainability Strategy

Appendix 8:
Transport Impact Statement

Appendix 9: Acoustic Report

Appendix 10:
Waste Management Plan

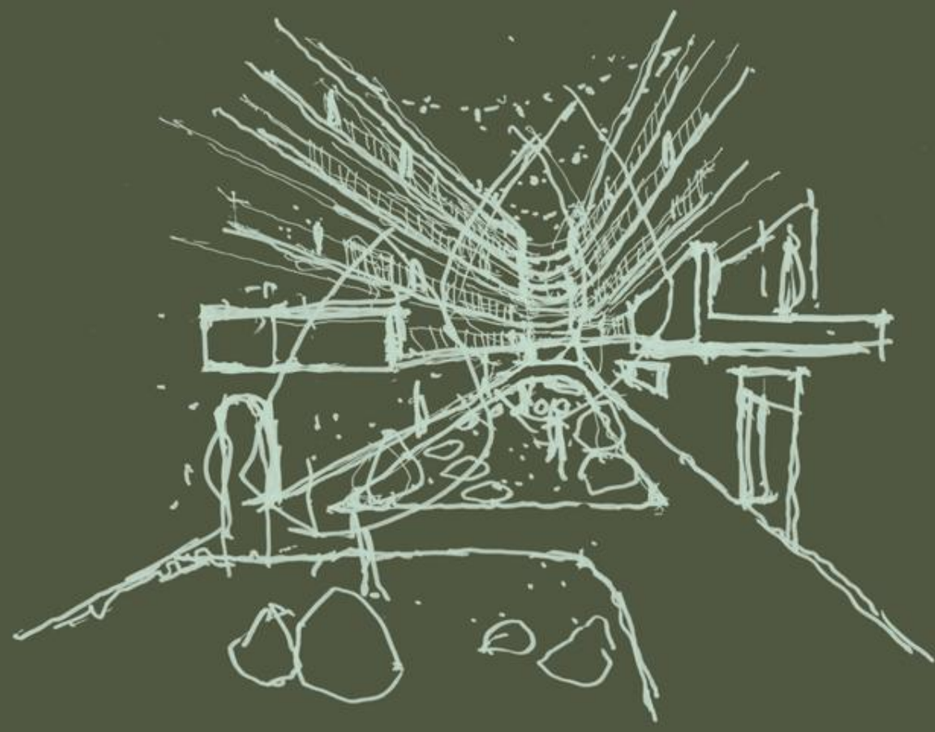
Appendix 11:
MRWA pre-lodgement minutes

Appendix 12:
R-Codes Volume 2 Assessment

Appendix 13: Arborist Report

CHARLES & ELIZABETH HOUSE

DEVELOPMENT APPROVAL
NOVEMBER 2025 Rev A



KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
24-Dec-2025	SD-049-25


ACKNOWLEDGEMENT OF COUNTRY
KADA acknowledges the Wadjuk people of the Nyoongar nation and respects their continuing contribution they make to the life of the city and its region.

Our Practice

KLOPPER & DAVIS ARCHITECTS

Klopper & Davis Architects is a boutique architectural design studio. Each project is designed specifically for our clients and is much a collaboration as a design consultancy. The practice started in 2004 with a series of medium to large scale residential projects and has grown to include commercial, hotel, retail and multi residential projects, as well as our specialty of single residential housing.

Sam Klopper and Matt Davis started the practice based on a collaborative and complementary skills base. Sam takes a lead role in the design process, Matt takes the lead role in the delivery of the project. Each work collaboratively during the entire process and have significant input into both the design and the outcome.

For over ten years, KADA have designed and documented over 500 apartments with a combined value in excess of $100M. We understand the challenge of balancing the financial needs of stakeholders and delivering buildings that are innovative, exciting and exemplify good design. Our continued practice in this area, coupled with our strong relationships with local authorities, consultants and contractors, allows us to keep innovating whilst ensuring our projects are delivered on-time and on budget.



KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

Charles & Elizabeth House
407 & 409 Charles Street, North Perth

03

Developer Profile

SPINNAKER DEVELOPMENTS

Spinnaker Developments was established in 2023 by three like-minded, young Western Australians with the drive and skill sets required to deliver high quality property developments in which people love to call home whilst contributing to solving some of the most critical social infrastructure concerns facing the local community.

This focus on problem-solving underpins Spinnaker Development's Western Australian residential property platform and fundraising activities. Spinnaker Developments also partners with award winning local architects, consultants and reputable builders to deliver innovative built-form schemes that intend to enrich the community and create a strong sense of place whilst working towards these overall social infrastructure aims.

Spinnaker Developments is currently progressing projects in Nedlands, Fremantle, Inglewood & Ardross with a combined projected end value in excess of $250 million.

KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS



Charles & Elizabeth House
407 & 409 Charles Street, North Perth

04

Project Overview

PROJECT SUMMARY

SITE INFORMATION

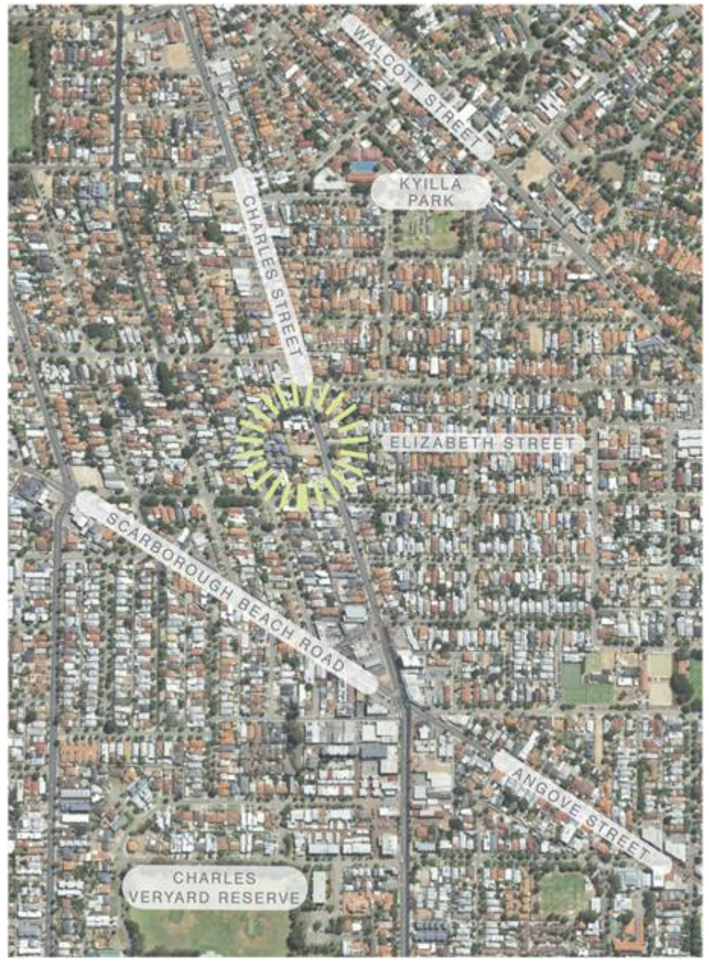
Address	#407 & 409 Charles Street, North Perth
Developer	Spinnaker Developments
Architect	Klopper & Davis Architects
Local Authority	City Of Vincent
Site Area	2032m²
Zoning	R100

DEVELOPMENT SUMMARY

Type	Mixed Use - Multi- Residential
Facilities	Residential + Communal + Green Space
Apartments	52 Apartments
Apartment Mix	1 Bedroom /1 Bath | 2 Bedroom / 1 Bath
Parking	44 Bicycle. 2 Motorcycle. 34 Car Bays.
Stores	52 Stores
Deep Soil	327 sqm / 203sqm (req)
Gross Building Area	5173m²
Plot Ratio	1.5
Building Height	Ground + 4 Storeys

FLOOR BREAKDOWN

Ground Floor	Entrance Lobby, Letterboxes 5 Ground floor apartments Resident parking with future EV allowance Residential Stores, Bike Store, Bin Store, Services Landscaped Area and Communal spaces
Floors 01-03	12 Apartments per level Residential Stores Atrium/Lobby per Floor
Floor 04	11 Apartments Communal Indoor /Outdoor Space
Roof	Solar Panels and AC Condensers



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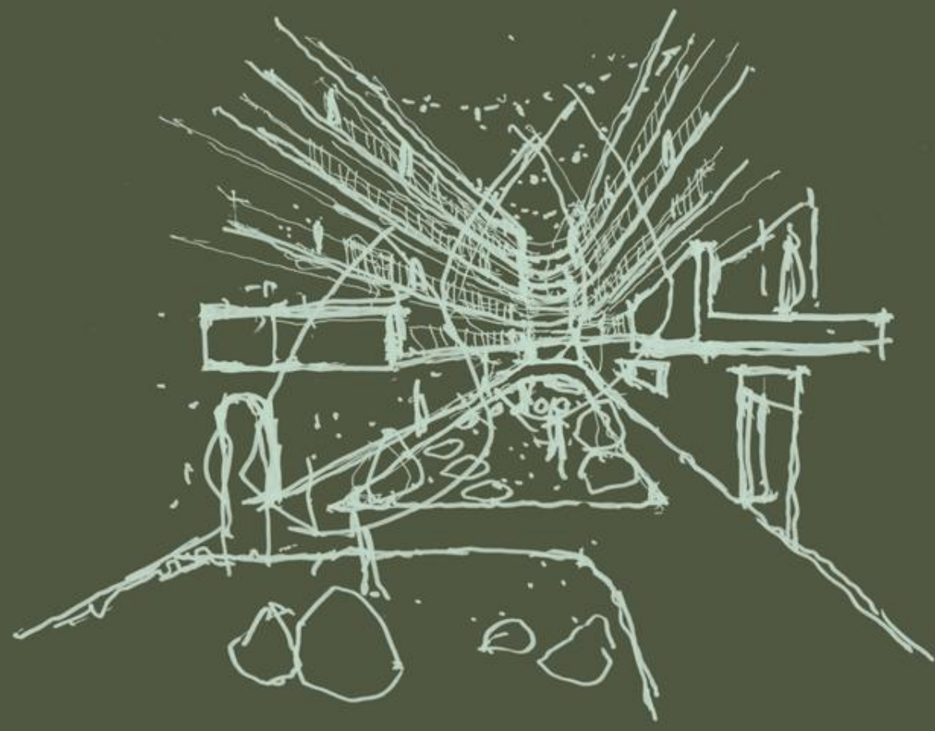
SPINNAKER DEVELOPMENTS



MILESTONES AND STAKEHOLDER FEEDBACK.



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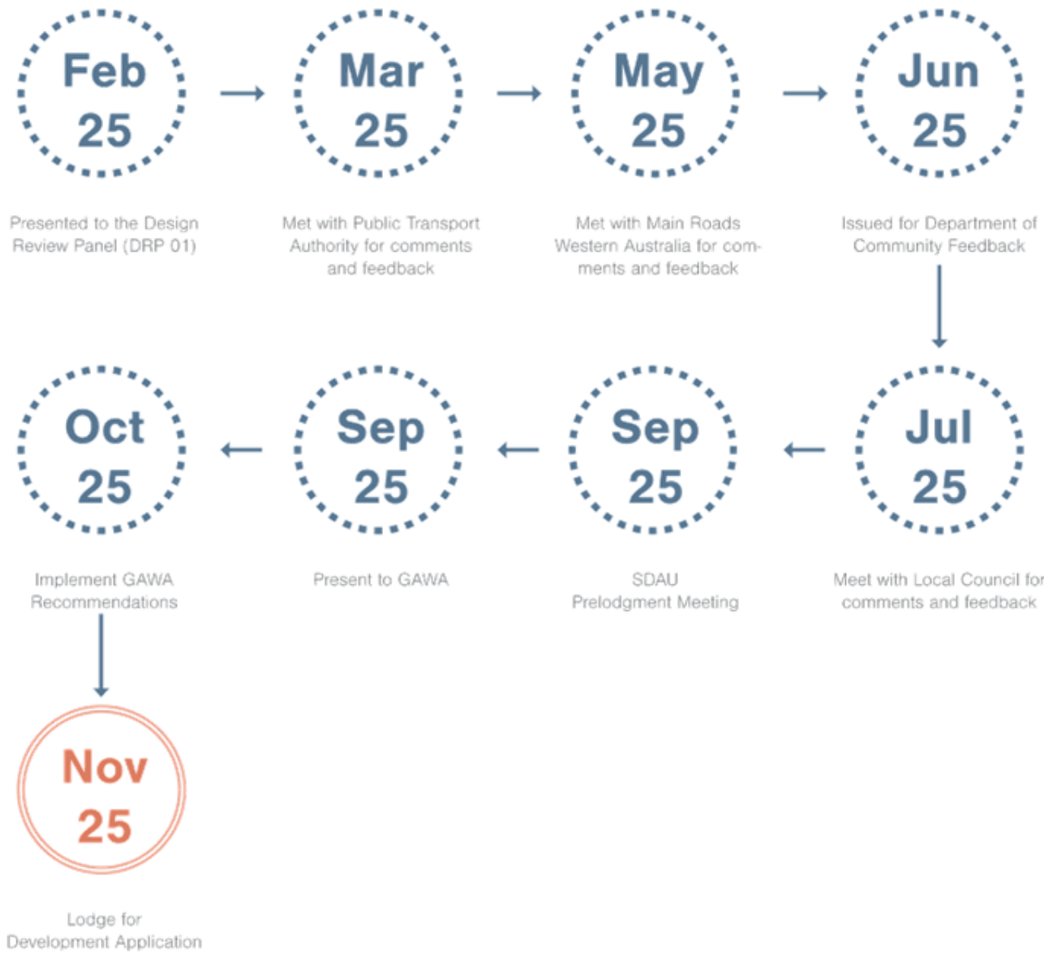
SPINNAKER DEVELOPMENTS

Team and Milestones

OVERVIEW

- Ongoing collaboration with local and state government agencies to deliver a practical, community-focused housing solution.
- Design reviewed and refined in consultation with:
  - Design Review Panel (DRP)
  - Main Roads Western Australia (MRWA)
  - Public Transport Authority (PTA)
  - Department of Communities
  - Government Architect of Western Australia
- Specialist external consultants engaged to provide expertise in areas such as transport planning, infrastructure, and environmental impact, complementing the core design team

- **Planning Solutions** | Planning Consultants
- **Talis** | Waste Management Consultant
- **Summation** | Environmental Sustainable Design Consultant
- **Plan E** | Acoustic Consultant
- **Propagule** | Landscape Architect
- **Focus Consulting** | Electrical Engineer
- **PTG Consulting** | Traffic Engineer



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SPINNAKER DEVELOPMENTS

Previous Reviews

DRP 01

In February 2025, the design was presented to DRP01. The project was generally supported, with 5 of the 10 key design principles accepted. The Panel recommended a secondary review, requesting further information and development on key design principles to enable a more informed assessment.

The City has provided preliminary comments and is broadly supportive of the proposal, noting its alignment with the City's strategic direction for Charles Street. Prior to further DRP meetings or lodgment, the City recommends a meeting to discuss the planning matters raised in its comments.

Supported

Pending Further Attention

* Panel requested further Information to provide a response

Context & Character

Landscape Quality*

Built Form & Scale

Functionality & Build Quality

Sustainability*

Amenity

Legibility

Safety

Community

Aesthetics

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SPINNAKER DEVELOPMENTS

Overview of Comments

RESPONSE TO DRP

Following feedback from the Design Review Panel, KADA and Planning Solutions reviewed and summarised the panel's comments, developing strategic responses aligned with key design principles. The current design reflects these responses and addresses additional items raised by the panel.

Summary of Comments	Context and Character	Landscape Quality	Built Form and Scale	Functionality & Build Quality	Sustainability	Amenity	Legibility	Safety	Community	Aesthetics
Provide a comprehensive Landscape Plan for the project.	✓	✓				✓				✓
Provide relief on the rear Western setback towards the lower density areas.			✓						✓	✓
Ensure that road widening does not negatively impact the ground floor residents.		✓	✓							
Receive input from a ESD consultant.					✓					
Provide Shading to the communal roof terrace.				✓		✓				
Increase the Solar access performance of the design.					✓					
Increase the Cross Breeze performance of the design.					✓					
Increase communal space near the ground level pedestrian entry.						✓			✓	
Relocate the Substation to allow for better amenity for ground floor residents.	✓	✓								
Review and refined the apartments spatial allocations generally.	✓									
Reorientated the entry to remove the "dog leg" path.		✓								✓
Allow for more convenient bike access and bicycle parking points.		✓	✓							

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SPINNAKER DEVELOPMENTS

Overview of Comments

RESPONSE TO STAKEHOLDERS

The design team also met with local and state government bodies early in the schematic design stage to gather input, aiming for a more holistic and well-integrated outcome. As a result, the design has evolved in response to this collaborative feedback

Public Transport Authority

- Honor the exclusion zone surrounding the bus stop.

GOVERNMENT OF WESTERN AUSTRALIA
Department of Communities

- Increased Setback to Charles Street
- Reduced bulk at the rear of the building
- Improved Amenity, Natural Light and Ventilation
- Improved Deep Soil and Landscaping Provision
- Improved integration of services and utilities under the built form
- Provide more parking and bicycle storage
- Further Waste Management Information

mainroads WESTERN AUSTRALIA

- Minimal intervention to the site boundary and Road Reserve
- Limit the affects of Charles Street Circulation of traffic specifically, in regards to waste management.
- Preference for Waste to be serviced on site, though where not achievable to the Northern side of driveway (away from Bus Stop)

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SPINNAKER DEVELOPMENTS

Latest Comments

GAWA

The proposal has been reviewed undergone a review by GAWA. The panel found that;

"The proposal for 407–409 Charles Street is broadly supported as a catalyst for future density along a major transport corridor.

The design demonstrates a strong material response to local character, particularly through the use of brick, and includes commendable landscape strategies such as tree retention and deep soil zones".

- Government Architect Office of Western Australia

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Planning, Lands and Heritage**

KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS



Project Changes

PRIMARY CHANGES

The building's overall character remains unchanged, with key elements like parking bays, store rooms, and apartment numbers retained. These changes are detailed under each relevant design principle

References to "Changes and Updates" within this document relate to the **GAWA** Presentation



Gross Building Area

5106m^2

No Change



Total Apartments

52

No Change



Deep Soil

327 / 203m^2

19% Total Area*

2% Increase from GAWA

* Deep soil area is exclusive of 150m^2 Future Road Reserve area ceded by Main Roads WA

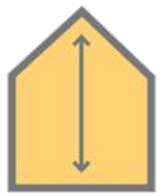


Communal Area

352m^2 Open Area

29m^2 Internal Area

No Change



Building Height

G.L+ 4 Storey

No Change



Parking

34 Car Bays

44 Bike Bays

+ 14 Bicycle Bays



Stores

52

No Change



Plot Ratio

1.5

No Change

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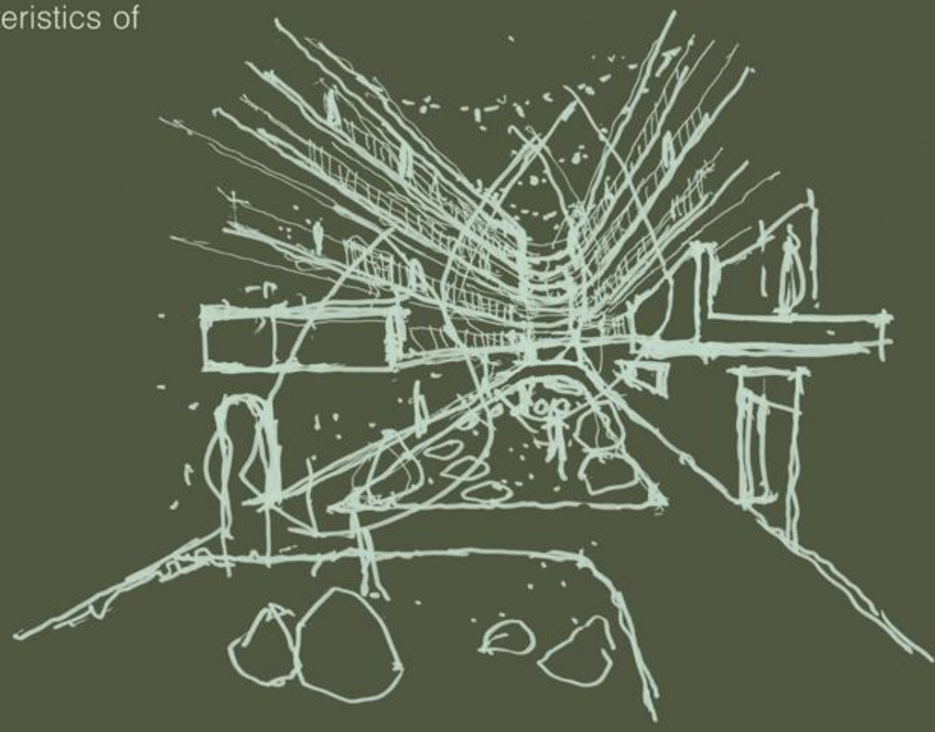
SPINNAKER DEVELOPMENTS


Previous Proposal
014


Current Proposal
PRIMARY CHANGES
1. Lighter Colour Scheme
2. Additional Articulation
3. Refined Landscape Pallet
4. Access to Ground Level Apartments via street
5. Refinement of the screening system
01
02
04
02
04
03
015

PRINCIPLE 1.
CONTEXT AND CHARACTER.

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.



KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

Context & Character

DRP 01 FEEDBACK AND COMMENTS

*The Design Review Panel was **supportive** of the proposals analysis and responses to Context and Character.*

Response:

ACKNOWLEDGED



KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

Context & Character

GAWA FEEDBACK AND COMMENTS

*The GAWA Panel was generally **supportive** of the proposals responses to Context and Character though further clarity was requested on the following items.*

a. *Requested clarity on proposal response to both the existing low-scale character and future density along Charles Street.*

b. *Provide a rationale for the design approach of the fifth Storey in relation to surrounding context of the site.*

Response:

ADOPTED

a. The contextual analysis has been updated to provide a more thorough review of the character of the suburb as well as local planning policies set by the City of Vincent (CoV). The design responds to the immediate low-density character and context of the site and the broader vision of the City of Vincent.

b. The proposal aligns with the CoV's Charles Street planning strategy as it; encourages the use of public transport, provides a variety of housing typologies, contributes to housing affordability, and encourages local businesses and local employment. Additionally, The proposal is consistent with recent approvals along this strip including: 1 Bourke Street and 299 Charles Street.









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SPINNAKER DEVELOPMENTS

Context & Character

CHARLES STREET (IMMEDIATE CONTEXT)

KEY

1. Angove Street Cafe Strip
2. Kyilla Primary School
3. Les Lilleyman Reserve
4. Community Garden
5. Alexander Craft House
6. Mount Lawley Senior High School
7. Yanchep Traders (Historic)
8. Village Square (Historic)

○ Bus Stop (High Frequency Route)



Note:
Location A refers to Table 3.9 - Parking Ratio of Volume 2 of the R Codes.

Location A *includes all land located within:*
– 800m of a train station on a high-frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any Part of a lot;
– 250m of a high-frequency transit route, or multiple transit routes that if combined have timed stops every 15 minutes during weekday peak Periods (7 –9am and 5–7pm), measured in a straight line from along any part of the transit route to any part of the lot; and or -Within the defined boundaries of an activity Centre
Location B
Not within location A

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SPINNAKER DEVELOPMENTS

Context & Character

MATERIAL PALETTE & STREET INFLUENCES

KEY

1. Golden West Company Building
2. Yanchep Trader
3. North Perth Primary School
4. North Perth Fire Station
5. Federation Dwelling
6. Former Post Office (Now Stomp Coffee)
7. Federation Dwelling (Renovation)
8. Brownes Dairy Factory (Village Square)
9. Beatty Park Leisure Centre



















KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

Charles & Elizabeth House
407 & 409 Charles Street, North Perth

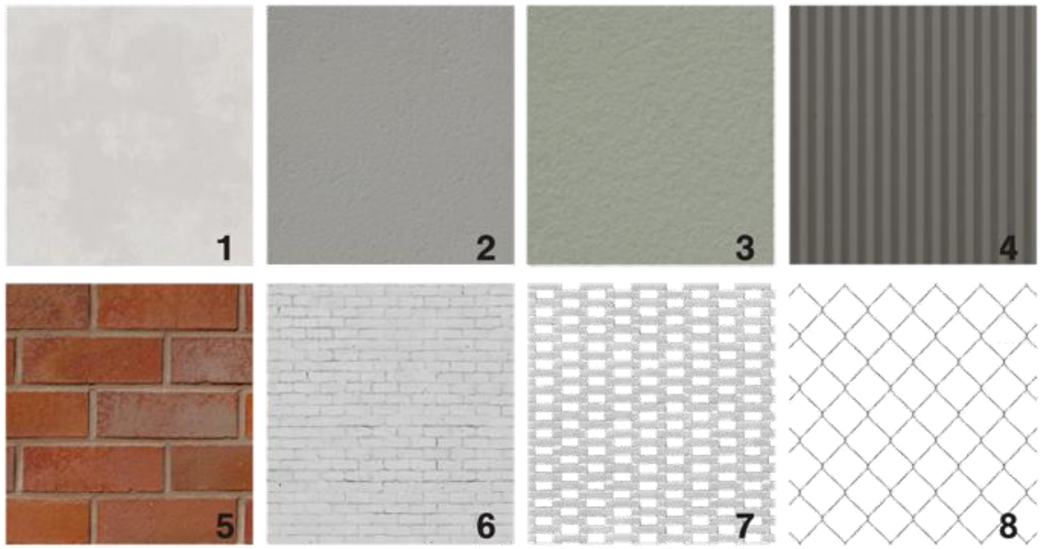
020

Context & Character

MATERIAL PALETTE & STREET INFLUENCES

KEY MATERIAL

1. Light Render
   To denote the Dado change from residential and commercial facades
2. Dark Render
   Illustrating Deep Shadows to Front Verandahs and shadowed glass to commercial fronts
3. Feature Render
   Selected due to the Heritage Greens and tones to porches and verandahs common in North Perth
4. Metal Cladding
   Noting front porch and mid war extensions to Federation Homes
5. Face Red Brick
   Inspired by the contextual material to the area
6. Painted Brick
   Highlighting the interwar interventions and commercials influences of the later century
7. Hit and Miss Brickwork
   Responding to breezes and sounds of the natural environment
8. Cyclone Mesh
   Articulating the robust and unpretentious materials of the late 20th Century inserted intothe heritage buildings within the suburb





MATERIAL PALETTE

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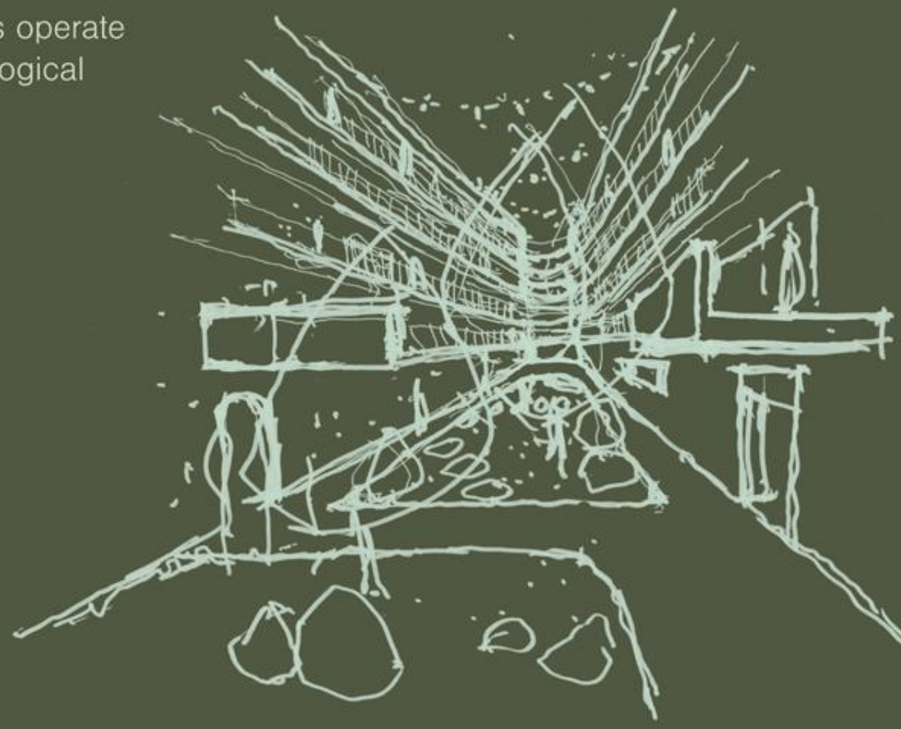
SPINNAKER DEVELOPMENTS

PRINCIPLE 2.
LANDSCAPE QUALITY.

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.



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SPINNAKER DEVELOPMENTS

Landscape Quality

DRP 01 FEEDBACK AND COMMENTS

The DRP was generally supportive of the architectural landscape integration though requested the following items be included in the proposal. The engagement of a Landscape Architect to develop a comprehensive Landscape Plan.

Response:

ADOPTED

KADA and Spinnaker Projects engaged Propagule to produce a Landscape Master Plan. Propagule primary considerations include:

- A water wise irrigation strategy which avoids overhead spray sprinklers.
- Passive irrigation to redirect storm water to gardens prior to entering drains.
- Retention of well established trees on site.
- Permeable paver's utilised on site to reduce flooding and pressure on storm water drains.
- Increased focus on quality deep soil areas.

Deep Soil

327/ 203m²

2% Increase from GAWA

* Deep soil area is exclusive of 150m² Future Road Reserve area ceded by Main Roads WA

Retained Trees

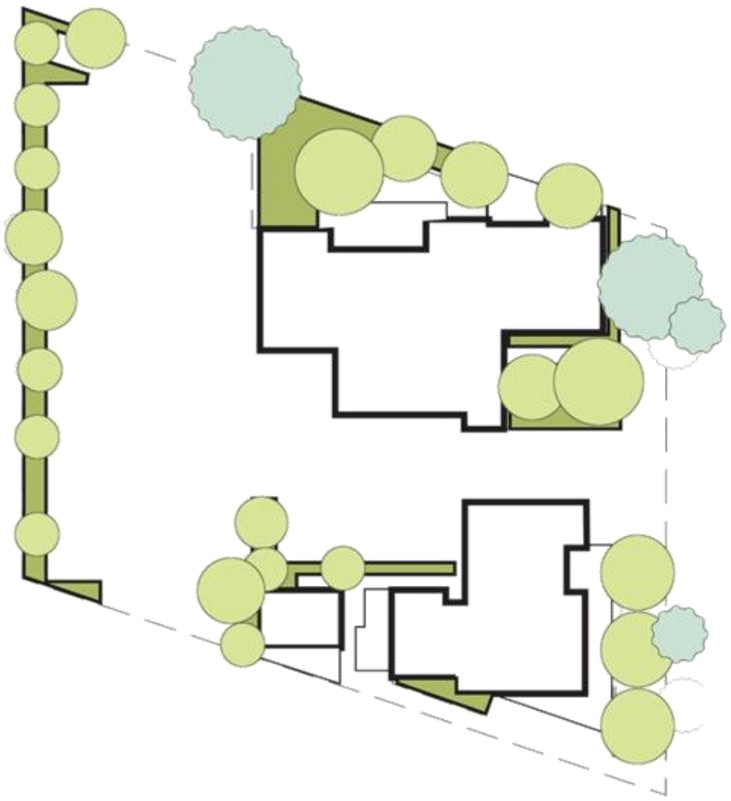
2

No change

Total Trees

28

+26 Newly Planted Trees



CURRENT LANDSCAPING LAYOUT

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SPINNAKER DEVELOPMENTS

Charles & Elizabeth House
407 & 409 Charles Street, North Perth

023

Landscape Quality

GAWA FEEDBACK AND COMMENTS

The GAWA review was highly **supportive** *of the landscape plan proposed generally.*

The panel requested further clarity be provided to the planting approach to achieve a higher quality of amenity for the residents.

Response:

ADOPTED

- Turf will be used only where active or required for emergency vehicle access; other landscape areas and verges will be planted and irrigated by the development to soften the street presentation.
- The landscape plan emphasizes locally sourced plants, focusing on resilient local species and succulents suited to their location.
- Boundary fences will be trellised with attractive climbers and vines to add vertical greenery to the outlooks and parking areas. The soft landscape design draws inspiration from local vegetation, incorporating small and medium-sized ornamental trees to create a flowering, scented, and textured native garden environment.
- Alongside technical aspects such as access, native planting, sustainable irrigation, and drainage, a comprehensive greening strategy aims to produce a vegetated environment that enhances the building presentation to the street and neighbouring lots, integrating seamlessly with existing streetscapes.

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SPINNAKER DEVELOPMENTS

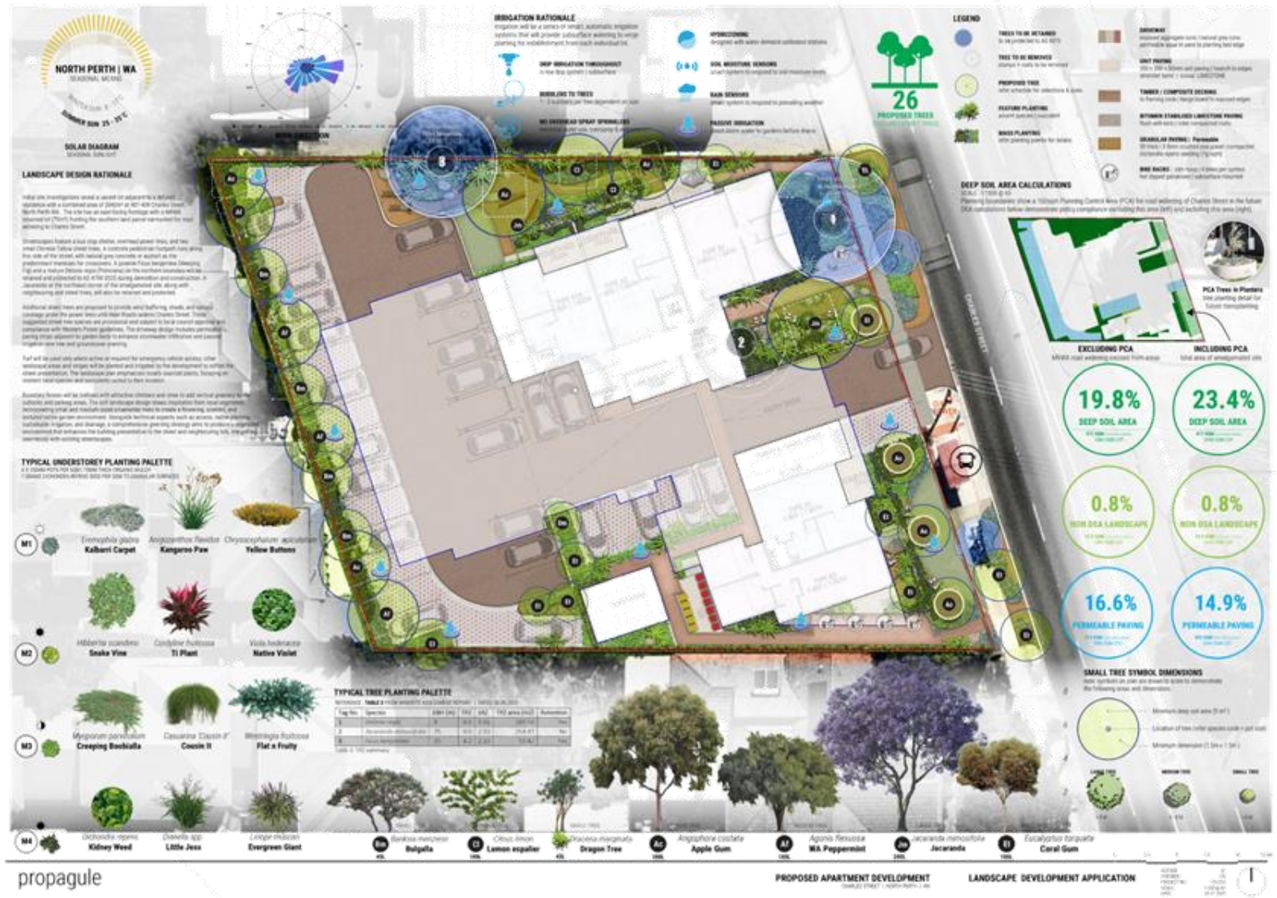


Landscape Quality

PROPOSED PLANING SOLUTION

- Initial site investigations reveal a vacant lot adjacent to a defunct residence with a combined area of 2040m² at 407-409 Charles Street, North Perth WA. The site has an east-facing frontage with a MRWA resumed lot (79m²) fronting the southern land parcel earmarked for road widening to Charles Street.

- Streetscapes feature a bus stop shelter, overhead power lines, and two small Chinese Tallow street trees. A concrete pedestrian footpath runs along this side of the street, with natural grey concrete or asphalt as the predominant materials for crossovers. A juvenile Ficus benjamina (Weeping Fig) and a mature Delonix regia (Poinciana) on the northern boundary will be retained and protected to AS 4790-2025 during demolition and construction. A Jacaranda at the northeast corner of the amalgamated site, along with neighbouring and street trees, will also be retained and protected.



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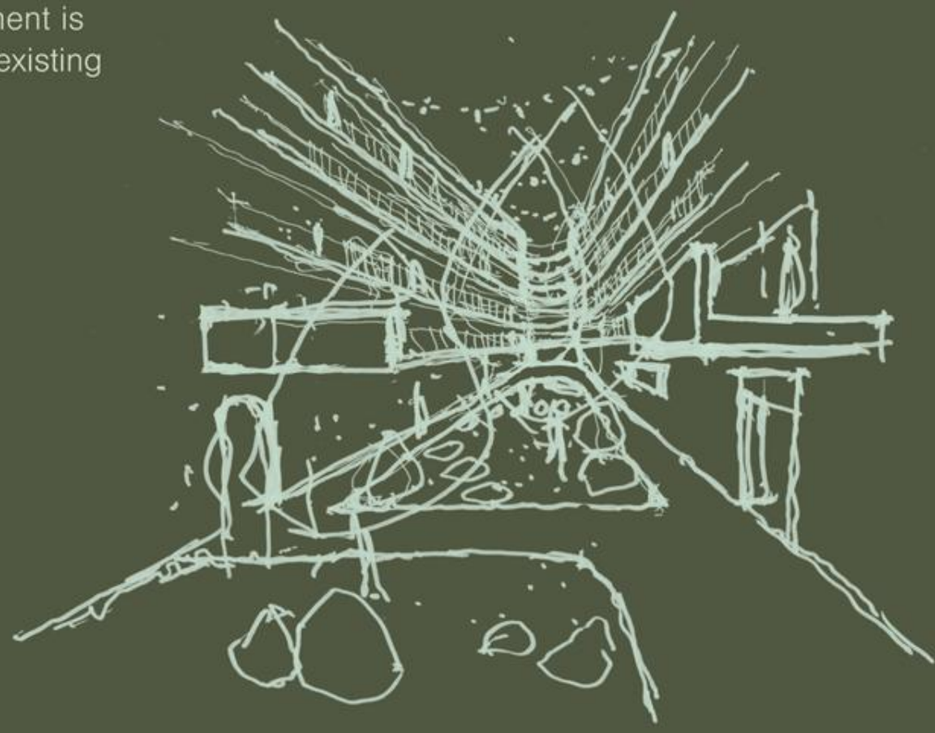
SPINNAKER DEVELOPMENTS

Charles & Elizabeth House
407 & 409 Charles Street, North Perth

025

PRINCIPLE 3.
Built Form & Scale.

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

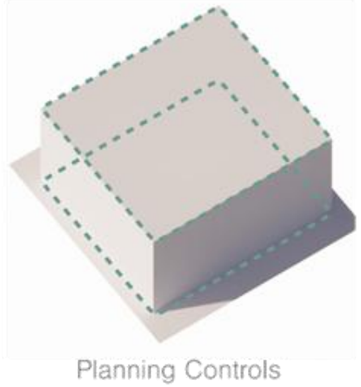


KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

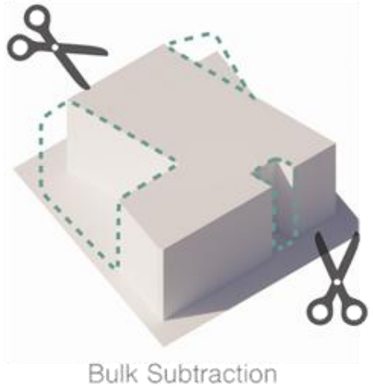
Built Form and Scale

FORM AND MASSING DEVELOPMENT



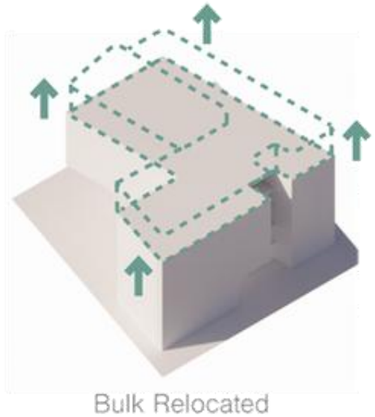
Planning Controls

Design aligned to the controls set by the local authority



Bulk Subtraction

Reducing the visual impact on neighbours.



Bulk Relocated

Relocating the initial bulk of the building to less sensitive areas of the lot



Bulk Articulation

Sculpting massing to resonate with the neighbourhood context.

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SPINNAKER DEVELOPMENTS

Built Form & Scale

DRP 01 FEEDBACK AND COMMENTS

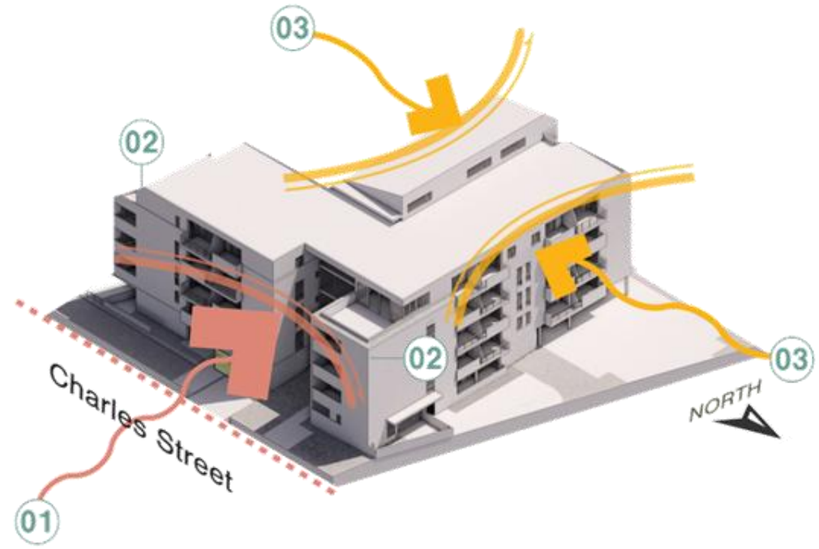
Both the DRP and DoC noted the overall scale of the design and form was generally supportable though requested further articulation of the design specifically along the Western wall. Additionally, concerns were raised in the event that Charles Street were to undergo road widening the amenity for the Eastern apartments would be negatively affected.

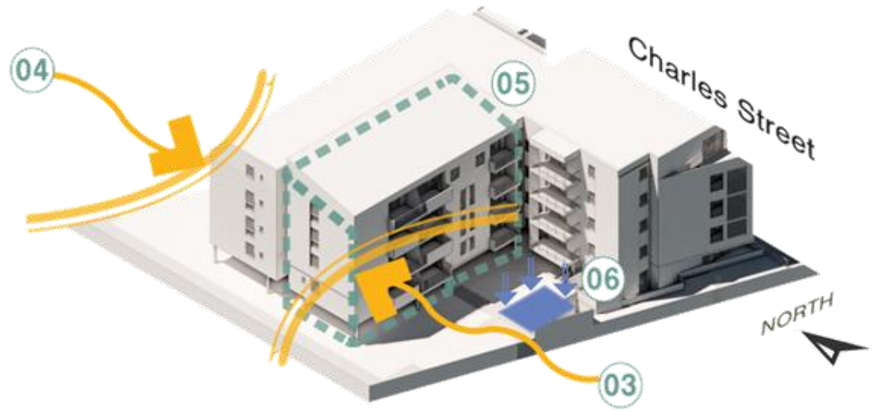
Response:

ADOPTED

To address the concerns raised by the Design Review Panel, KADA reduced the overall bulk and scale of the development by completing the following:

1. Apartments are setback from Charles Street an additional 1000mm
2. Ground floor apartment openings have been reoriented to face North or internally.
3. The building envelope on the North and South sides has been significantly reduced and articulate.
4. The Western facade has been significantly reduced and articulated while maintaining the setback to create large sections of open and unbuilt form to the Western boundary.
5. The Western facade is articulated in material, roof form and openings
6. Stores, service buildings, bikes and ancillary spaces have been collapsed into the built form





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SPINNAKER DEVELOPMENTS

Built Form & Scale

GAWA FEEDBACK AND COMMENTS (OVERLOOKING)

The GAWA process was generally supportive of the form of the project. KADA was encouraged to ensure the design complies with the R-Codes regarding over-looking and to conduct a thorough analysis of the over shadowing cast throughout the year.

Response:

ADOPTED

- The proposal has been reviewed against the R-Codes Volume 2 and is generally found to comply with the items including overlooking.
- The design improves neighbour privacy and reduces bulk by using solid articulations that block balcony views to the west .
- The open air corridor is recessed further back from the Western facade.
- At the request of GAWA a thorough analysis of the overshadowing impacts on the adjacent lots has been under taken and can be noted in the "Over Shadowing" section of this document.



SETBACK WESTERN CORRIDOR SOLID ARTICULATIONS

KLOPPER & DAVIS ARCHITECTS SPINNAKER DEVELOPMENTS

Built Form & Scale

GAWA FEEDBACK AND COMMENTS (ARTICULATION)

The GAWA noted that the proposal presents as five storeys with minimal modulation of upper levels The panel requested consideration to reduce perceived bulk and improve the interface with neighbouring properties.

Response:

ADOPTED

- The building presents as a four-storey building with an articulated crest form as the Fifth floor to the street. This level is articulated by material and the deletion of built form on both the North and South corners.
- The material shift occurs at balcony height to reduce the scale of the fifth floor and emphasis the podium level of the fourth floor.
- The stores located above the pumps and tanks have been relocated into the building to reduce the scale of this building form and additional planting has been introduced on the South side.

Negative Space
Articulated crest on fifth floor - enhanced by negative materiality and recessed facades

Addition and Articulation
Material articulation at balcony height reduces the scale of the fifth floor and emphasis the extrusions between the first and fourth floors.



SOUTHERN ELEVATION



WEST ELEVATION



NORTH ELEVATION

KLOPPER & DAVIS ARCHITECTS SPINNAKER DEVELOPMENTS

Built Form & Scale

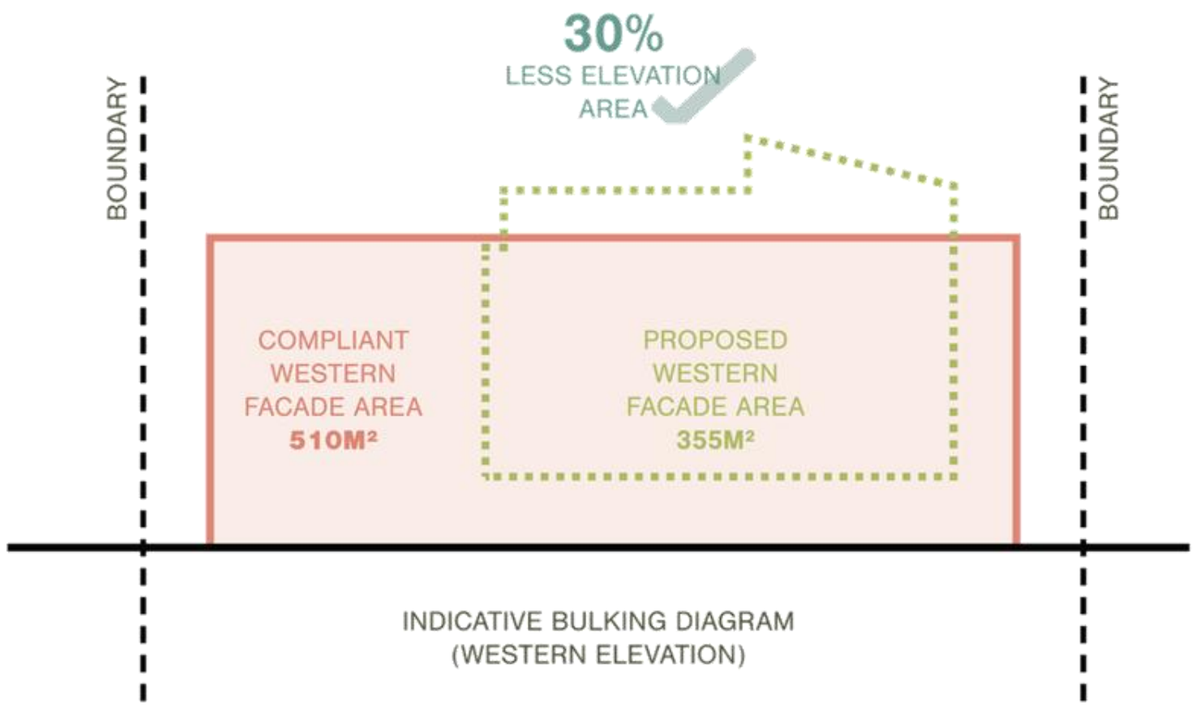
GAWA FEEDBACK AND COMMENTS (WESTERN FACADE)

The GAWA noted the improvement of the western façade concerns were raised with the lower-density Western neighbours.

Response:

ADOPTED

- The design aims to reduce impact on the Western neighbours by minimising the extent of the Western Façade.
- A significantly smaller, marginally taller form was created which allowed for access to light and minimising bulk through form rather than the height alone.
- This is in sharp contrast to a compliant design which would be lower in height but significantly larger in terms of "bulk and blockage.



INDICATIVE BULKING DIAGRAM
(WESTERN ELEVATION)

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SPINNAKER DEVELOPMENTS

Built Form and Scale

PROPOSED MATERIALS



Concrete



Face Brickwork



Painted Brickwork



Metal Cladding



White Render



Exposed Steel

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SPINNAKER DEVELOPMENTS

Built Form and Scale

FUTURE CONTEXT



CHARLES STREET SITE SECTION
INDICATIVE FUTURE ZONING
(Based on CoV Planning Policy 1.3)*

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SPINNAKER DEVELOPMENTS

Built Form and Scale

MASSING AND OVERSHADOWING

Shading diagrams illustrate the anticipated shadows cast by the bulk form of the structure during the summer and winter solstice as well as the spring equinox.



SUMMER SOLSTICE
12:00PM DECEMBER 21ST

Less than 10% Shade Cast On 405 Charles Street



WINTER SOLSTICE
12:00PM JUNE 21ST

70% Shade Cast On 405 Charles Street*

*47% of Overall Shade falls on Existing Roofs



SPRING EQUINOX
12:00PM SEPTEMBER 23RD

13% Shade Cast On 405 Charles Street*

*56% of Overall Shade falls on Existing Roof

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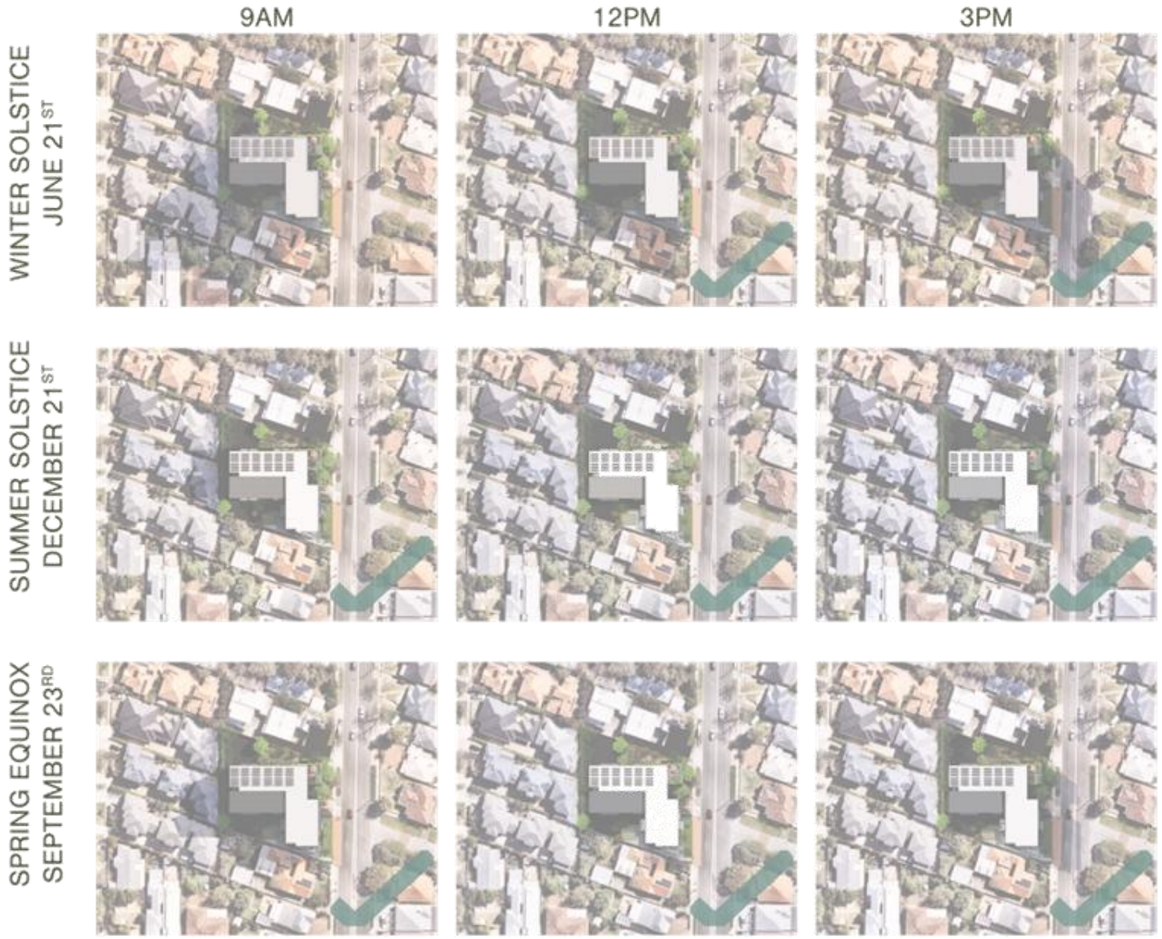
SPINNAKER DEVELOPMENTS

Built Form & Scale

MASSING AND OVERSHADOWING

As requested by the GAWA panel the design team has undertaken a thorough analysis of the likely overshadowing caused by the building. From this analysis it can generally be said that:

- The design allows for the egress of light throughout the year to neighbouring lots.
- The design conforms with the R80 requirements as per the Volume 2 of the R-code



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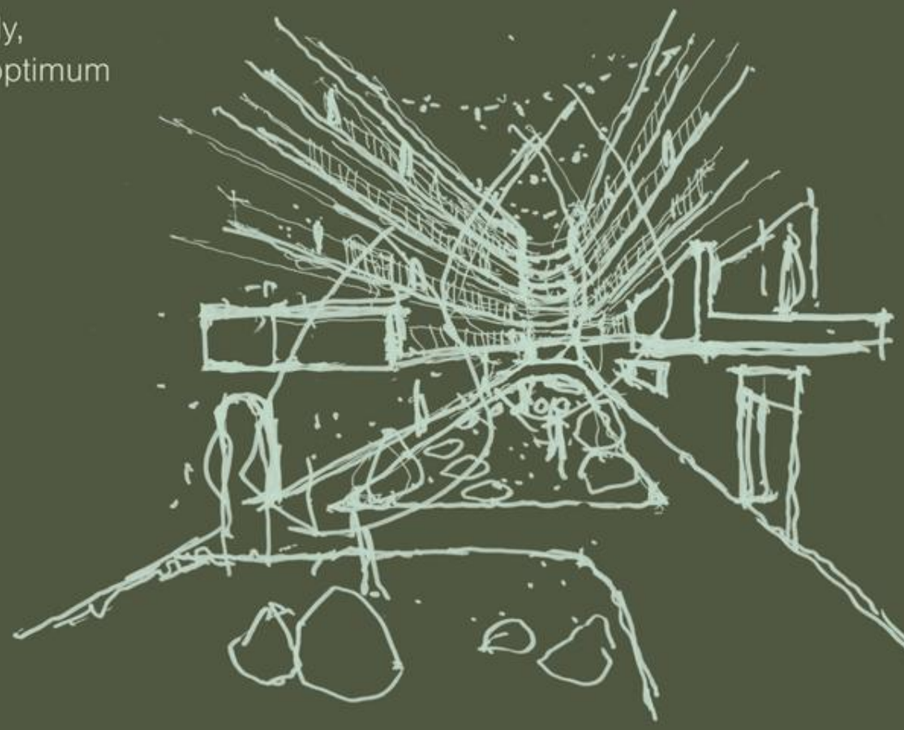
SPINNAKER DEVELOPMENTS

PRINCIPLE 4.
FUNCTIONALITY & BUILD QUALITY

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.



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SPINNAKER DEVELOPMENTS

Functionality & Build Quality

COMMENTS FROM STAKEHOLDERS

The DRP **supported** *the proposal's functionality and build quality, and recommended consulting Main Roads WA and the Public Transport Authority.*

Response:

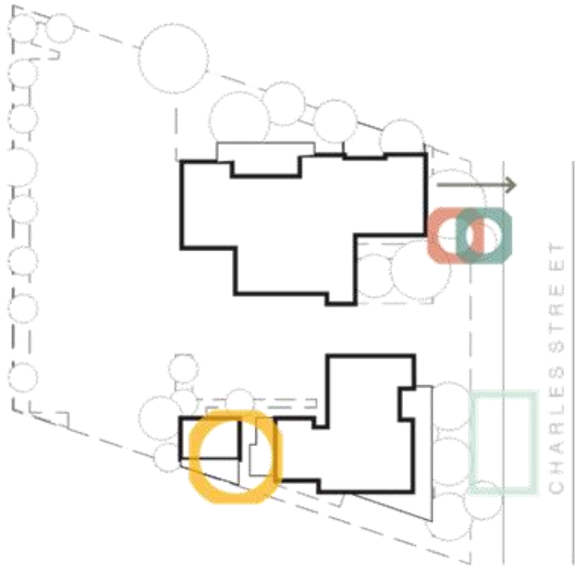
ADOPTED

In response, the design team:

- Confirmed bin capacity
- Consulted with the City of Vincent and Main Roads on the preferred solution
- Identified the best location for waste collection and loading/unloading

Further development to help minimise impacts on Charles Street traffic unclude;

- Use of 240L bins to meet Local Government collection and design requirements
- Provide a bin presentation zone on Charles Street clear of bus stop
- Locate and account for bus stop exclusion zone on Charles Street to facilitate access to bus stop whilst bins are collected.
- Provide adequate clearances to allow opportunities for traffic to be diverted in the event that either system is in use.



BIN SET DOWN LOCATIONS

- BIN STORAGE AREA
- PREVIOUS BIN SET DOWN ZONE
- CURRENT BIN SET DOWN ZONE
- BUS EXCLUSION ZONE

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SPINNAKER DEVELOPMENTS

Functionality & Build Quality

GAWA FEEDBACK AND COMMENTS (PART 1 OF 2)

The GAWA review panel commended the design team on the general layout of each of the floor plates though raised the following suggestions:

a. *A second lift could enhance the redundancy and accessibility of the apartments.*

b. *The opposing apartment entires may impact privacy; reconfiguring door placements could alleviate this stresses.*

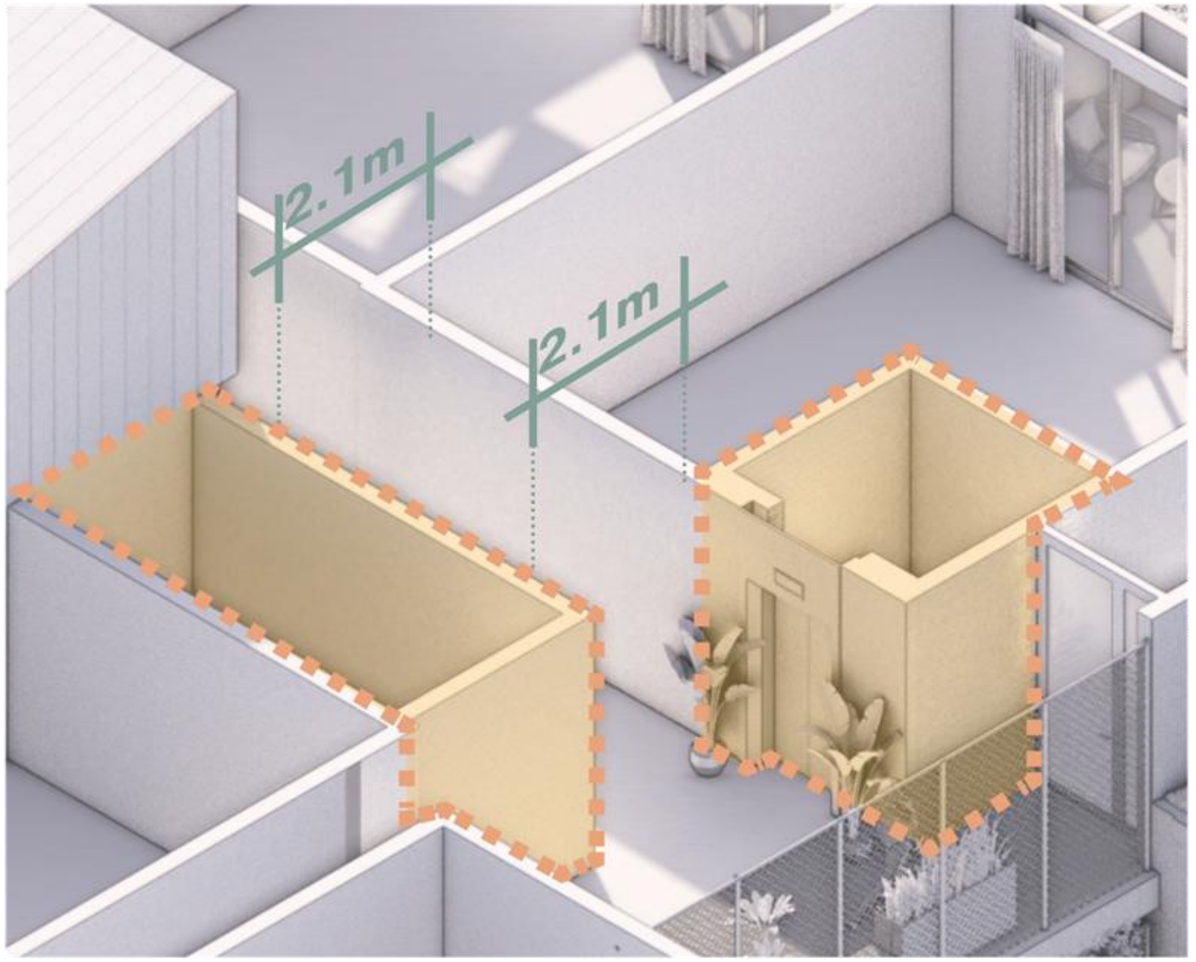
Response:

ADOPTED

To address these points the design team has focused on delivering a robust well resolved outcome that balances efficiency with long term value.

a. The lift provided will be of a high quality of a reputable brand with a local repair service to minimise any disruptions due to failure. Additionally, the stairs are located immediately adjacent the lift and entry to help service the buildings vertical service load and encourage active paths of travel and minimising the loads on the lift.

b. The project scope prioritises efficiency and build-ability in its design. The design currently includes corridors are over-width to improve amenity (2.1m) which will mitigate any concerns regarding opposing doorways.



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SPINNAKER DEVELOPMENTS

Functionality & Build Quality

GAWA FEEDBACK AND COMMENTS (PART 2 OF 2)

The GAWA review panel provided some recommendations for the design team to consider regarding the apartment layouts themselves. Specifically;

a. *The location of the bedroom window for the Ground Floor North East apartment may be impacted by privacy issues due to its distance and height from the primary building entry, reconsideration maybe required.*

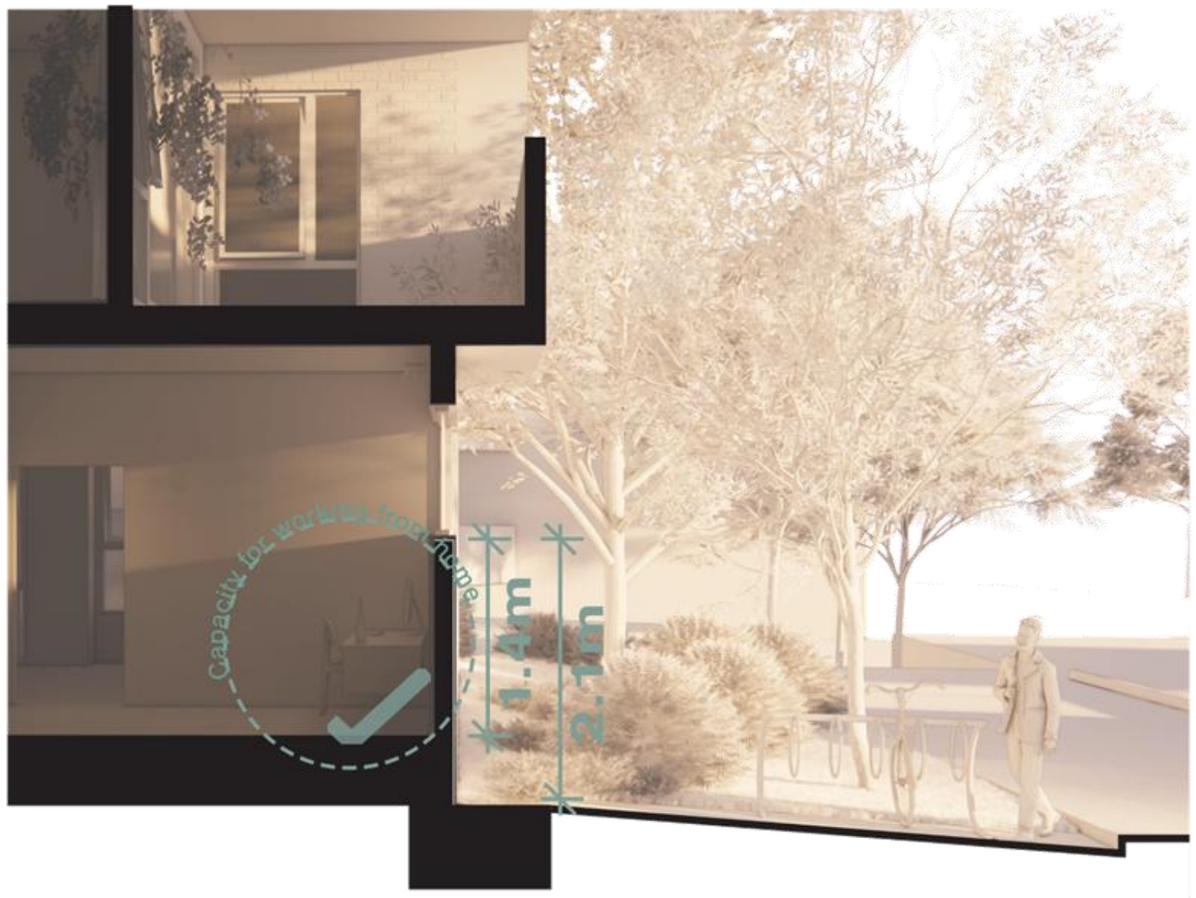
b. *Secondary bedrooms should have capacity to become home offices or support work from home environments.*

Response:

ADOPTED

a. KADA has adjusted this bedroom to remove all windows from the access pathway and face them to the street at an internal sill height of 1.45m which is en external sill height of 2.1m thus protecting amenity internally.

b. The layout of second bedrooms has been reviewed and confirmed to be flexible and adaptable that can accommodate working from home environments.



KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

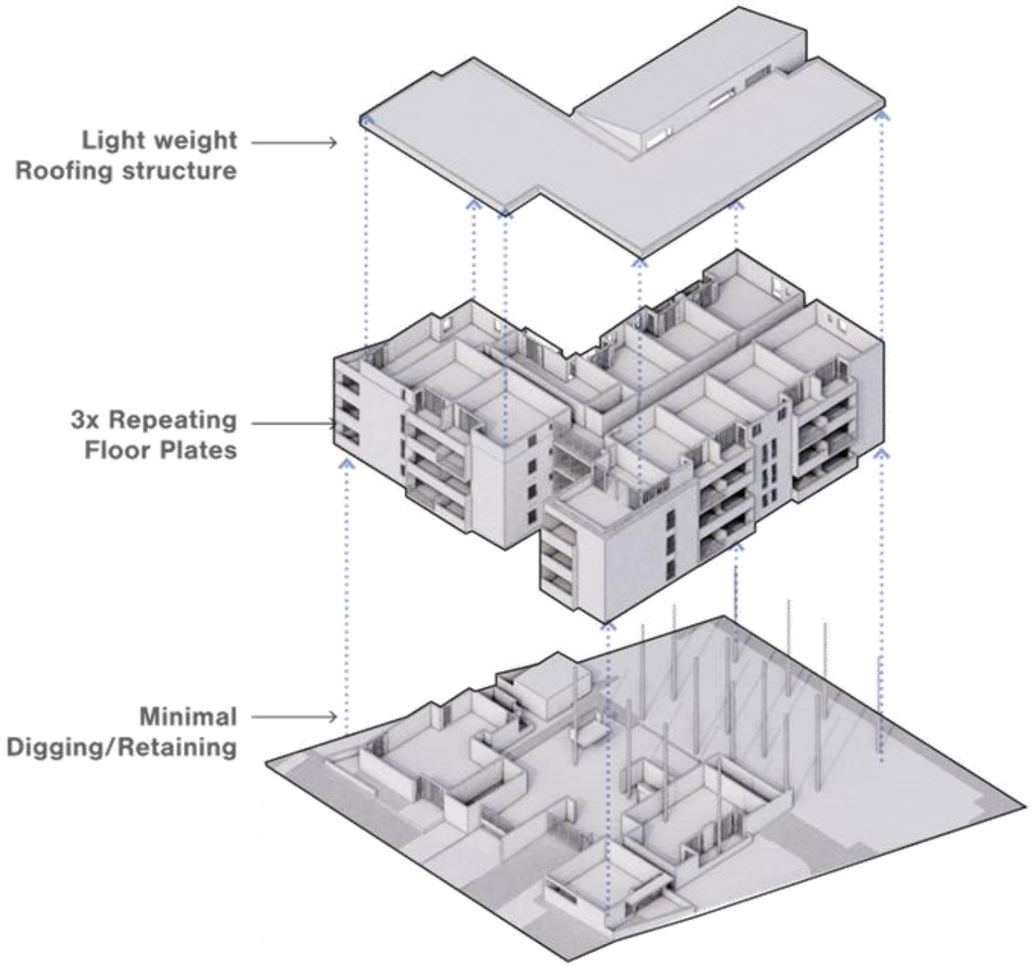
Functionality & Build Quality

STRUCTURAL EFFICIENCY

The proposed design relies on simple repeating planning, servicing and structural solutions. KADA has avoided complex structural systems and material junctions to create a structurally efficient design.

The design achieves articulation through simple and generous gestures rather than bolt on applique. Some key elements required to achieve this include;

- Simple stacking planning solution
- Massing articulation through deletion rather than amendment and adaption
- Reduce or removal of suspended slabs where possible
- Fully or partial lightweight wall construction is maximised
- Tighter column grids to reduce slab and column sizes
- Remove ancillary building forms and collapsing them within the building
- No digging basements and/or retaining



Functionality & Build Quality

APARTMENT MIX LOCATIONS

To cater to a diverse range of residents, KADA has incorporated a variety of apartment types into the design, including:

Type A | 1 Bedroom 1-bathroom apartments
- Not less than 47m²
- Internal apartment storeroom not less than 3m²
- Balcony area not less than 8m²

Type B | 2 Bedroom 1-bathroom apartments
- Not less than 65m²
- Internal apartment storeroom not less than 4m²
- Balcony area not less than 10m²

The design draws extensively on the Residential Design Codes (R-Codes) and aligns with the requirements set by the Department of Communities. This considered mix of apartment types aims to provide flexibility, support varying lifestyle needs, and foster a sense of comfort and belonging within the community.

Level	Type A	Type B	Total
Ground	3	2	5
01	7	5	12
02	7	5	12
03	7	5	12
04	7	4	11
TOTAL:	31	21	52

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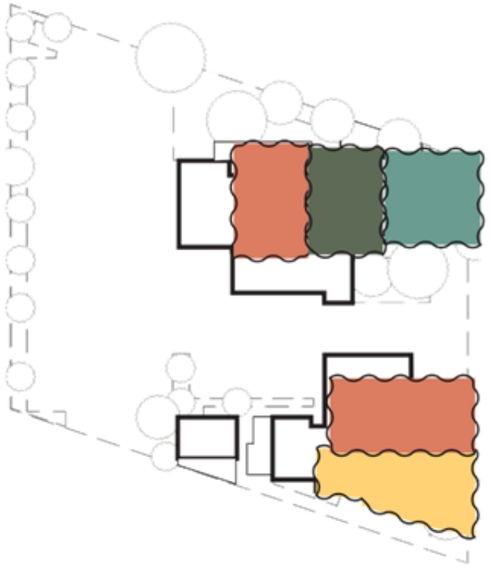
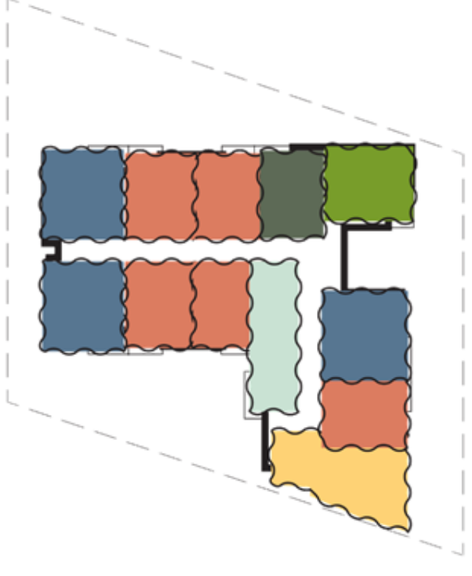
SPINNAKER DEVELOPMENTS



GROUND LEVEL APARTMENT TYPES

A1
A2
B1
B2



UPPER LEVEL APARTMENT TYPES

A1
A2
A3
B1
B2
B3
B4

Charles & Elizabeth House
407 & 469 Charles Street, North Perth

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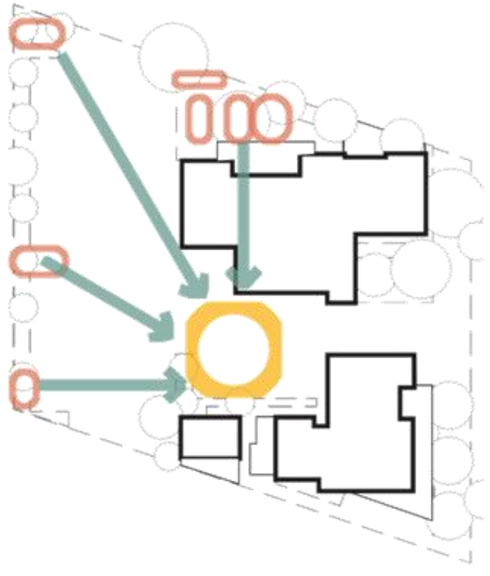
Functionality & Build Quality

SERVICES AND BACK OF HOUSE PROVISIONS

Following feedback from the previous Design Review Panel, KADA has redeveloped the back-of-house (BOH) facilities to be strategically positioned at the southern end of the site, ensuring they do not impact the northern aspects of the design. Additionally, service blocks have been consolidated to reduce dead space and avoid the visual clutter typically associated with BOH structures.

Further enhancements include the integration of a rooftop solar panel system and designated plant space, supporting both functional and sustainable outcomes.



REARRANGEMENT SINCE DRP 01

BOH CONSOLIDATION
PREVIOUS LOCATION

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SPINNAKER DEVELOPMENTS

Charles & Elizabeth House
407 & 409 Charles Street, North Perth

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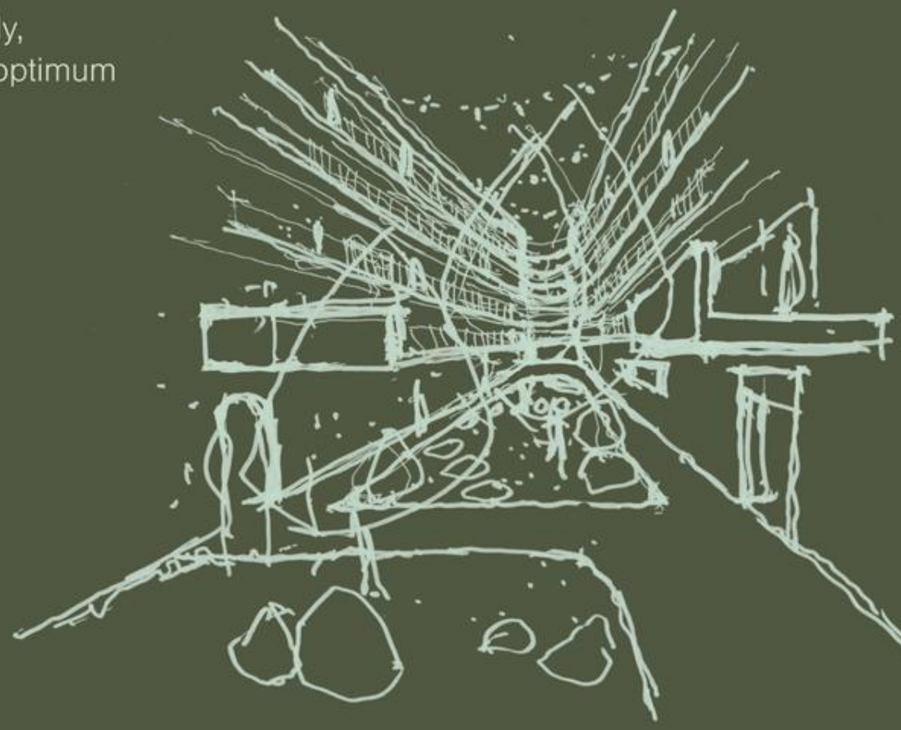
PRINCIPLE 5.
SUSTAINABILITY

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform Well and deliver optimum benefit over the full life-cycle.



KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

Sustainability

COMMENTS FROM DRP

The Design Review Panel was generally supportive of the architectural provision for ESD within the development.

Response:

ADOPTED

Summation ESD have provided a comprehensive analysis and response to the building performance. The key outcomes of this review are as follows:

- Strong support for small protected openings in well insulated walls
- Full electrification of all services and apartments
- Effective Storm Water Management
- Heat island mitigation
- Water Sensitive Design
- Waste minimisation
- Promoting EV transition
- Use of efficient highly rated WELS fixtures in interior fit-outs
- Implementation of water-wise landscaping to reduce reliance on potable water
- Preference for light coloured roofing to minimise urban heat island effects
- Provision for electrical vehicle (EV) charging in all car bays
- Use of Low E neutral single glazing for enhanced thermal performance.



KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

Sustainability

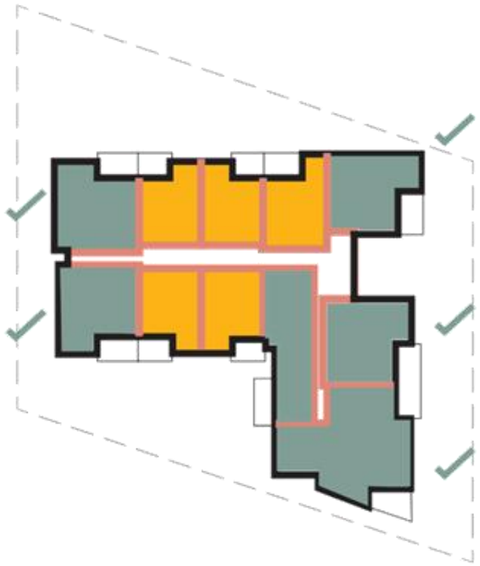
GAWA COMMENTS

The GAWA was generally supportive of the architectural provision for ESD within the development. The GAWA panel requested further information and reporting on the ESD strategies implemented specifically storm water management as well the exploration of cross ventilation into the open air corridor from the apartments.

Response:

ADOPTED

KADA has consulted a Building Certifier regarding cross-ventilation into the open-air corridor. This is feasible in two to three locations where openings do not affect fire egress, and will be further explored through design development. In areas where this is not possible ceiling fans are to be provided to all bedrooms and living spaces. The final development application submission includes a suite of schematic consultant reports.



FIRE COMPARTMENTALIZATION

OBSTRUCTION TO EXIT REDUCES CROSS VENTILATION CAPACITY

MINIMAL OBSTRUCTION CROSS VENTILATION ACHIEVED



CEILING FAN INCLUSION IN ALL LIVING ROOMS AND BEDROOMS

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SPINNAKER DEVELOPMENTS

Sustainability

ESD OVERVIEW

The proposed development will average 8.4 stars for the 52 Units, exceeding the minimum by 1.4 stars and 1.6 stars off needing no heating or cooling.

Charles and Elizabeth House is an examplar of economical sustainable construction.

+8.4
Anticipated Avg Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

ROOF REQ.
ROOF DECK SHEETING
MIN R-VALUE R3.7

EXTERIOR WALL REQ.
CAVITY BRICK
MIN R VALUE R1.4

GLAZING REQ.
LOW-E NEUTRAL
ALUM. WINDOW FRAME

FLOOR SLAB REQ.
SUSP. CONCRETE SLAB
MIN R-VALUE R2.0

INITIAL BUILDING PERFORMANCE*

*DATA BASED ON ESD SECTION J REPORT REV 001

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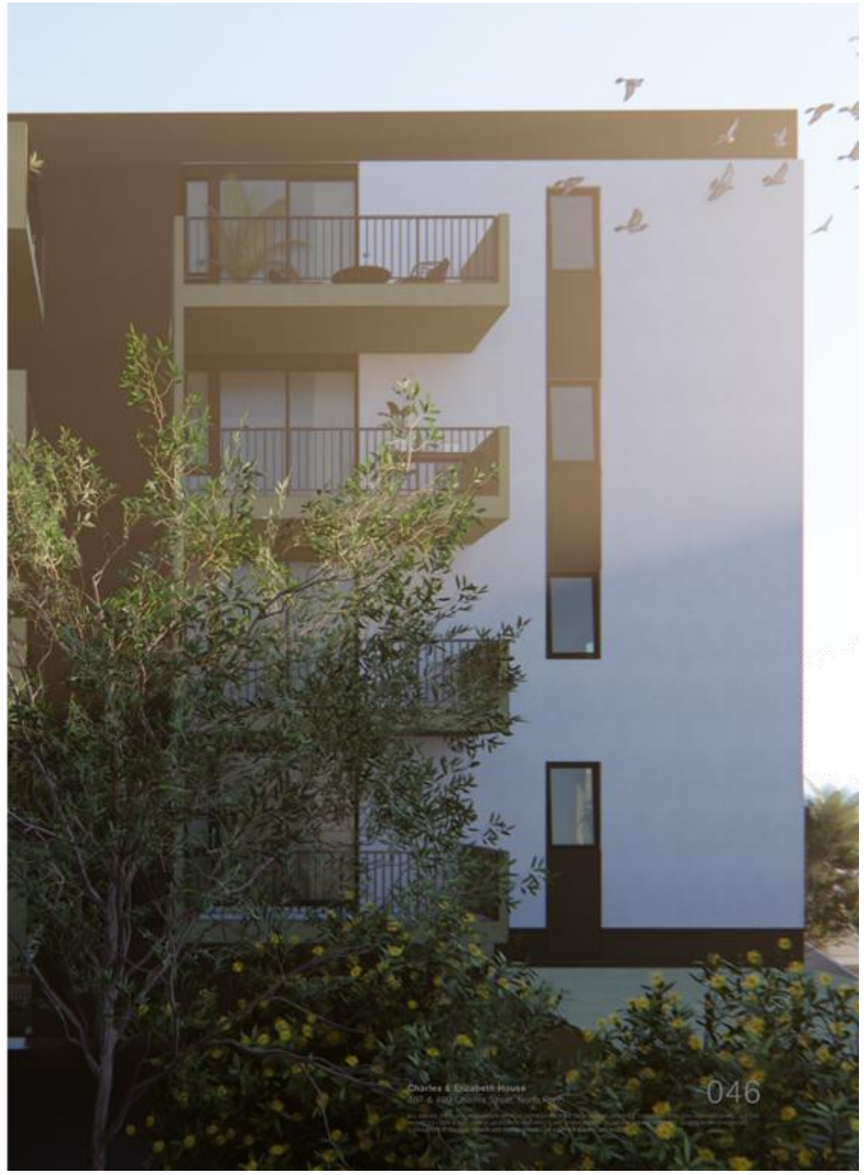
SPINNAKER DEVELOPMENTS



Sustainability

SOLAR ACCESS

Following Stakeholder feedback re-orientation of the apartments was conducted to allow for a greater level of solar access into the buildings. This has led to a marginal increase in the overall daylighting each apartment receives throughout the year. To achieve this the following changes were conducted.

- Openings on the South Western most apartments have been increased to capture greater levels of solar egress.
- Glazing has been increased generally throughout the design specifically throughout bedroom spaces.

SOLAR ACCESS

Level	APT	%
G.L	4/5	80%
L.01	8/12	66%
L.02	8/12	66%
L.03	8/12	66%
L.04	10/11	90%
TOTAL:	38/52	73%



TYPICAL FLOOR PLATE

66%



LEVEL 4 FLOOR PLAN

90%

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SPINNAKER DEVELOPMENTS

Sustainability

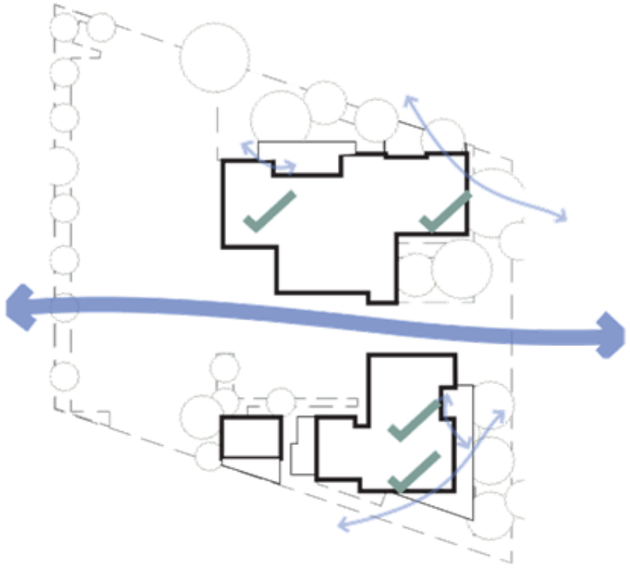
NATURAL VENTILATION

The proposed design has a reduced response to the natural ventilation. The following provides context for these design decisions and the mitigation of this outcome:

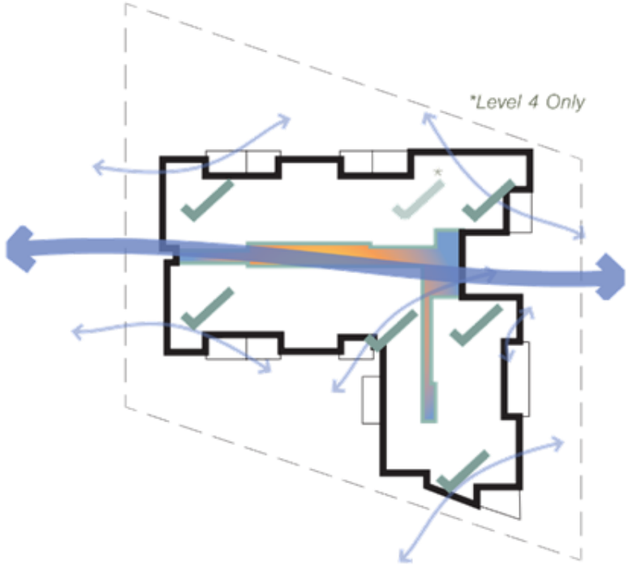
- The design features wide, naturally ventilated corridors that, due to fire service coordination, have not been included in the calculation but will still largely achieve the intended design objectives.
- Apartments are well insulated and achieve excellent thermal performance, reducing the need for additional cooling measures.
- Apartments will include ceiling fans to support internal air movement and enhance air quality.
- This also highlights a conflict between the need for an economically efficient double-loaded design and the requirements of this element.

CROSS VENTILATION

Level	APT	%
G.L	4/5	80%
L.01	6/12	50%
L.02	6/12	50%
L.03	6/12	50%
L.04	8/11	72%
TOTAL:	**30/52**	**57%**



TYPICAL CROSS VENTILATION
(GROUND LEVEL)



TYPICAL CROSS VENTILATION
(TYPICAL LEVELS)

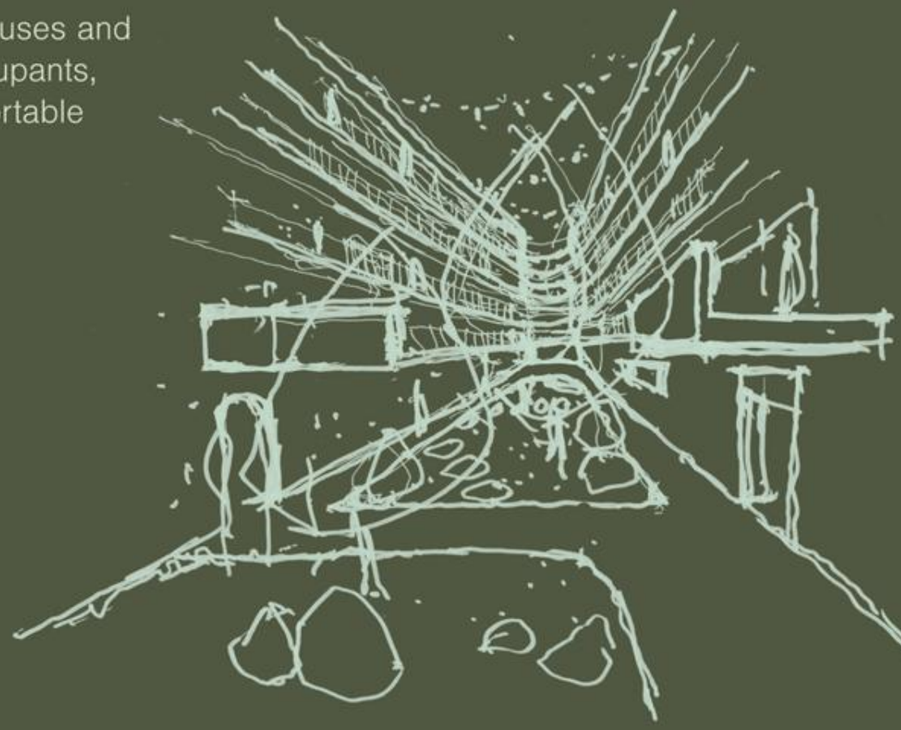
KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS


KLOPPER
& DAV
ARCHITEC
SPINNAKER
DEVELOPMENT

PRINCIPLE 6.
AMENITY.

Good design provides successful places that offer a variety of uses and activities while optimizing internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable productive and healthy.



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SPINNAKER DEVELOPMENTS

Amenity

PREVIOUS FEEDBACK AND COMMENTS

General Stakeholder feedback recommended refinements to improve internal amenity, natural ventilation, solar access, and the functionality of communal and private spaces, along with better service placement and apartment layouts to enhance overall livability.

Response:

ADOPTED

- Reorienting apartments to enable cross ventilation through added southern windows, where applicable.
- Exploring operable windows along the open-air corridor to support ventilation (as previously noted).
- Engaging a landscape architect to enhance the rooftop communal area.
- Repositioning the substation to improve Northern light access for nearby ground-floor apartments.
- Enlarging bathrooms in apartments B01 and B02, and increasing robe sizes throughout.

These updates reflect KADA's commitment to delivering a more amenable, comfortable, and thoughtfully designed living environment.

KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS



Amenity

GAWA FEEDBACK AND COMMENTS

The GAWA review was generally supportive of many of the key amenity features of the proposal including the roof top communal space location. The panel has recommended the following items to be addressed.

a. Review if additional windows can be provided to the South Eastern apartments.

b. Review overlooking concerns from the Western open air corridor.

c. Provide further daylighting within the open air corridor via light wells or similar.

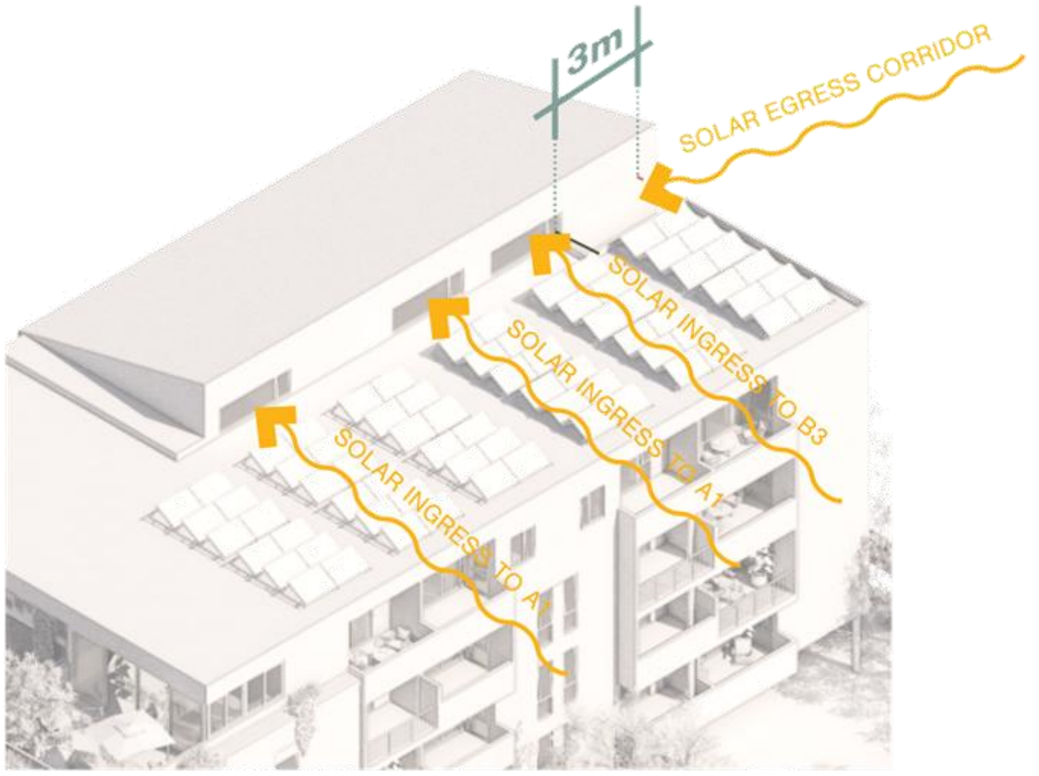
Response:

ADOPTED

a. The design team found that the internal amenity of the building is better served by minimising openings to the primary source of noise (Charles Street). Thus the additional South Eastern Apartment windows have not been implemented as we believe adequate amenity is provided without compromising the guidance of SPP 5.4

b. The Western elevation is now compliant with the acceptable outcomes of SPP 7.3 3.5 Visual Privacy.

c. Increased solar ingress into the corridor has been achieved by reducing the overall extent of the corridor roof by 3m. Additionally, 3 x level 5 apartments (1xB3 2xA1) have skylights included further maximising solar gains for those apartments.



SOLAR EGRESS DIAGRAMS

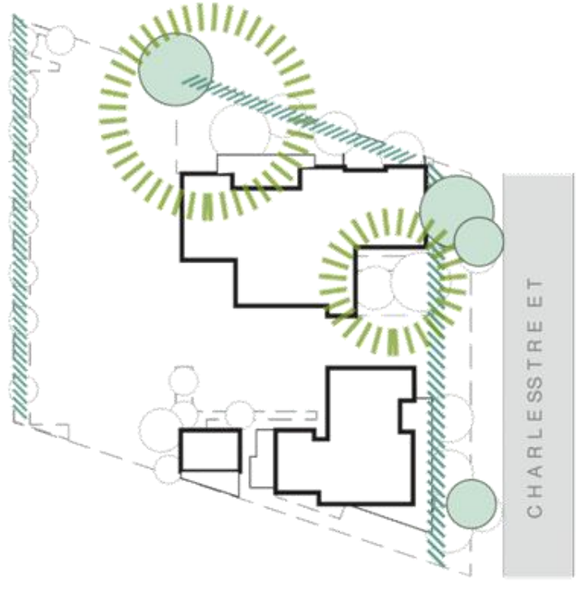
KLOPPER & DAVIS ARCHITECTS
SPINNAKER DEVELOPMENTS

Amenity

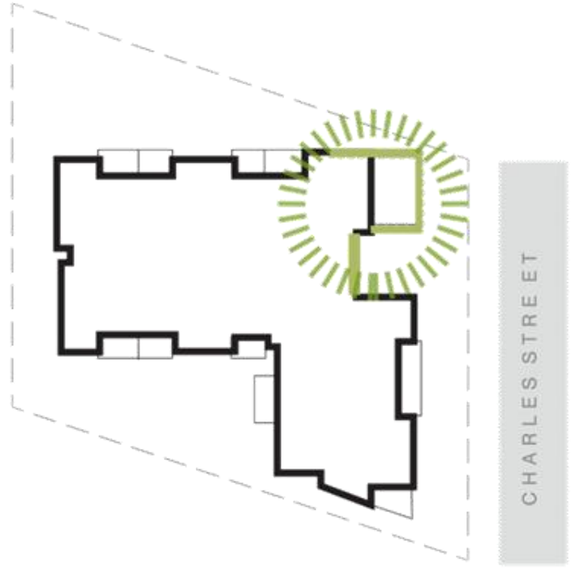
LANDSCAPING WITHIN COMMUNAL AREAS

Landscaping has been utilised to provide buffers for the residents as well as the neighbouring lots generally.
Major changes include:

- Green space has been shifted away from the road reserve to ensure that future road widening does not negatively impact the amenity.
- An agglomeration of green space allows for an increase and more efficient/ effective gardens.
- Buffer zones have been provided to Charles Street Road.
- A further 2x trees have been retained on site with the revised layout.



GROUND LEVEL GREEN SPACE



LEVEL 4 GREEN SPACE

DEEP SOIL
EXISTING TREE
LANDSCAPE BUFFER

ON STRUCTURE LANDSCAPE

2 x Existing trees retained

327m² Deep Soil (19.9% of Total Area)

* Deep soil area is exclusive of 150m² Future Road Reserve area ceded by Main Roads WA

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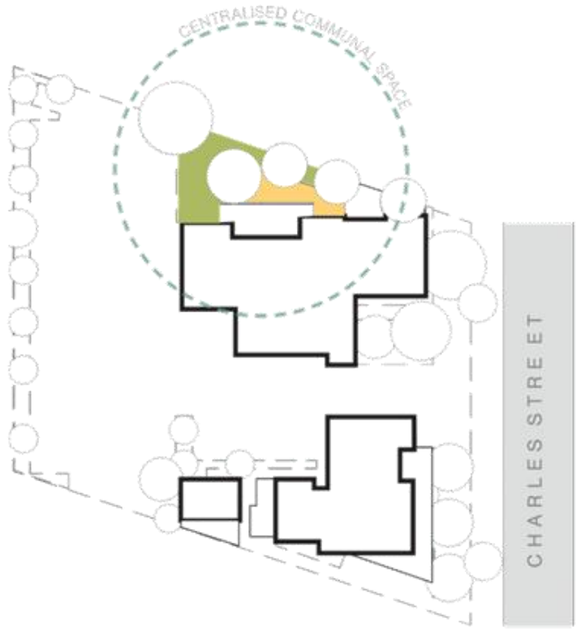
SPINNAKER DEVELOPMENTS

Amenity

EXTERIOR COMMUNAL SPACES

Working alongside Propagule the proposal has developed larger and more evenly distributed green spaces throughout the site compared to the previous design.

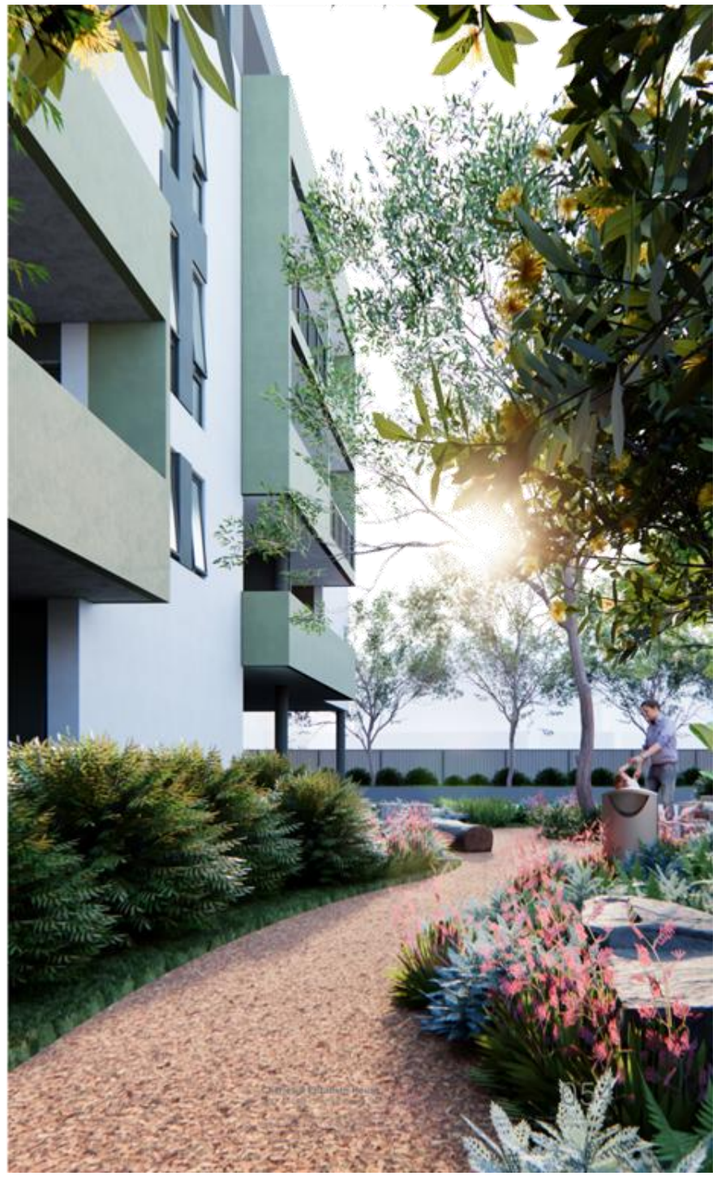
Dedicated bicycle parking, green spaces and communal seating has been agglomerated to further enhancing the overall experience for residents.
A centralised location of communal areas, resulting in an overall larger single area.



GROUND LEVEL GREEN SPACE

HARD-SCAPE OPEN AREA
LANDSCAPE OPEN AREA

352m² Total Communal Open Space



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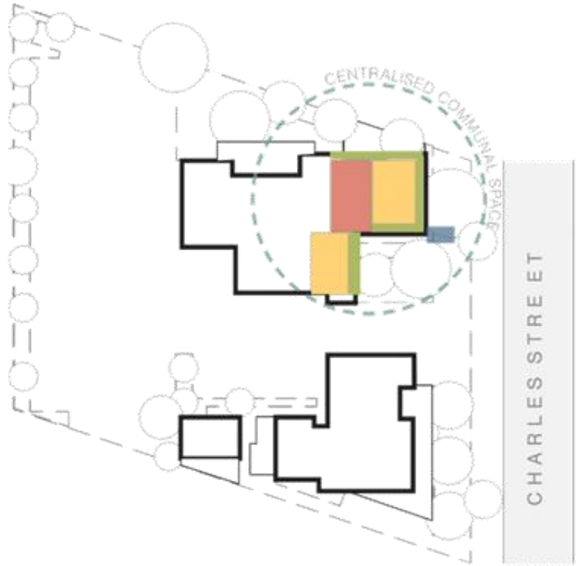
SPINNAKER DEVELOPMENTS

Amenity

COMMUNAL SPACES - UPPER LEVELS

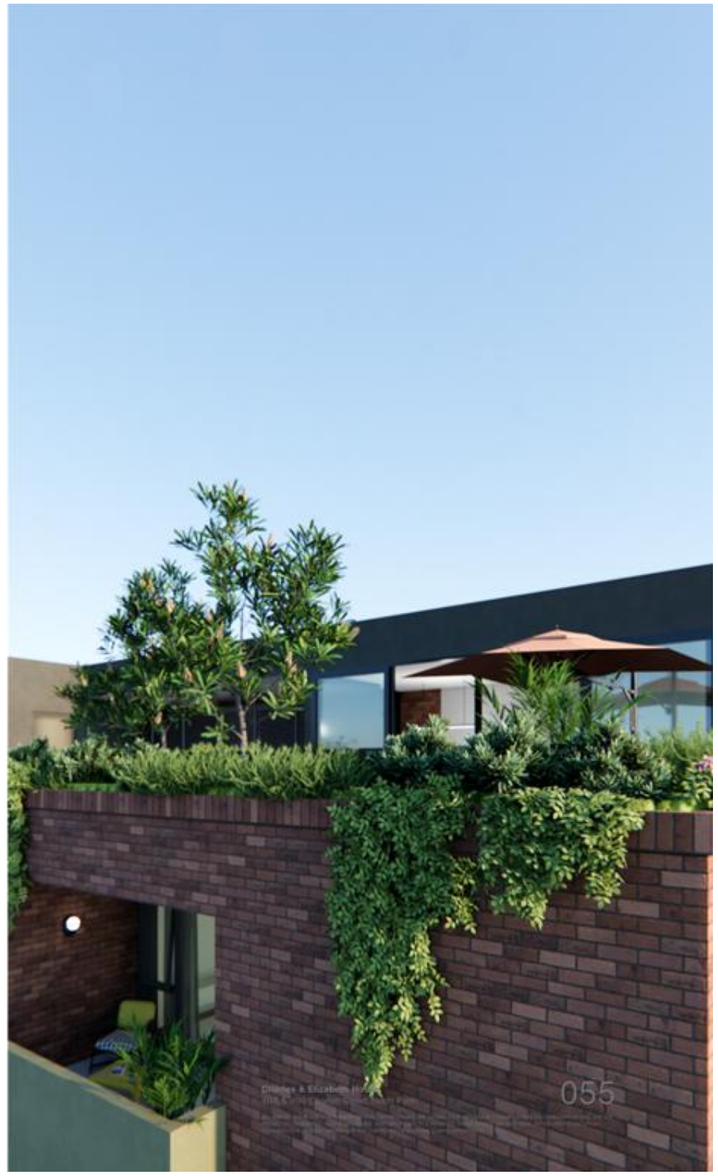
The Design Review Panel highlighted the need for internal communal space. In response, the design team reduced the external roof deck size, introduced a dual-purpose indoor–outdoor area, and added light furnishings to the ground level and Level 4 lobby corridors to encourage informal use and interaction.



LEVEL 4 GREEN SPACE

- SOFT-SCAPE COMMUNAL AREA
- HARD-SCAPE OPEN COMMUNAL
- INTERNAL COMMUNAL SPACE

29m² Total Communal Internal Space



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SPINNAKER DEVELOPMENTS



Charles & Elizabeth House
407 & 409 Charles Street, North Perth

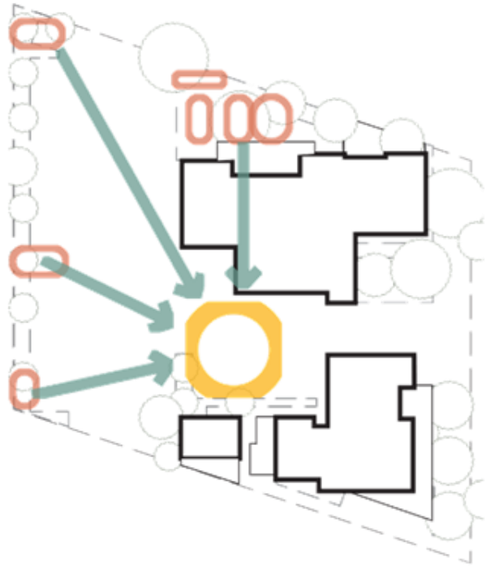
056

Amenity

MISC SPACES

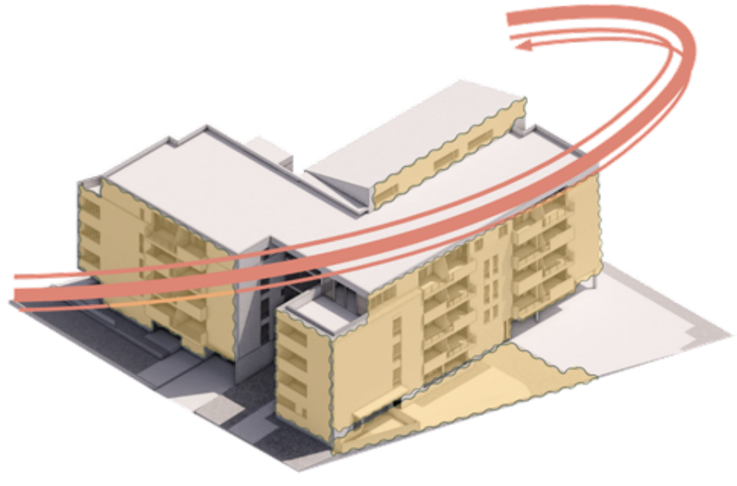
Following feedback from the DRP and DoC, KADA has reconfigured the back-of-house services to improve site functionality and resident amenity. Key changes include:

- Relocating services to maximise northern sunlight to ground-floor apartments and reduce the number of stand-alone structures.
- Moving resident storage to create sheltered surveillable North facing courtyards.
- Shifting utility spaces (e.g. pump rooms, substations) away from communal areas to increase the overall extent of green space enhance usability and comfort.



BOH REARRANGEMENT SINCE DRP 01

BOH CONSOLIDATION
PREVIOUS LOCATION



SOLAR ACCESS

SUN PATH
EXTENT OF BUILDING RECEIVING EXTENSIVE DAY LIGHTING

KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

Amenity

OPEN CORRIDORS

Open air corridors have been utilised to reduce the requirements for air-conditioning lobby spaces, as well increasing safety provision. Major improvements include.

- Open air corridors are included on each floor promoting ventilation.
- Clear sight lines throughout the corridor increasing overall surveillance.
- Small planters are provided at each building edge to provide green spaces to those traveling through the spaces increasing amenity.



INDICATIVE BUILDING SECTION

CROSS VENTILATION
SURVEILLANCE POINTS

KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

Amenity

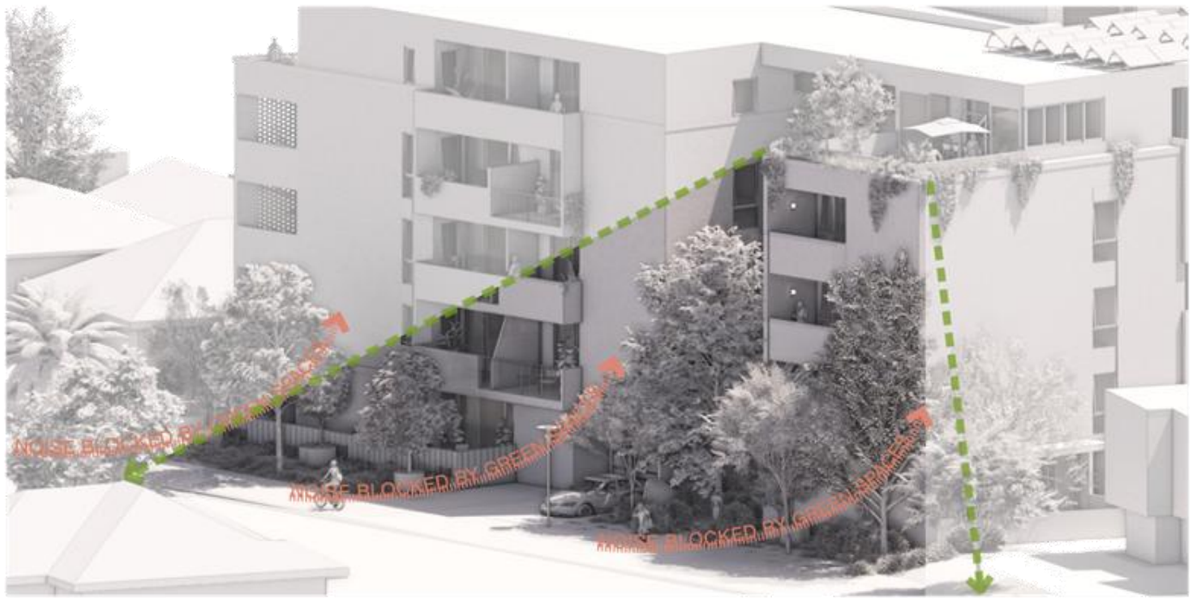
COMMUNAL SPACES

A dedicated communal space has been provided on the Fourth floor overlooking Charles Street. The space will include;

- Fixed furniture including dinning tables and a BBQ area to be utilised by the residents.
- Northern exposure with open air access allowing for cross breeze ventilation.
- Green spaces including large potted trees.

The benefits of the location include:

- Minimised overlooking and noise impact on neighbouring properties.
- Provision of acoustic buffering to the apartments from Charles Street.
- Maintains a strong connection with Charles Street for access and visibility.
- Design treatments help soften the overall elevations, improving visual appeal and integration with the surroundings.



UPPER LEVEL COMMUNAL SPACE

CHARLES STREET NOISE
SURVEILLANCE CAPACITY

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SPINNAKER DEVELOPMENTS

Amenity

COMMUNAL SPACES

The ground floor design carefully balances activation, amenity, and noise management by responding to its street-scape and surrounding context due consideration has been provided to SPP 5.4.

NOISE CONSIDERATIONS

1. Acoustic buffering reduces noise impacts from Charles Street
2. Built form is oriented away from primary noise sources.
3. Minimises major openings to limit traffic and pedestrian noise.
4. Street frontage remains activated through residential features and landscaping.
5. Upper-level windows and openings are set back from the boundary to further reduce noise impacts and enhance amenity.



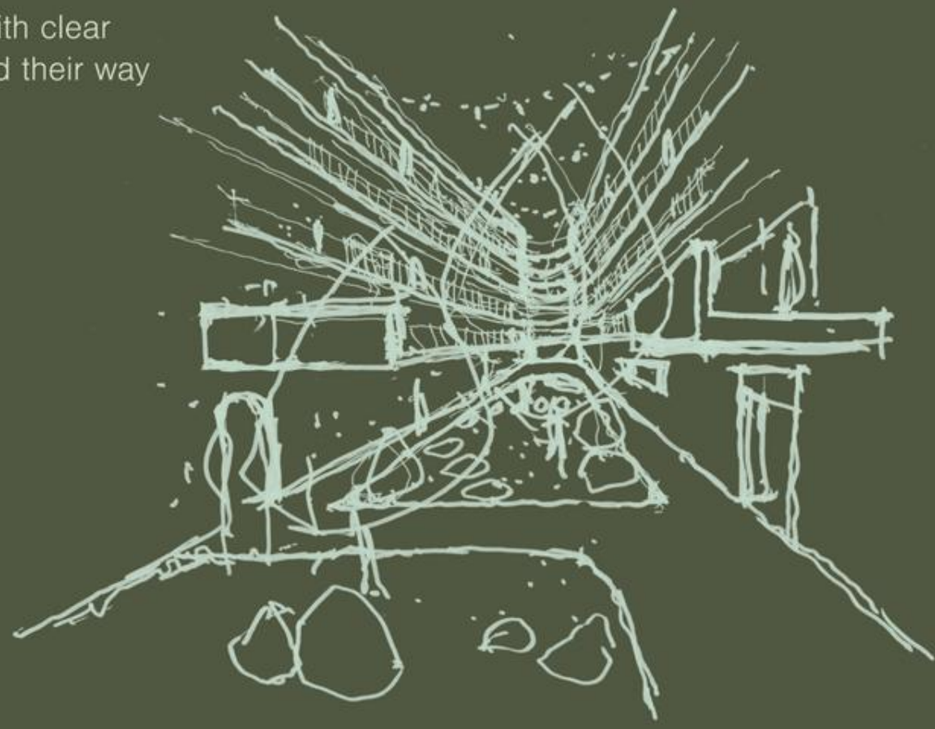
NOISE CONSIDERATIONS

KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

PRINCIPLE 7.
LEGIBILITY.

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.



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SPINNAKER DEVELOPMENTS

Legibility

PREVIOUS FEEDBACK AND COMMENTS

Stakeholders expressed strong support for the proposal and provided helpful suggestions to further enhance the clarity of the pedestrian entry and optimise vehicle safety and separation

Response:

ADOPTED

KADA has addressed this feedback through a series of design changes

CHANGES APPLIED

1. Reoriented the pedestrian entry to align centrally with the atrium and face the street.
2. Added landscaping and trees to enhance entry legibility.
3. Reduced direct street access for ground floor apartments to improve amenity in the event of road widening.
4. Revised the vehicle gate to a lighter, more permeable design.

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SPINNAKER DEVELOPMENTS



Legibility

GAWA FEEDBACK AND COMMENTS

GAWA was generally **supportive** *of the passive surveillance which was developed in the proposal as well as the use of landscaping to help define the entry. The GAWA review did request that the design team consider the following.*

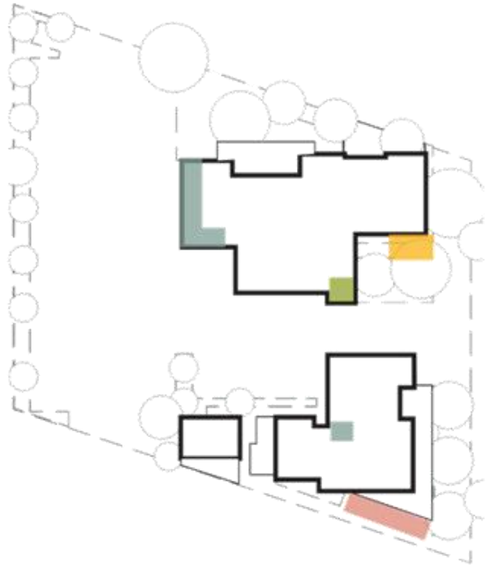
a. *Providing direct street access for ground floor apartments via courtyards particularly along Charles Street and the northern courtyard interface.*
b. *Consider providing shelter to the Southern most bicycle parking zone and to provide greater circulation for residents within it.*

Response:

ADOPTED

a. All ground floor courtyards are to have direct access to and from Charles Street and the Northern Communal Space.

b. The bike parking area has been consolidated into a single area which allows for the security of these bikes to be more readily controlled and for servicing and access to be managed more simply by the State. This includes a number of covered and uncovered bays.



BICYCLE PARKING CAPACITIES

EXPOSED BIKE PARKING (VISITOR)
PARTIALLY COVERED BIKE PARKING
COVERED BIKE PARKING
RESIDENT STORES FOR BIKE PARKING



STREET ACCESS FROM COURTYARDS

KLOPPER & DAVIS ARCHITECTS

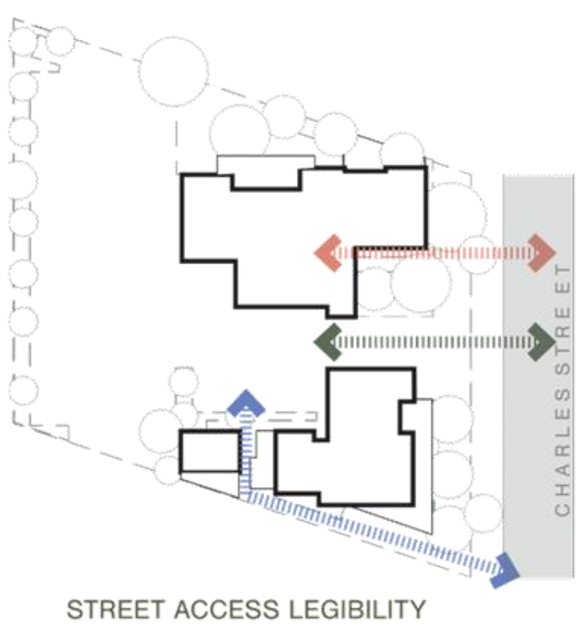
SPINNAKER DEVELOPMENTS

Legibility

PRIMARY ACCESS POINTS

The landscaping and the architecture of the building has been utilised to provide clear entry points for specific users.

- The primary pedestrian entry is framed by mature trees and full height glazing into a lobby space.
- A dedicated vehicle access gate separates vehicles from pedestrian and bicycle traffic increasing safety and easing vehicle movements.



STREET ACCESS LEGIBILITY



GROUND LEVEL ENTRIES

PEDESTRIAN ACCESS
VEHICLE ACCESS
BICYCLE ACCESS

PEDESTRIAN ACCESS
VEHICLE ACCESS
BICYCLE ACCESS

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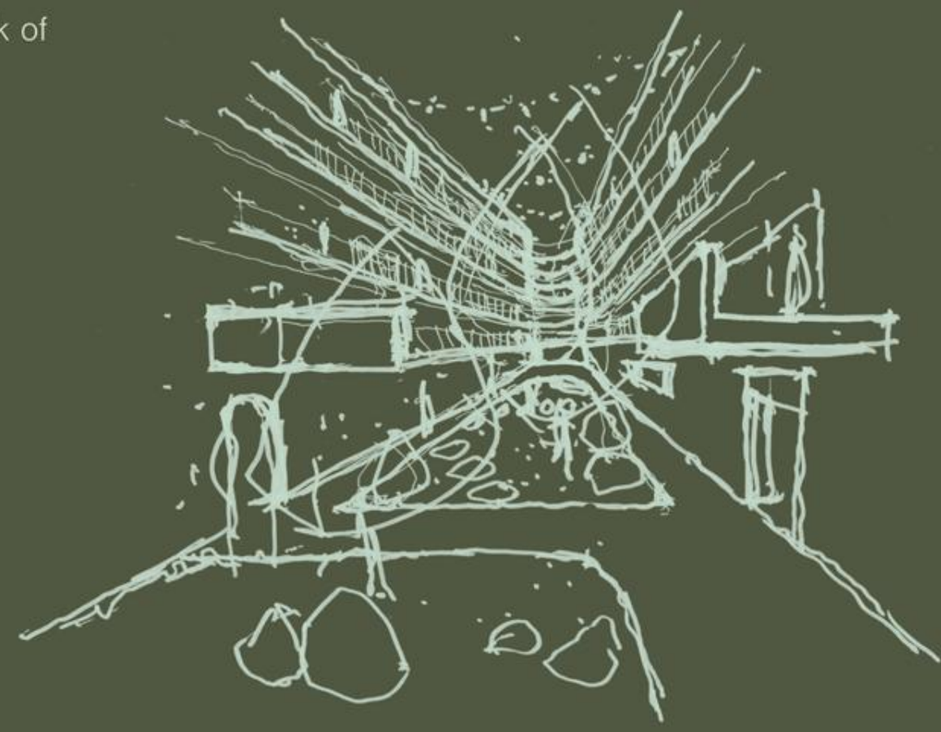
SPINNAKER DEVELOPMENTS

PRINCIPLE 8.
SAFETY.

Good design optimise's safety and security, minimising the risk of personal harm and supporting safe behavior and use.



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SPINNAKER DEVELOPMENTS

Safety

PREVIOUS FEEDBACK AND COMMENTS

*The Design Review Panel was **supportive** of the proposals Safety consideration.*

Response:

REFINED FURTHER

The design has taken this support and added additional responses to improve the designs repose for this element.
These include;

- Removed and/or reduced single access circulation on ground floor.
- Improved and integrated passive surveillance internally and improved amenity with landscaping



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SPINNAKER DEVELOPMENTS

Safety

GAWA FEEDBACK AND COMMENTS

*The GAWA review was generally **supported** commending the design teams high level of passive surveillance onto Charles Street as well as the full height mesh screening throughout the open air corridor. The GAWA panel requested further clarity on the following items.*

a. *User safety to be considered for the Southern most bicycle parking area.*
b. *Planter heights and access throughout the proposal.*

Response:

ADOPTED

a. Permeable fencing has been added to provide passive surveillance opportunities for those outside the bicycle parking area. Additonally, unobstructed straight paths ensure that the users within the space have clear sight lines with limited blind spots.

b. Planter heights will be set to levels which are appropriate for safe working conditions and will likely be reviewed deeper with a Safety in Design report



KLOPPER & DAVIS ARCHITECTS

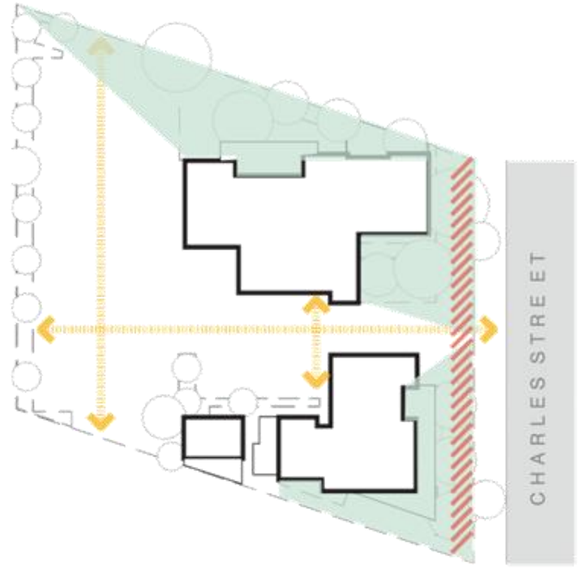
SPINNAKER DEVELOPMENTS

Safety

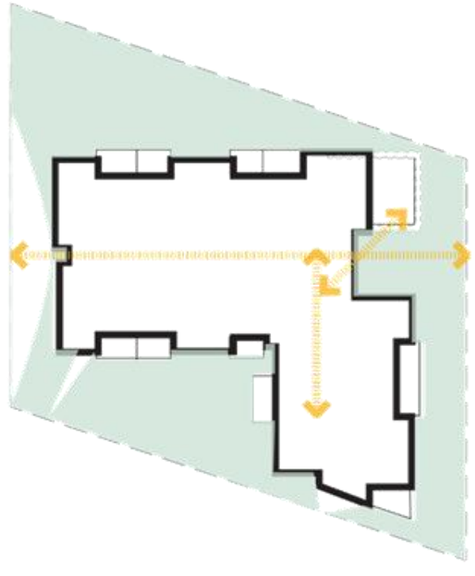
PASSIVE AND ACTIVE SURVEILLANCE

Safety is a high priority for this project, and measures have been implemented to help prevent anti-social behavior. These measures include:

- Open and well-lit car-park enhances visibility and safety.
- Public-facing common areas promote a sense of control and deter anti-social behavior.
- Lobby is well-lit with minimal dead corners to reduce hiding spots.
- Balconies overlook much of the site, supporting passive surveillance.



GROUND LEVEL GREEN SPACE



LEVEL 4 GREEN SPACE

CLEAR SIGHT LINE
SURVEILLANCE FROM APARTMENT
ACTIVATED STREET FRONT

CLEAR SIGHT LINE
SURVEILLANCE FROM APARTMENT

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SPINNAKER DEVELOPMENTS

Safety

PEDESTRIAN AND BICYCLE MOVEMENTS

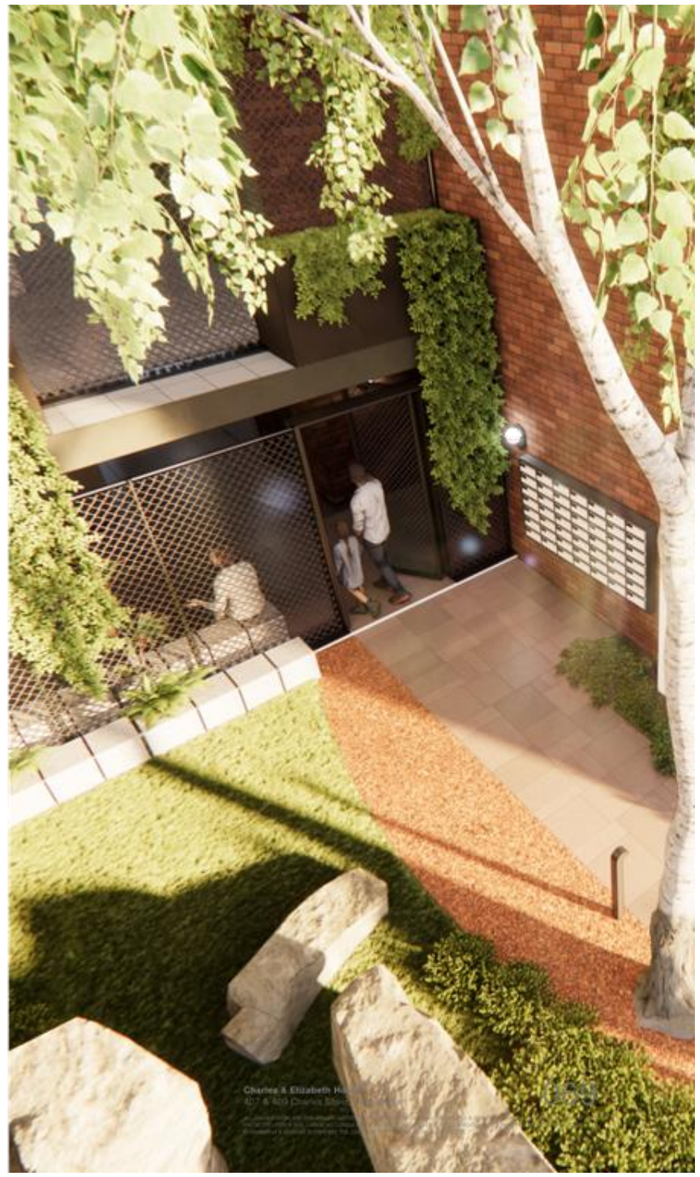
To help protect pedestrians, the site has been carefully designed to minimise interactions between vehicles and people. This is especially important given that future residents may include children, older persons, or individuals with disabilities. As such, the design includes:

- Clearly defined pedestrian zones to support intuitive way-finding.
- Separation of communal areas from car parking zones to enhance safety.
- Layout strategies that reduce the need for pedestrians to cross vehicular routes.



GROUND LEVEL GREEN SPACE

PEDESTRIAN ACCESS
VEHICLE ACCESS
BICYCLE ACCESS
PEDESTRIAN CROSS



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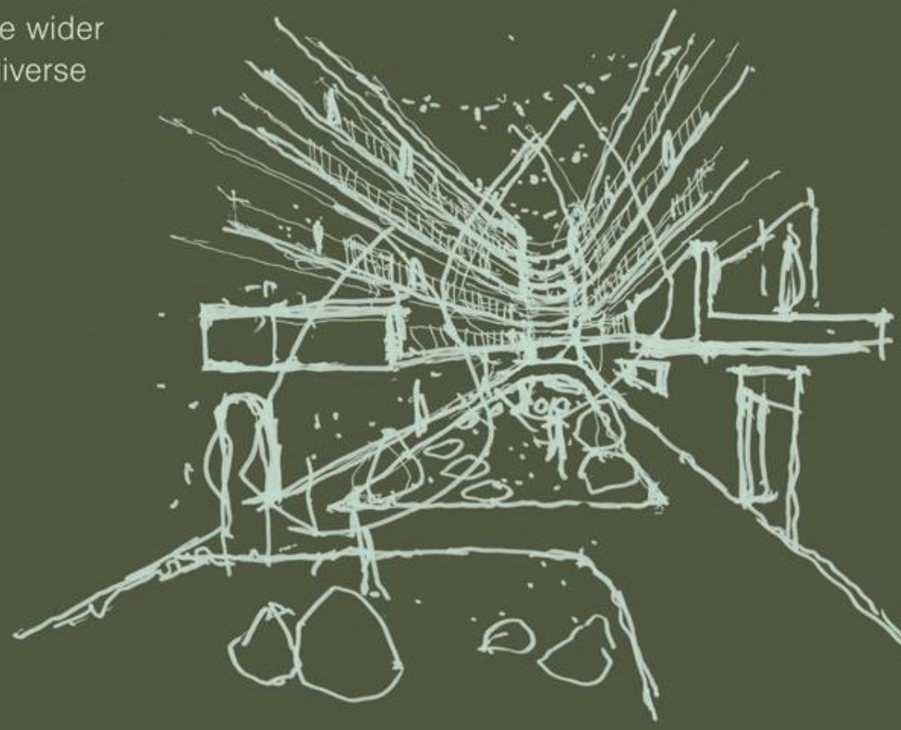
SPINNAKER DEVELOPMENTS

PRINCIPLE 9.
COMMUNITY.

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.



KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

Community

PREVIOUS FEEDBACK AND COMMENTS

The Design Review Panel encouraged further refinement of the street frontage, especially in relation to the Main Roads easement on the eastern side of the site.

KADA worked closely with Main Roads to adjust the layout of nearby apartments and introduce a landscaped nature strip, offering a welcoming space for community use – including those waiting at the adjacent bus stop.

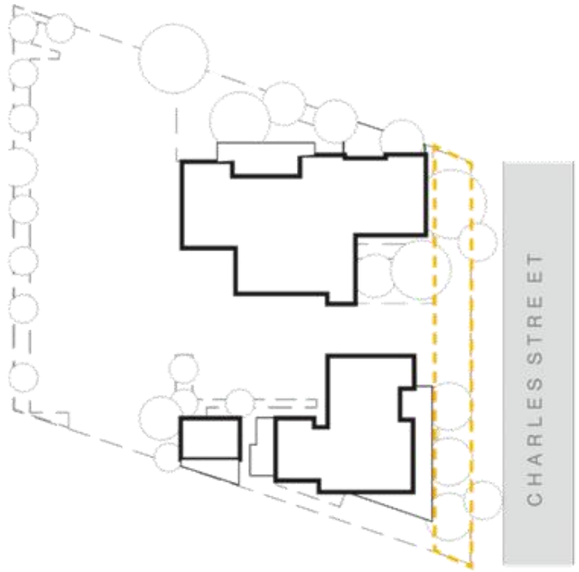
Response:

ADOPTED

While Main Roads has indicated that widening of Charles Street is unlikely within the next five years, Propagule has implemented a landscape plan which increases amenity to both the wider community and adjacent apartments with has implemented.

- Increase the front setback from the lot boundary
- Reorient apartment layouts to reduce openings facing the road reserve.
- Introduce light-level planting between the future site boundary and the road reserve.

These improvements enhance the building's interface with the street, promote privacy, and contribute to a more attractive and pedestrian-friendly street-scape.



DAY 1 ROAD RESERVE/PLANNING CONTROLS

PLANNING CONTROL ZONE



DAY 1 ROAD RESERVE/PLANNING CONTROLS (3D)

1. LIGHT NON PERMANENT LANDSCAPING
2. REDUCED EASTERN WALL OPENINGS
3. MINIMAL INTERFERENCE WITH BUS STOP

KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

Community

GAWA FEEDBACK AND COMMENTS

The GAWA review was generally positive and supportive to the proposals effect on the community. It was requested however, that the inclusion of public art should be noted and clarified.

Response:

ADOPTED

The design team has begun developing a Public Art strategy and will develop a public art response through the design development and documentation.

KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS



Community

DESIGN PRINCIPLES

- Design responds to local community needs & wider social context.
- Apartment types supports a diverse range of people.
- Lobby Forecourt, typical Lobbies Rooftop Amenity deck facilitate social interaction.
- Various Ground floor forecourts and garden/play spaces are inclusive & equitable.
- Typical Lobbies & balcony spaces bring life & activity to the public.
- Adaptable planning module allows for consolidation of 2 (paired) 1 bedrooms into 1 x 3 bedroom if/when demographics needs change
- Variety of Apartment types serve changing demographics.
- Provides much needed housing.

KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

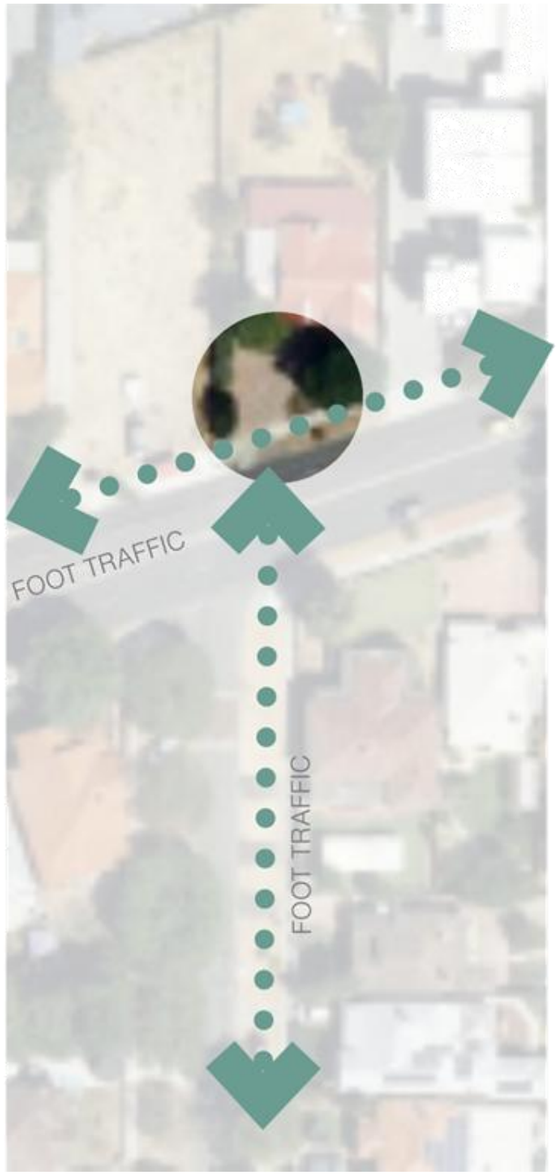


Community

ELIZABETH MEETING CHARLES STREET

The project leverages the sight line along Elizabeth Street, strategically extending the urban greening to create a visually permeable threshold.

This approach allows the building to integrate seamlessly into the landscape, offering glimpses of its form through layered vegetation and enhancing the community's visual connection to the site from afar.





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SPINNAKER DEVELOPMENTS

Community

BUS STOP ACCESS

A public bus stop adjacent to the site offers a key transport option, especially for residents without private vehicles. The design supports public transport use, promoting accessibility and reducing car dependence.

Following engagement with the Public Transport Authority (PTA), the design ensures:

- The bus stop remains in its current location.
- The exclusion zone is preserved.
- Passive surveillance from nearby apartments enhances safety and comfort for users.

This approach maintains a vital connection for residents and the broader community.



SURVEILLANCE CHARLES ST & BUS STOP

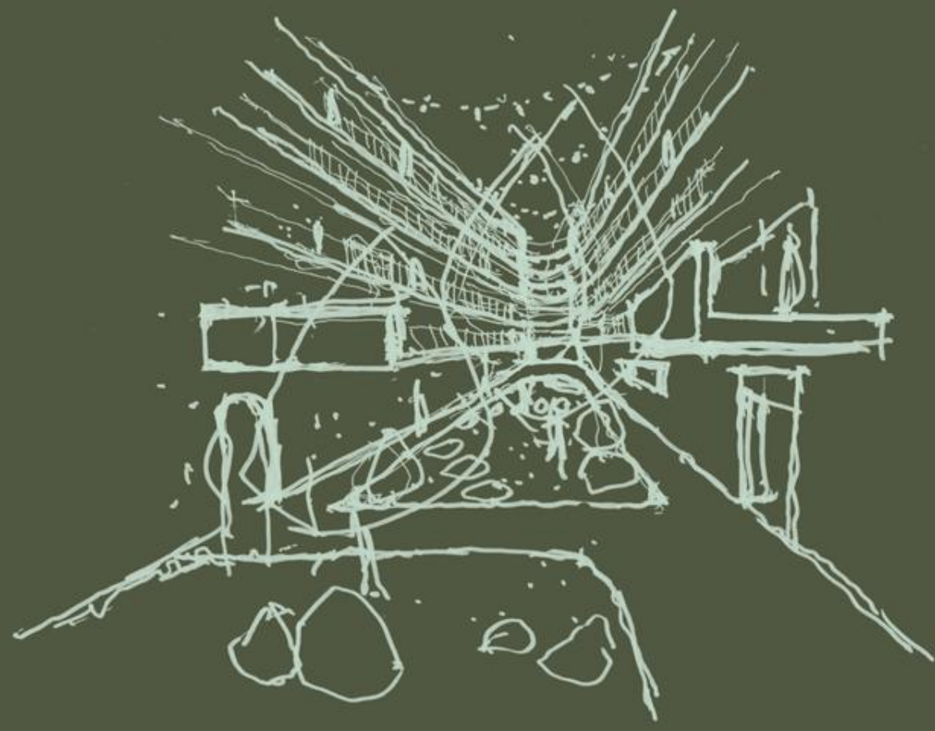
EXTENT OF BUS STOP

KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

PRINCIPLE 10.
AESTHETICS.

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.



KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

Aesthetics

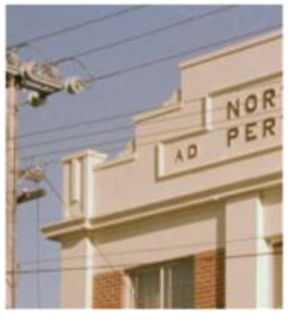
PREVIOUS FEEDBACK AND COMMENTS

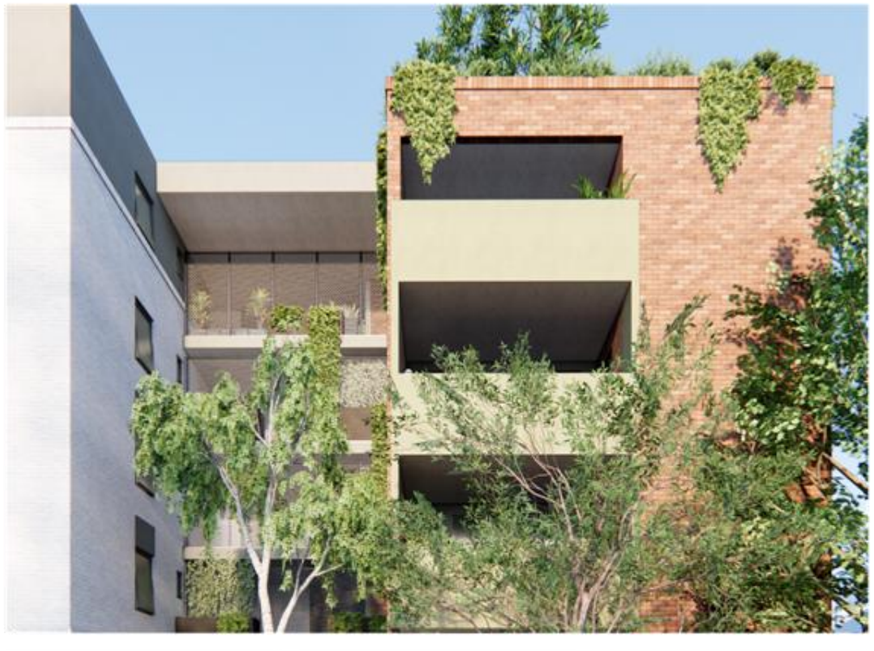
*The Design Review Panel was **supportive** of the proposals aesthetics consideration.*

Response:

ACKNOWLEDGED















KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS

Aesthetics

GAWA PREVIOUS FEEDBACK AND COMMENTS

*The GAWA was generally **supportive** of the proposals aesthetics consideration commending the design team on the contextual references used and innovative material selection. The GAWA panel noted the following points for the design teams consideration.*

a. *Implement a more recessive material for the top floor.*

b. *Refine the detailing and materiality of the balcony dividers to ensure consistency with the overall façade composition.*

c. *Balcony drainage and soffit detailing should be considered to avoid visual clutter.*

Response:

ADOPTED

a. The design team has updated the colour palette to appear more recessive and reduce the overall bulk and scale of the project.

b. The balcony common walls have been redesign to mimic the articulations of the balconies generally. This provides privacy to neighbours as well as reinforces the design language of the development.

c. The design team is hoping to minimise visual clutter and will work to develop these details during documentation.

KLOPPER & DAVIS ARCHITECTS

SPINNAKER DEVELOPMENTS



Aesthetics

KEY MOVES

Context References
The design draws on local architectural precedents, creating a contemporary form that feels familiar and contextually grounded.

Street-OrientedFacades
Active facades and clear street engagement promote a welcoming, pedestrian-friendly environment and passive surveillance of public areas like the bus stop while also managing the impact of noise on the occupants.

Familiar, Robust Materials
A palette of well-known, durable materials ensures the building integrates seamlessly into its setting and supports long-term quality.

Human Scale
Massing is broken down through articulation, material changes, and landscaping to maintain a comfortable, human-scaled presence at street level.

KLOPPER & DAVIS ARCHITECTS

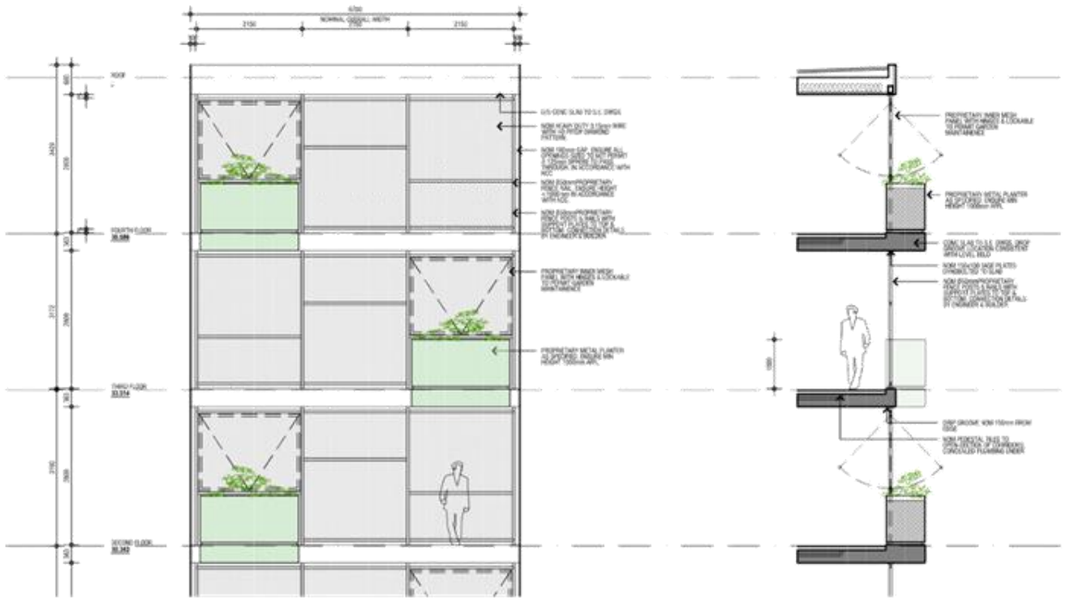
SPINNAKER DEVELOPMENTS



Aesthetics

DESIGN DETAIL

As the design progresses, we are exploring the details of feature screens, encouraging vertical growth of plants whilst maintaining views & connection with the street-scape.



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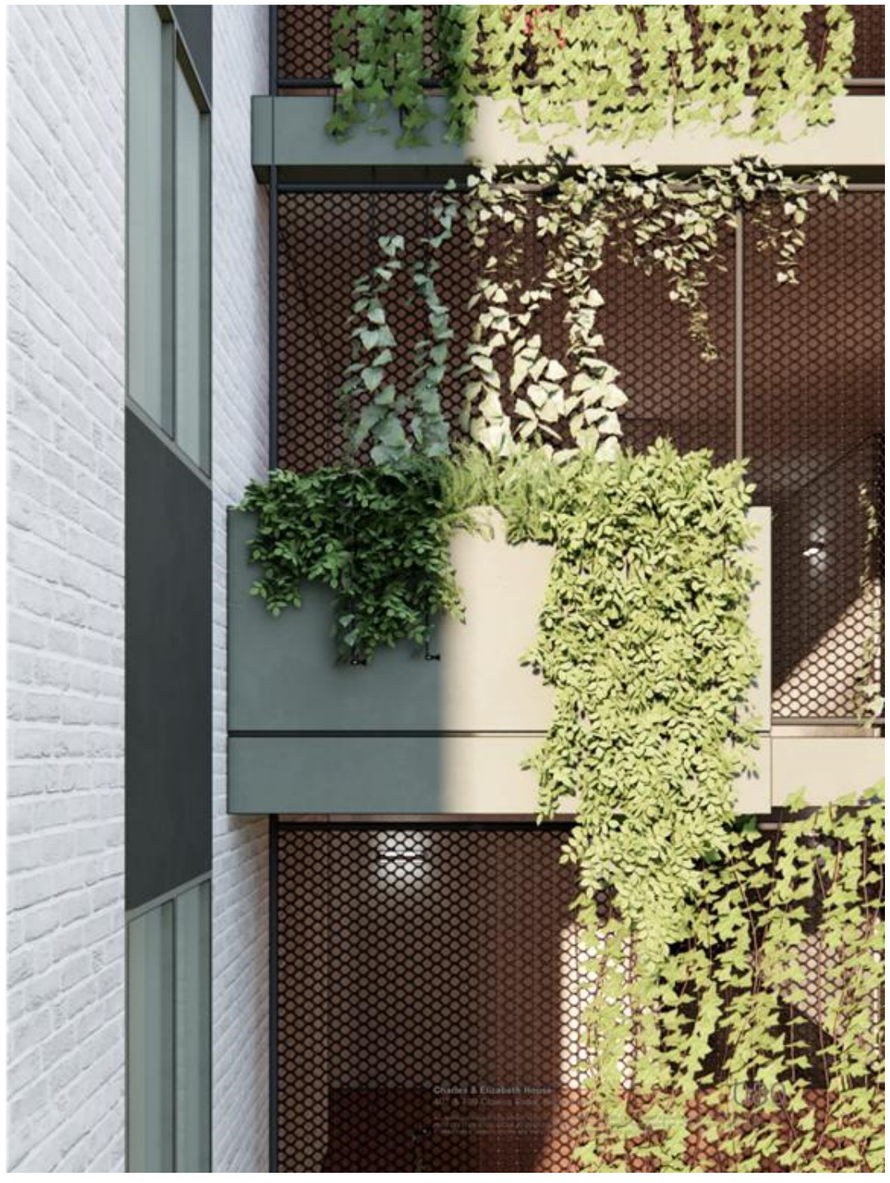
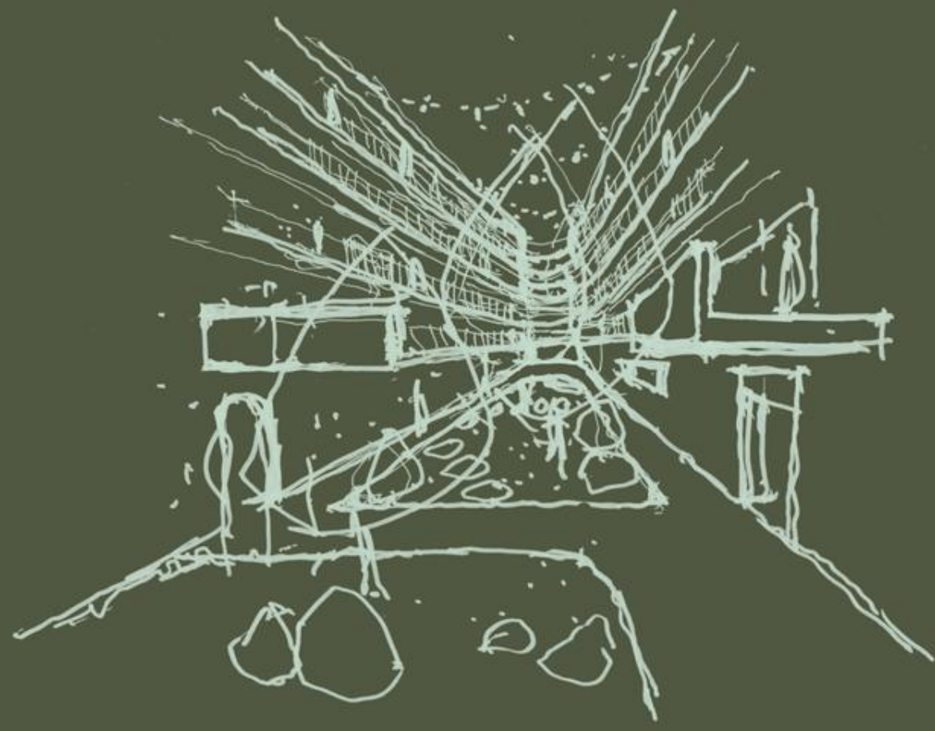


CHARLES & ELIZABETH HOUSE

DRAWINGS
DECEMBER 2025



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KLOPPER & DAVIS ARCHITECTS
6 GUGERI STREET CLAREMONT 6010
PO BOX 301 SUBIACO 6904 | 9381 4731
studio@kada.com.au | kada.com.au
@klopper_davis_architects

PROJECT:
CHARLES STREET APARTMENTS

CLIENT:
SPINNAKER DEVELOPMENTS

ADDRESS:
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L	09-09-25	SDAU PRE-LODGEMENT
K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
COVER PAGE

NORTH: NA

SCALE: NA

DRAWING: A0

JOB #: 2424

ISSUE Q



GREATER CONTEXT PLAN

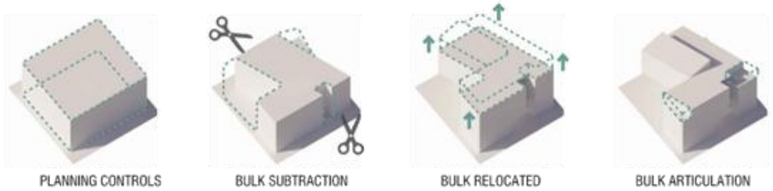
1. ANGOVE STREET CAFE STRIP
2. KYILLA PRIMARY SCHOOL OVAL
3. CHARLES VERYARD RESERVE
4. COMMUNITY GARDEN
5. NORTH PERTH TENNIS CLUB
6. YANCHEP TRADERS (HISTORIC)



INDICATIVE IMAGERY NOTING TYPICAL FORMS AND BUILDING TYPOLOGIES



INDICATIVE IMAGERY NOTING TYPICAL MATERIALS PRESENT THROUGHOUT NORTH PERTH



BUILT FORM DESIGN PROCESS AND RATIONALE

NOTE:

FOR A MORE DETAILED EXPLAINATION OF THE SITE AND ITS ASSOCIATED CONTEXT PLEASE REFER TO THE ARCHITECTURAL DESIGN PRESENTATION

KLOPPER & DAVIS ARCHITECTS
6 GUGERI STREET CLAREMONT 6010
PO BOX 301 SUBIACO 6904 | 9381 4731
studio@kada.com.au | kada.com.au
@klopper_davis_architects

PROJECT:
CHARLES STREET APARTMENTS

CLIENT:
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K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
CONTEXT PLANS

NORTH:

SCALE: NA

DRAWING: A100

JOB #: 2424

ISSUE Q



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6 GUGERI STREET CLAREMONT 6010
PO BOX 301 SUBIACO 6904 | 9381 4731
studio@kada.com.au | kada.com.au
@klopper_davis_architects

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CLIENT:
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K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
LOCATION PLAN

NORTH:

SCALE: 1:500

DRAWING: A101

JOB #: 2424

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6 GUGERI STREET CLAREMONT 6010
PO BOX 301 SUBIACO 6904 | 9381 4731
studio@kada.com.au | kada.com.au
@klopper_davis_architects

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J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
SURVEY PLAN
KR SURVEYS

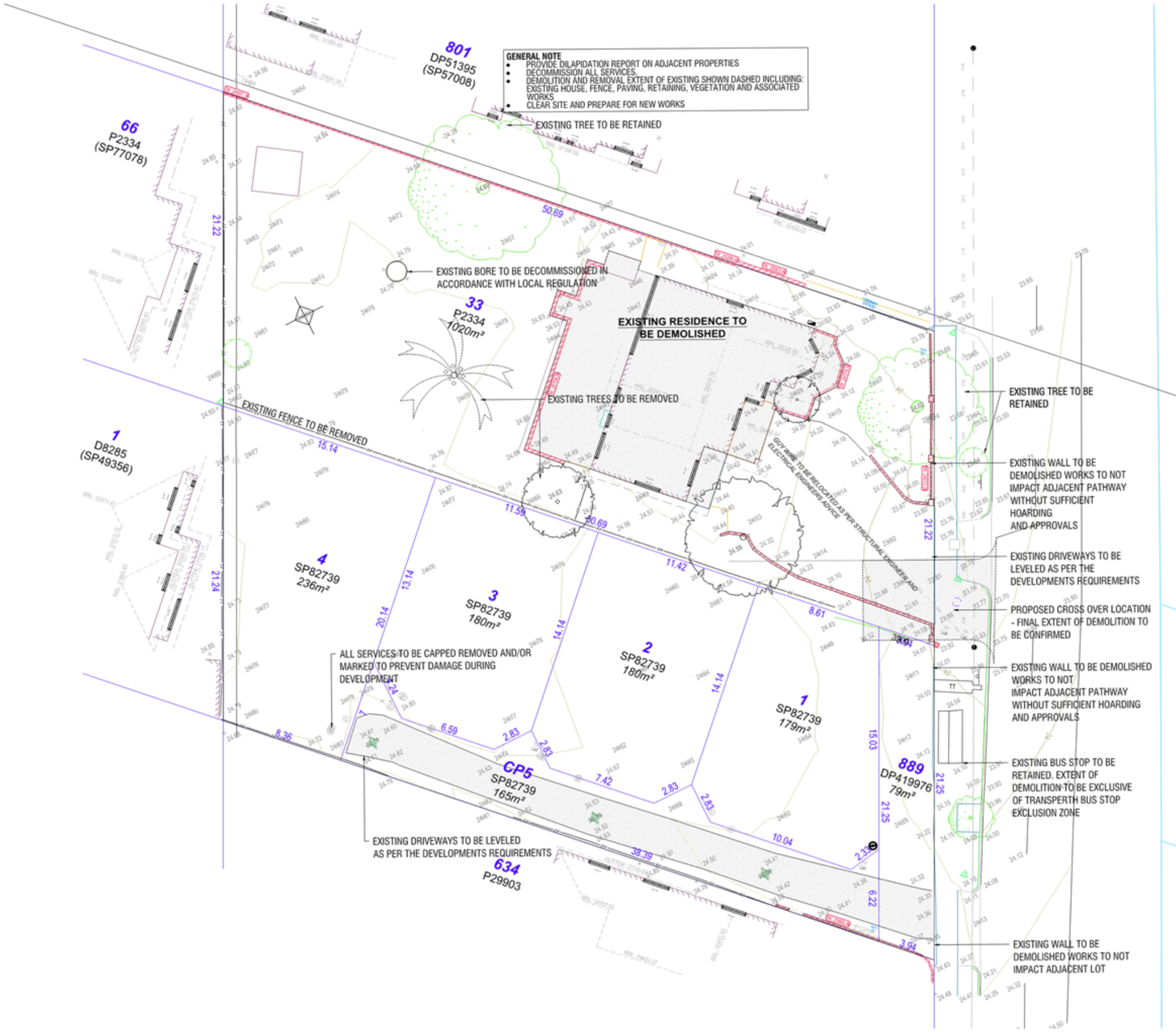
NORTH:

SCALE: 1:250

DRAWING: A102

JOB #: 2424

ISSUE Q



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K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
DEMOLITION PLAN

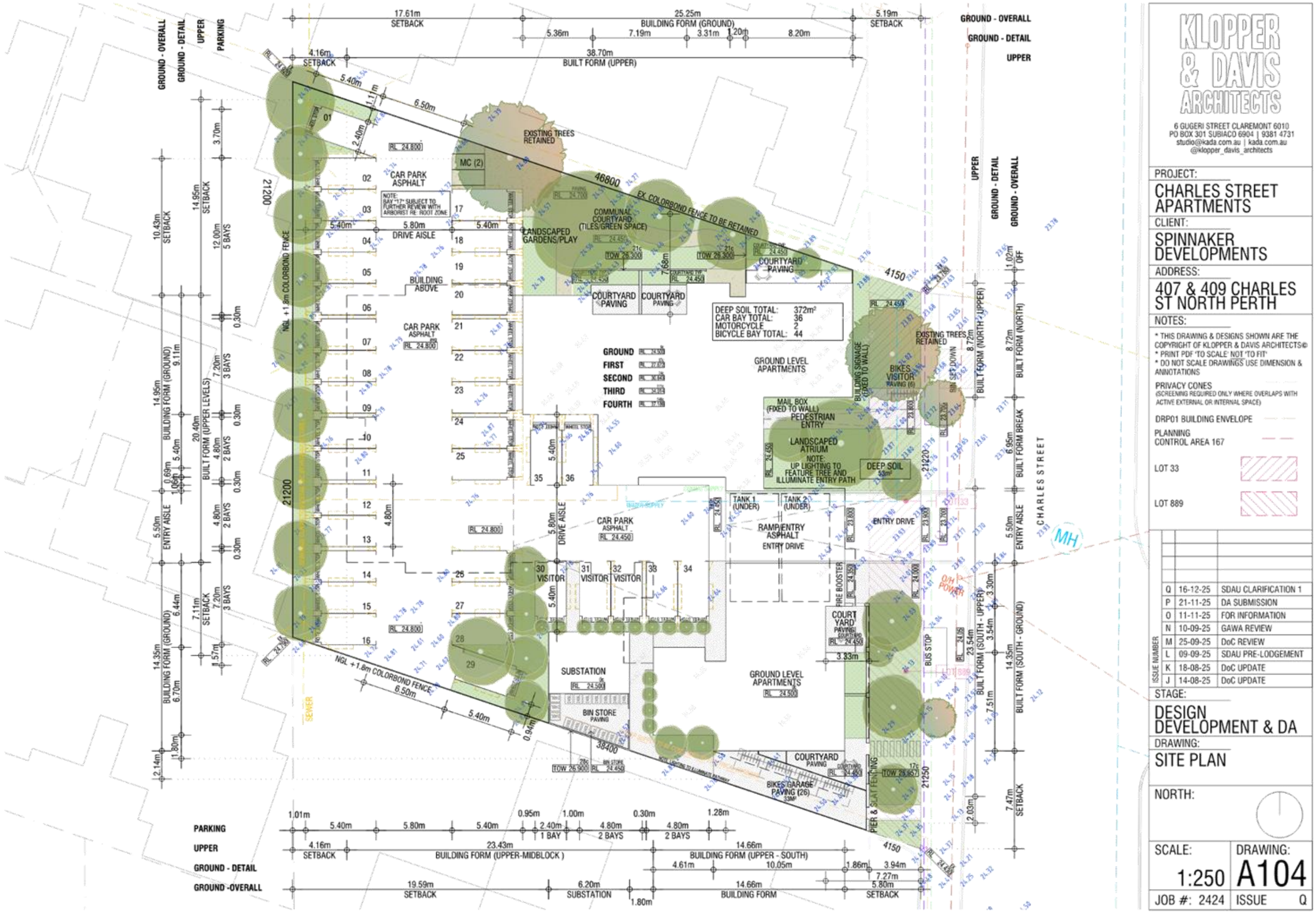
NORTH:

SCALE: 1:250

DRAWING: A103

JOB #: 2424

ISSUE Q



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PRIVACY CONES
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DRP01 BUILDING ENVELOPE

PLANNING CONTROL AREA 167

LOT 33

LOT 889

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J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
SITE PLAN

NORTH:

SCALE: 1:250

DRAWING: A104

JOB #: 2424

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6 GUGERI STREET CLAREMONT 6010
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studio@kada.com.au | kada.com.au
@klopper_davis_architects

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APARTMENTS

A1:	1 BEDROOM X 1 BATH	(48m²/ 9m²)
A2:	1 BEDROOM X 1 BATH	(48m²/9m²)
A3:	1 BEDROOM X 1 BATH	(47m²/10m²)
B1:	2 BEDROOM X 1 BATH	(65m²/22m²)
B2:	2 BEDROOM X 1 BATH	(68m²/11m²)
B3:	2 BEDROOM X 1 BATH	(67m²/10m²)
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ALL APARTMENTS EXCEED/MEET SILVER LIVABLE STANDARD

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	J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
FIRST FLOOR PLAN
LEVEL 0: RL 24.500 0c

NORTH:

SCALE: 1:200

DRAWING: A105

JOB #: 2424 ISSUE Q



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J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
FIRST FLOOR PLAN
LEVEL 1: RL 27.672 **37c**

NORTH:

SCALE: 1:200

DRAWING: A106

JOB #: 2424 ISSUE Q



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6 GUGERI STREET CLAREMONT 6010
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@klopper_davis_architects

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J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
SECOND FLOOR PLAN
LEVEL 2: RL 30.843 **74c**

NORTH:

SCALE: 1:200

DRAWING: A107

JOB #: 2424

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studio@kada.com.au | kada.com.au
@klopper_davis_architects

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STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
THIRD FLOOR PLAN
LEVEL 3: RL 34.014 **111c**

NORTH:

SCALE: 1:200

DRAWING: A108

JOB #: 2424 ISSUE Q



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studio@kada.com.au | kada.com.au
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PROJECT:
CHARLES STREET APARTMENTS

CLIENT:
SPINNAKER DEVELOPMENTS

ADDRESS:
407 & 409 CHARLES ST NORTH PERTH

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APARTMENTS

A1:	1 BEDROOM X 1 BATH	(48m²/ 9m²)
A2:	1 BEDROOM X 1 BATH	(48m²/9m²)
A3:	1 BEDROOM X 1 BATH	(47m²/10m²)
B1:	2 BEDROOM X 1 BATH	(65m²/22m²)
B2:	2 BEDROOM X 1 BATH	(68m²/11m²)
B3:	2 BEDROOM X 1 BATH	(67m²/10m²)
B4:	2 BEDROOM X 1 BATH	(68m²/13m²)
B6:	2 BEDROOM X 1 BATH	(64m²/13m²)

ALL APARTMENTS EXCEED/MEET SILVER LIVABLE STANDARD

ISSUE NUMBER

Q	16-12-25	SDAU CLARIFICATION 1
P	21-11-25	DA SUBMISSION
O	11-11-25	FOR INFORMATION
N	10-09-25	GAWA REVIEW
M	25-09-25	DoC REVIEW
L	09-09-25	SDAU PRE-LODGEMENT
K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
FOURTH FLOOR PLAN
LEVEL 4: RL 37.186 **148c**

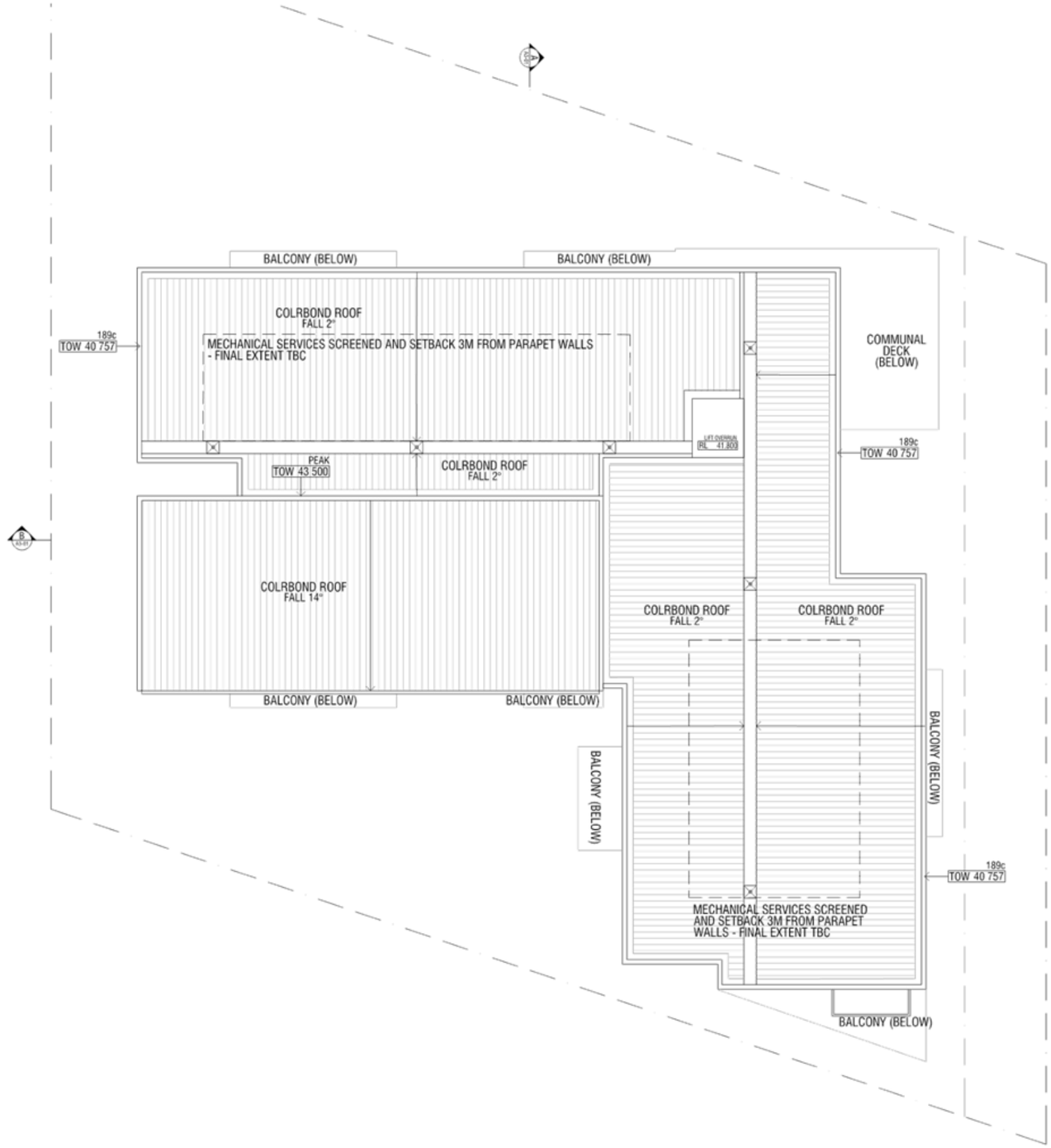
NORTH:

SCALE: 1:200

DRAWING: A109

JOB #: 2424

ISSUE Q



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6 GUGERI STREET CLAREMONT 6010
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K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
ROOF PLAN

NORTH:

SCALE: 1:200

DRAWING: A110

JOB #: 2424

ISSUE Q



RM1 TROWEL-ON ACRYLIC TEX. COAT FINISH COLOUR 1	**RM2** TROWEL-ON ACRYLIC TEX. COAT FINISH COLOUR 2	**PC1** PAINTED CONCRETE COLOUR 1	**FB1** FACE BRICKWORK	**HM1** HIT & MISS BRICK PATTERN (PERMEABLE)	**PB1** PAINTED BRICK WORK (COLOUR 3)	**AG** POWDER COATED ALUMINIUM GLAZING SYSTEMS	**CB1** COLOURBOND SHEET METAL (COLOUR 1)	**CB2** COLOURBOND SHEET METAL (COLOUR 2)	**CHN** CYCLONE MESH OR SIMILAR	**BAL** POWDER COATED BALLUSTRADE (COLOUR 1)	**VPS1** ALUMINIUM FLASHING (COLOUR TO MATCH ARCHITECTURAL WALL)

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6 GUGERI STREET CLAREMONT 6010
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DESIGN DEVELOPMENT OF THE ARCHITECTURE, COST CONTROL INITIATIVES AND MATERIAL AVAILABILITY WILL IMPACT THE FINAL DESIGN.

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K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
ELEVATION SHEET 1 WEST & SOUTH

NORTH:

SCALE: 1:200

DRAWING: A201

JOB #: 2424

ISSUE Q



EAST (CHARLES STREET) ELEVATION



NORTH ELEVATION

RM1	TROWEL-ON ACRYLIC TEX. COAT FINISH COLOUR 1	
RM2	TROWEL-ON ACRYLIC TEX. COAT FINISH COLOUR 2	
PC1	PAINTED CONCRETE COLOUR 1	
FB1	FACE BRICKWORK	
HM1	HIT & MISS BRICK PATTERN (PERMEABLE)	
PB1	PAINTED BRICK WORK (COLOUR 3)	
AG	POWDER COATED ALUMINIUM GLAZING SYSTEMS	
CB1	COLOURBOND SHEET METAL (COLOUR 1)	
CB2	COLOURBOND SHEET METAL (COLOUR 2)	
CHN	CYCLONE MESH OR SIMILAR	
BAL	POWDER COATED BALLUSTRADE (COLOUR 1)	
VPS1	ALUMINIUM FLASHING (COLOUR TO MATCH ARCHITECTURAL WALL)	

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J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
ELEVATION SHEET 2 NORTH & EAST

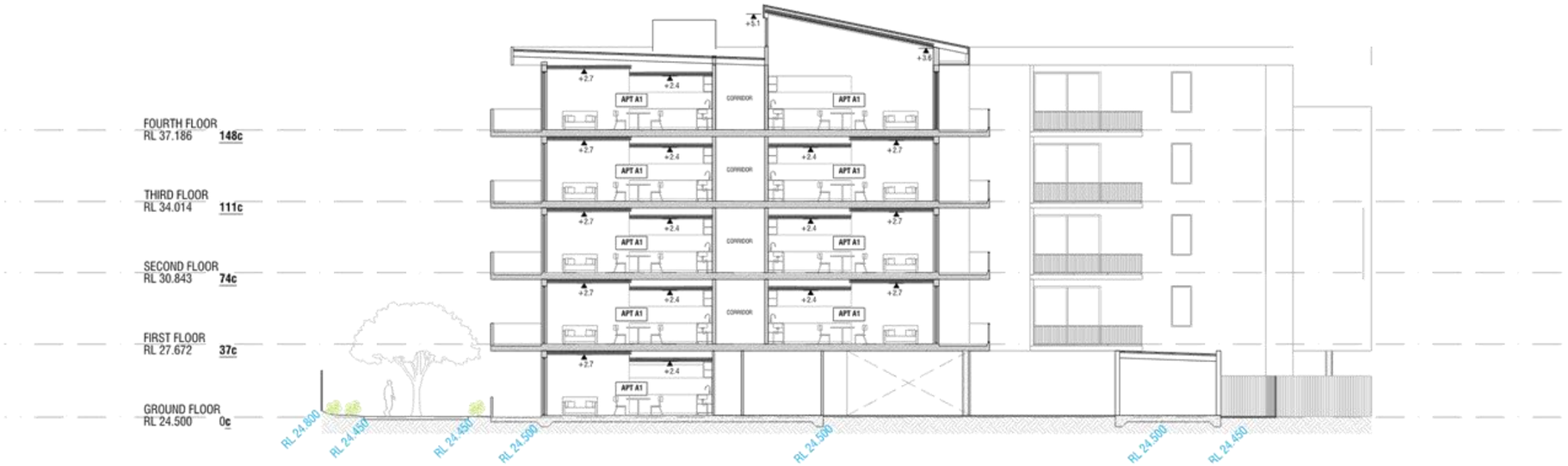
NORTH:

SCALE: 1:200

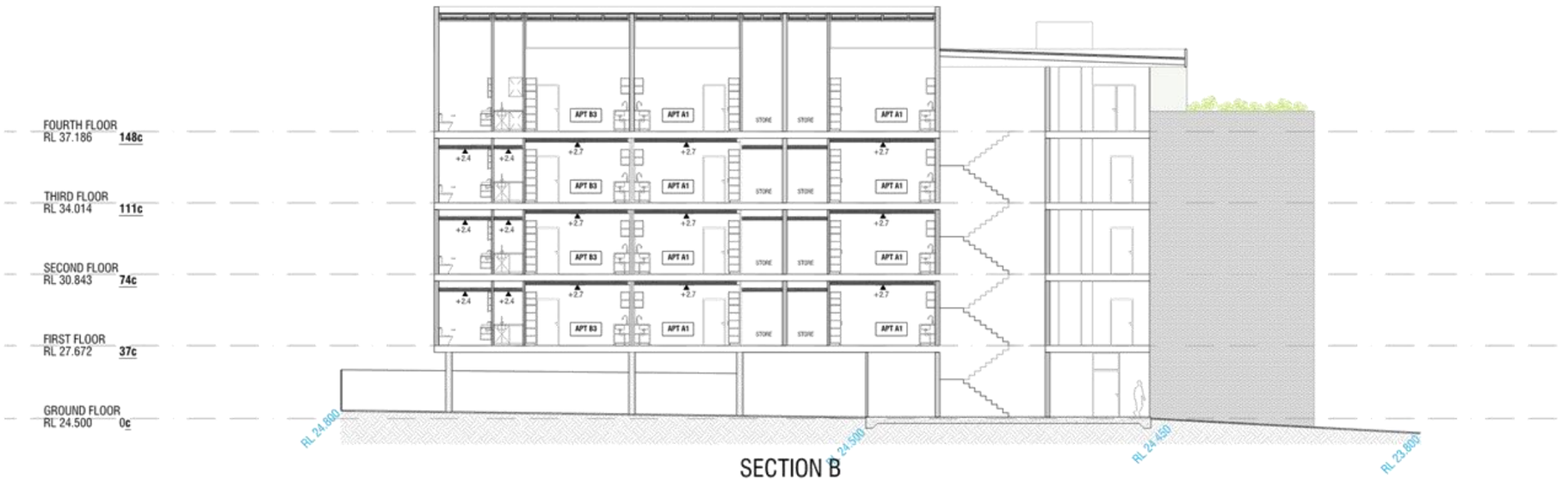
DRAWING: A202

JOB #: 2424

ISSUE Q



SECTION A



SECTION B

RM1 TROWEL-ON ACRYLIC TEX. COAT FINISH COLOUR 1	**RM2** TROWEL-ON ACRYLIC TEX. COAT FINISH COLOUR 2	**PC1** PAINTED CONCRETE COLOUR 1	**FB1** FACE BRICKWORK	**HM1** HIT & MISS BRICK PATTERN (PERMEABLE)	**PB1** PAINTED BRICK WORK (COLOUR 3)	**AG** POWDER COATED ALUMINIUM GLAZING SYSTEMS	**CB1** COLOURBOND SHEET METAL (COLOUR 1)	**CB2** COLOURBOND SHEET METAL (COLOUR 2)	**CHN** CYCLONE MESH OR SIMILAR	**BAL** POWDER COATED BALLUSTRADE (COLOUR 1)	**VPS1** ALUMINIUM FLASHING (COLOUR TO MATCH ARCHITECTURAL WALL)

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6 GUGERI STREET CLAREMONT 6010
PO BOX 301 SUBIACO 6904 | 9381 4731
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PROJECT:
CHARLES STREET APARTMENTS

CLIENT:
SPINNAKER DEVELOPMENTS

ADDRESS:
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K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
SECTION SHEET 1 A & B

NORTH:

SCALE: 1:200

DRAWING: A301

JOB #: 2424

ISSUE Q



INDICATIVE STREET SECTION

SCALE 1:500



INDICATIVE STREET CONTEXT RENDER



INDICATIVE STREET CONTEXT RENDER

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STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
APPENDICES
STREET ELEVATIONS

NORTH:

SCALE: 1:500

DRAWING: A401

JOB #: 2424

ISSUE Q

CALCULATIONS

PLOT RATIO AREA CALCULATIONS

GROUND	PLOT RATIO AREA :	317m²
LEVEL 01	PLOT RATIO AREA :	735m²
LEVEL 02	PLOT RATIO AREA :	735m²
LEVEL 03	PLOT RATIO AREA :	735m²
LEVEL 04	PLOT RATIO AREA :	658m²

TOTAL AREA PLOT RATIO AREA:
3180m²

TOTAL LOT AREA:
2032m²

PLOT AREA RATIO:
1.5

EXPLANATORY TEXT

DIAGRAM

THE DIAGRAMS OUTLINED PROVIDE ILLUSTRATIONS OF THE PLOT RATIO AREA CALCULATED FOR THIS PROJECT AND ALIGN WITH THE DEFINITIONS PROVIDED BY THE RESIDENTIAL DESIGN CODES VOLUME 2. 2024

RATIO AREA DEFINITION

THE GROSS TOTAL AREA OF ALL FLOORS OF BUILDINGS ON A DEVELOPMENT SITE, INCLUDING THE AREA OF ANY INTERNAL AND EXTERNAL WALLS BUT NOT INCLUDING:

- THE AREAS OF ANY LIFT SHAFTS
- STAIRS OR STAIR LANDINGS COMMON TO TWO OR MORE DWELLINGS
- MACHINERY, AIR CONDITIONING AND EQUIPMENT ROOMS
- SPACE THAT IS WHOLLY BELOW NATURAL GROUND LEVEL
- AREAS USED EXCLUSIVELY FOR THE PARKING OF WHEELED VEHICLES AT OR BELOW NATURAL GROUND LEVEL;
- STOREROOMS
- LOBBIES, BIN STORAGE AREAS, PASSAGEWAYS TO BIN STORAGE AREAS OR AMENITIES AREAS COMMON TO MORE THAN ONE DWELLING; AND
- BALCONIES, EAVES, VERANDAHS, COURTYARDS AND ROOF TERRACES



TOTAL AREA PLOT RATIO AREA (GROUND LEVEL)
317m²



TOTAL AREA PLOT RATIO AREA (LEVELS 1)
735m²



TOTAL AREA PLOT RATIO AREA (LEVELS 2)
735M²



TOTAL AREA PLOT RATIO AREA (LEVELS 3)
735M²



TOTAL AREA PLOT RATIO AREA (LEVEL 4)
658m²

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J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
APPENDICES
PLOT AREA CALCULATIONS

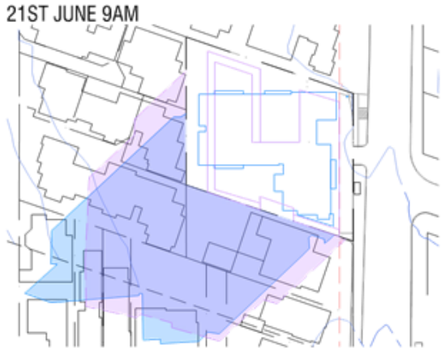
NORTH:

SCALE: 1:500

DRAWING: A402

JOB #: 2424 ISSUE Q

21ST JUNE 9AM



21ST JUNE 12PM



21ST JUNE 3PM



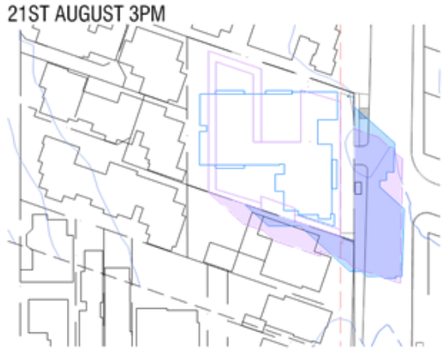
21ST AUGUST 9AM



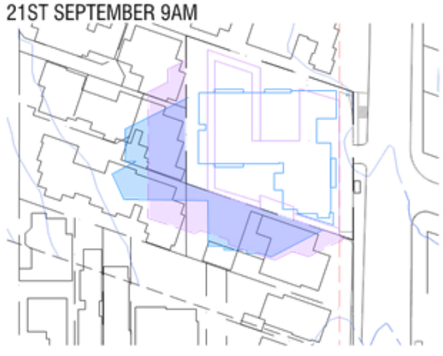
21ST AUGUST 12PM



21ST AUGUST 3PM



21ST SEPTEMBER 9AM



21ST JUNE 12PM



21ST SEPTEMBER 3PM



21ST OCTOBER 9AM



21ST OCTOBER 12PM



21ST OCTOBER 3PM



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COMPLIANT BUILDING ENVELOPE SHADOW CAST* *
(AS SPECIFIED IN PART 11B SIGNIFICANT DEVELOPMENT PATHWAY APPLICATION GUIDE)

PROPOSED DEVELOPMENT SHADOW CAST

COMMON OVERSHADOWING BETWEEN COMPLIANT BUILDING ENVELOPE AND PROPOSED DEVELOPMENT

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J	14-08-25	DoC UPDATE

STAGE:
DESIGN DEVELOPMENT & DA

DRAWING:
APPENDICES
OVERSHADOWING

NORTH:

SCALE: N/A

DRAWING: A403

JOB #: 2424

ISSUE Q

CHARLES & ELIZABETH
RESIDENTIAL APARTMENTS

REVISION		O	ADDRESS		407 & 409 Charles Street, North Perth
ISSUED		16/12/2025 DA SUBMISSION Reference DWG Rev_Q			

THE INFORMATUION PROVIDED IS INDICATIVE ONLY. IT IS BASED UPON PRELIMINARY CONCEPT PLANS.
DUE CONSIDERATION SHOULD BE GIVEN TO THE TIMEFRAME WITHIN WHICH THESE PLANS WERE DEVELOPED WHEN ASSESSING THE EFFICACY OF THE INFORMATION PROVIDED.

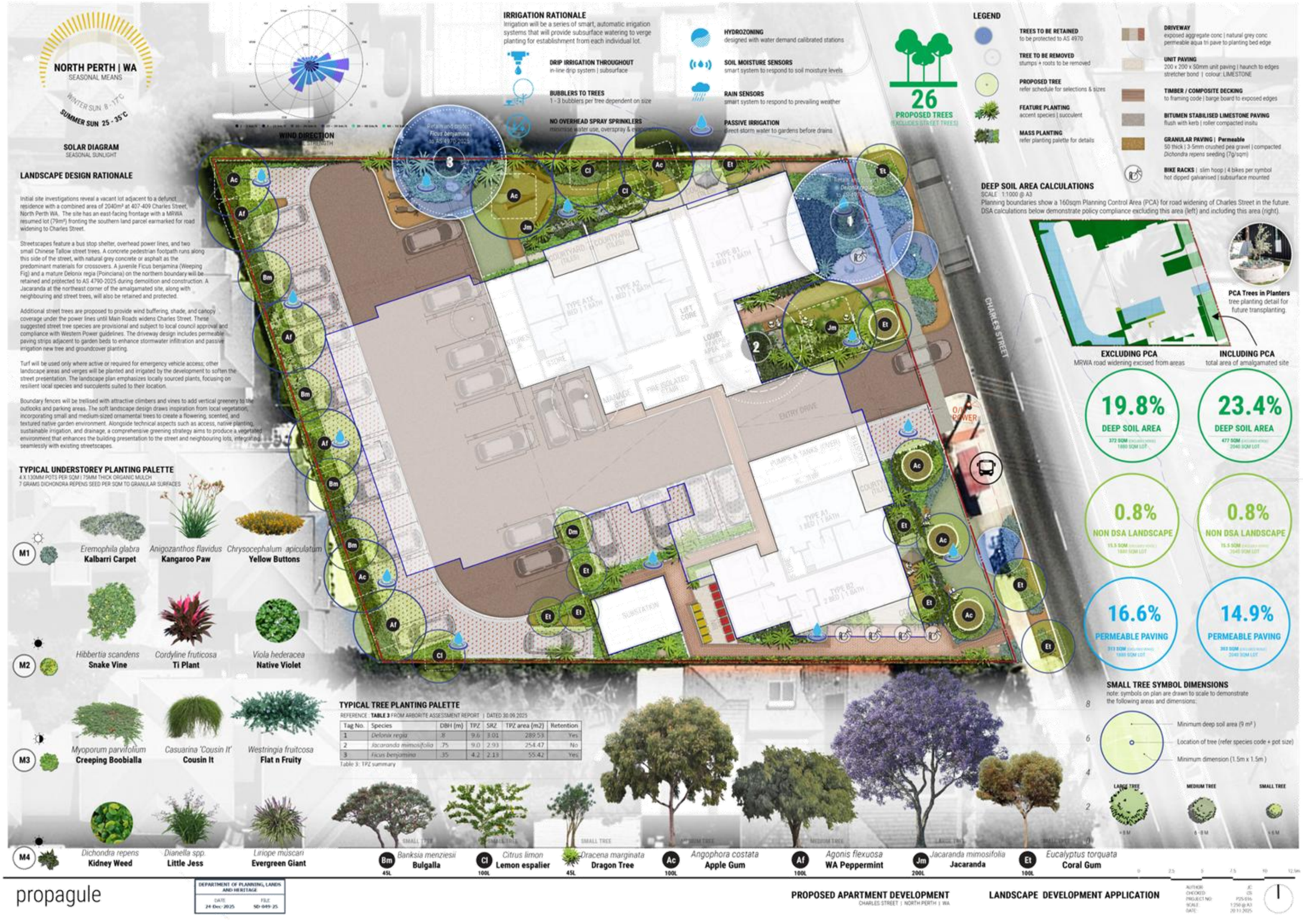
KLOPPER AND DAVIS RETAIN THE INTELLECTUAL PROPERTY OF THIS INFORMATION.

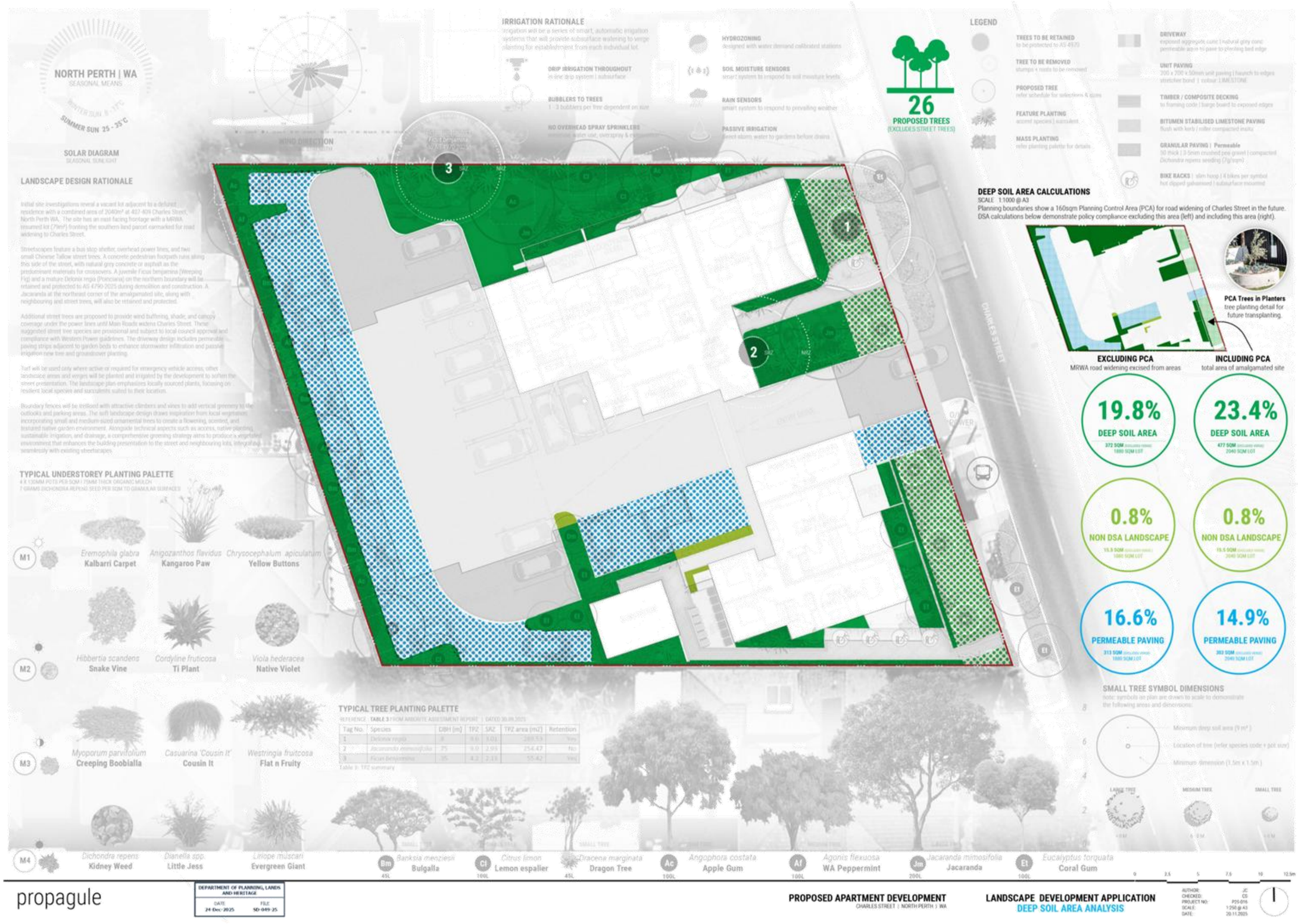
FECA - FULLY ENCLOSED BUILDING AREA **INCLUDING WALLS & STRUCTURE,** EXCLUDING VOIDS
UCA - EXTERNAL UNENCLOSED BUILDING AREAS INCLUDING UNCOVERED BALCONY & ROOF DECK AREAS
GBA - GROSS BUILDING AREA (THE SUM OF THE TWO)

KLOPPER & DAVIS ARCHITECTS

SITE					PER FLOOR AREAS			UNIT MIX																					PARKING & STORES						TOTALS												
								A1 1X1			A2 1X1			A3 1X1			B1 2X1			B2 2X1			B3 2X1			B4 2X1			B5 2X1			CAR														
FLOOR	NUMBER OF FLOORS	DEEP SOIL AREA ON GRADE	DEEP SOIL AREA ON STRUCTURE	COMMUNAL OPEN SPACE	FECA ENCLOSED BUILDING AREA (GROSS)	UCA UNENCLOSED BUILDING AREA (GROSS)	GBA GROSS BUILDING AREA	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	#	STRATA	BALC.	DIRECT	TANDEM	MOTORCYCLE	BIKES	STORES #	STORES AREA	APARTMENT NUMBERS	BALCONIES	FECA FULLY ENCLOSED BUILDING AREA (GROSS)	UCA UNENCLOSED BUILDING AREA (GROSS)	GBA GROSS BUILDING AREA	STRATA AREA RESIDENTIAL (*INTERNAL UNIT AREA)	PLOT RATIO RESIDENTIAL (*ASSUME STRATA X 1.05)	PLOT RATIO COMMERCIAL (*ASSUME 60% PR)	PLOT RATIO TOTAL
									49	8		49	8		47	10		64	22		69	11		66	9		68	10		64	9																
GROUND	1	327	0	391	454	655	1109	2	97	16	1	49	8	-	-	-	1	64	22	1	69	11	-	-	-	-	-	-	-	-	-	36	-	2	32	8	24	5	58	454	655	1109	279	317		317
TYPICAL	3	0	0	29	795	217	1012	15	731	123	3	148	24	3	141	30	-	-	-	3	206	34	9	590	84	3	205	30	3	193	28	-	-	-	-	33	132	36	353	2385	651	3036	2213	2205		2205
FOURTH	1	0	13	64	752	252	1004	5	244	41	1	49	8	1	47	10	-	-	-	1	69	11	3	197	28	-	-	-	1	64	9	-	-	-	-	11	44	12	107	752	252	1004	669	658		658
SUB-TOTALS	5	327	13	352																																									
TOTALS		16%		17%	3591	1558	5149	22	1071	180	5	247	40	4	188	40	1	64	22	5	343	56	12	786	112	3	205	30	4	258	37	36	-	2	32	52	200	53	518	3591	1558	5149	3161	3180	0	3180
DELTA					13	34	47	-9			5			-31			1			5			12			3		30	-		-15	-1			13	-	12	1		11	118	129				257

UNIT MAKE-UP		41.5%		9.4%		7.5%		2%		9.4%		22.6%		5.7%		7.5%		36								Site Area		2032																		
UNIT MIX		22	41.5%	5	9.4%	4	7.5%	1	1.9%	5	9.4%	12	22.6%	3	5.7%	4	7.5%									Plot Ratio		1.56	0.00	1.56																


NORTH PERTH | WA
SEASONAL MEANS
WINTER SUN 8 - 17°C
SUMMER SUN 25 - 35°C
SOLAR DIAGRAM
SEASONAL SUNLIGHT
WIND DIRECTION
LANDSCAPE DESIGN RATIONALE
Initial site investigations reveal a vacant lot adjacent to a defunct residence with a combined area of 2040m² at 407-409 Charles Street, North Perth WA. The site has an east-facing frontage with a MRWA resumed lot (79m²) fronting the southern land parcel earmarked for road widening to Charles Street.
Streetscapes feature a bus stop shelter, overhead power lines, and two small Chinese Tallow street trees. A concrete pedestrian footpath runs along this side of the street, with natural grey concrete or asphalt as the predominant materials for crossovers. A juvenile Ficus benjamina (Weeping Fig) and a mature Delonix regia (Poinciana) on the northern boundary will be retained and protected to AS 4790-2025 during demolition and construction. A Jacaranda at the northeast corner of the amalgamated site, along with neighbouring and street trees, will also be retained and protected.
Additional street trees are proposed to provide wind buffering, shade, and canopy coverage under the power lines until Main Roads widens Charles Street. These suggested street tree species are provisional and subject to local council approval and compliance with Western Power guidelines. The driveway design includes permeable paving strips adjacent to garden beds to enhance stormwater infiltration and passive irrigation new tree and groundcover planting.
Turf will be used only where active or required for emergency vehicle access; other landscape areas and verges will be planted and irrigated by the development to soften the street presentation. The landscape plan emphasizes locally sourced plants, focusing on resilient local species and succulents suited to their location.
Boundary fences will be trellised with attractive climbers and vines to add vertical greenery to the outlooks and parking areas. The soft landscape design draws inspiration from local vegetation, incorporating small and medium-sized ornamental trees to create a flowering, scented, and textured native garden environment. Alongside technical aspects such as access, native planting, sustainable irrigation, and drainage, a comprehensive greening strategy aims to produce a vegetated environment that enhances the building presentation to the street and neighbouring lots, integrated seamlessly with existing streetscapes.
IRRIGATION RATIONALE
Irrigation will be a series of smart, automatic irrigation systems that will provide subsurface watering to verge planting for establishment from each individual lot.
DRIP IRRIGATION THROUGHOUT
in-line drip system | subsurface
BUBBLERS TO TREES
1 - 3 bubblers per tree dependent on size
NO OVERHEAD SPRAY SPRINKLERS
minimise water use, overspray & evap
HYDROZONING
designed with water demand calibrated stations
SOIL MOISTURE SENSORS
smart system to respond to soil moisture levels
RAIN SENSORS
smart system to respond to prevailing weather
PASSIVE IRRIGATION
direct storm water to gardens before drains
26
PROPOSED TREES
(EXCLUDES STREET TREES)
LEGEND
TREES TO BE RETAINED
to be protected to AS 4970
TREE TO BE REMOVED
stumps + roots to be removed
PROPOSED TREE
refer schedule for selections & sizes
FEATURE PLANTING
accent species | succulent
MASS PLANTING
refer planting palette for details
DRIVEWAY
exposed aggregate conc | natural grey conc permeable aqua ti pave to planting bed edge
UNIT PAVING
200 x 200 x 50mm unit paving | haunch to edges stretcher bond | colour: LIMESTONE
TIMBER / COMPOSITE DECKING
to framing code | barge board to exposed edges
BITUMEN STABILISED LIMESTONE PAVING
flush with kerb | roller compacted insitu
GRANULAR PAVING | Permeable
50 thick | 3-5mm crushed pea gravel | compacted Dichondra repens seeding (7g/sqm)
BIKE RACKS | slim hoop | 4 bikes per symbol hot dipped galvanised | subsurface mounted
DEEP SOIL AREA CALCULATIONS
SCALE 1:1000 @ A3
Planning boundaries show a 160sqm Planning Control Area (PCA) for road widening of Charles Street in the future. DSA calculations below demonstrate policy compliance excluding this area (left) and including this area (right).
PCA Trees in Planters
tree planting detail for future transplanting.
EXCLUDING PCA
MRWA road widening excised from areas
INCLUDING PCA
total area of amalgamated site
19.8%
DEEP SOIL AREA
372 SQM
1880 SQM LOT
23.4%
DEEP SOIL AREA
477 SQM
2040 SQM LOT
0.8%
NON DSA LANDSCAPE
15.5 SQM
1880 SQM LOT
0.8%
NON DSA LANDSCAPE
15.5 SQM
2040 SQM LOT
16.6%
PERMEABLE PAVING
311 SQM
1880 SQM LOT
14.9%
PERMEABLE PAVING
303 SQM
2040 SQM LOT
CHARLES STREET
Retain and protect Ficus benjamina to AS 4970-2025
Retain and protect Delonix regia to AS 4970-2025
TYPICAL UNDERSTOREY PLANTING PALETTE
4 X 130MM POTS PER SQM | 75MM THICK ORGANIC MULCH
7 GRAMS DICHONDRA REPENS SEED PER SQM TO GRANULAR SURFACES
M1
Eremophila glabra Kalbarri Carpet
Anigozanthos flavidus Kangaroo Paw
Chrysocephalum apiculatum Yellow Buttons
M2
Hibbertia scandens Snake Vine
Cordyline fruticosa Ti Plant
Viola hederacea Native Violet
M3
Myoporum parvifolium Creeping Boobialla
Casuarina 'Cousin It' Cousin It
Westringia fruticosa Flat n Fruity
M4
Dichondra repens Kidney Weed
Dianella spp. Little Jess
Liriope muscari Evergreen Giant
TYPICAL TREE PLANTING PALETTE
REFERENCE TABLE 3 FROM ARBORITE ASSESSMENT REPORT | DATED 30.09.2025
Table 3: TPZ summary
Bm Banksia menziesii Bulgalla 45L
Cl Citrus limon Lemon espalier 100L
Dm Dracena marginata Dragon Tree 45L
Ac Angophora costata Apple Gum 100L
Af Agonis flexuosa WA Peppermint 100L
Jm Jacaranda mimosifolia Jacaranda 200L
Et Eucalyptus torquata Coral Gum 100L
SMALL TREE SYMBOL DIMENSIONS
note: symbols on plan are drawn to scale to demonstrate the following areas and dimensions:
Minimum deep soil area (9 m²)
Location of tree (refer species code + pot size)
Minimum dimension (1.5m x 1.5m)
LARGE TREE
MEDIUM TREE
SMALL TREE
propagule
DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 24-Dec-2025
FILE SD-049-25
PROPOSED APARTMENT DEVELOPMENT
CHARLES STREET | NORTH PERTH | WA
LANDSCAPE DEVELOPMENT APPLICATION


NORTH PERTH | WA
SEASONAL MEANS
WINTER SUN 8 - 17°C
SUMMER SUN 25 - 35°C
SOLAR DIAGRAM
SEASONAL SUNLIGHT
LANDSCAPE DESIGN RATIONALE
IRRIGATION RATIONALE
DRIP IRRIGATION THROUGHOUT
BUBBLERS TO TREES
NO OVERHEAD SPRAY SPRINKLERS
HYDROZONING
SOIL MOISTURE SENSORS
RAIN SENSORS
PASSIVE IRRIGATION
26
PROPOSED TREES
(EXCLUDES STREET TREES)
LEGEND
TREES TO BE RETAINED
TREE TO BE REMOVED
PROPOSED TREE
FEATURE PLANTING
MASS PLANTING
DRIVEWAY
UNIT PAVING
TIMBER / COMPOSITE DECKING
BITUMEN STABILISED LIMESTONE PAVING
GRANULAR PAVING | Permeable
BIKE RACKS
DEEP SOIL AREA CALCULATIONS
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313 SQM
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302 SQM
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Kalbarri Carpet
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Jm Jacaranda mimosifolia Jacaranda 200L
Et Eucalyptus torquata Coral Gum 100L
propagule
DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 24-Dec-2025
FILE SD-049-25
PROPOSED APARTMENT DEVELOPMENT
CHARLES STREET | NORTH PERTH | WA
LANDSCAPE DEVELOPMENT APPLICATION
DEEP SOIL AREA ANALYSIS
AUTHOR: JC
CHECKED: CS
PROJECT NO: P25-016
SCALE: 1:250 @ A3
DATE: 20.11.2025

Charles Street Apartments

Acoustic Report - Development Application

Project No.	P02177
Revision	002
Issued	27 November 2025
Client	SPINNAKER DEVELOPMENTS

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 24-Dec-2025 FILE SD-049-25

E-LAB Consulting
Where science and engineering inspire

Document QA and Revisions

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Authorised by:

E-LAB Consulting



Imran Khan | National Technical Director

Acoustics & Vibration

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1 INTRODUCTION

1.1 DOCUMENT PURPOSE

E-Lab Consulting has been commissioned by Spinnaker Developments to undertake an acoustic assessment for the proposed multi-storey residential apartment development at 407-409 Charles Street, North Perth WA 6006.

This Acoustic report has been prepared as part of Development Application for the proposed development. The following acoustic assessments were undertaken, and recommendations are made to maintain compliance:

- Noise Intrusion to the project from external noise sources (road traffic from Charles Street) in accordance with State Planning Policy 5.4 – Road and Rail Noise
- Noise emissions from the development impacting noise sensitive receivers in accordance with WA Environmental Protection (Noise) Regulations 1997

1.2 RELEVANT DOCUMENTS

The following standards, regulations and guidelines have been used to establish the project specific acoustic design requirements for the development.

- Architectural documentation by Klopper & Davis Architects dated 11-11-2025
- City of Vincent Planning & Building Policy – Policy 7.5.21 Sound Attenuation
- WAPC/DPLH, State Planning Policy 5.4 – Road and Rail Noise, Sep 2019 (SPP 5.4)
- Western Australian Environmental Protection (Noise) Regulations 1997 (WA EPNR)
- Australian and New Zealand Standard AS/NZS 2107:2016 - Acoustics – Recommended design sound levels and reverberation times for building interiors (AS2107)
- National Construction Code 2022 Volume 1, Building Code of Australia (NCC 2022)

2 PROJECT SITE

2.1 SITE DESCRIPTION

The proposed project site is primarily located within a residential area, with a cluster of commercial developments, situated to the north and south. In terms of major traffic corridors, the site shares its eastern boundary with the Charles Street. Nearest noise sensitive receivers and the noise logging location are shown in Figure 1.

The project location is within the trigger distance of State Planning Policy 5.4 - Road and Rail Noise due to its proximity to Charles Street.

Figure 1: Project Location and nearest noise sensitive receivers



Source: Google maps

2.2 NOISE SURVEY

Un-attended noise logging was carried out on site to ascertain the noise levels at project site and to determine the noise levels from Charles Street to assist with the SPP5.4 acoustic model calibration on the project. Noise logging was carried out between 14th May and 19th May 2025.

2.2.1 INSTRUMENTATION

The equipment used for the noise survey is detailed below:

- NSRT mk3 Sentry Noise Logger
- Larson Davis Sound Calibrator, S/N: 22031

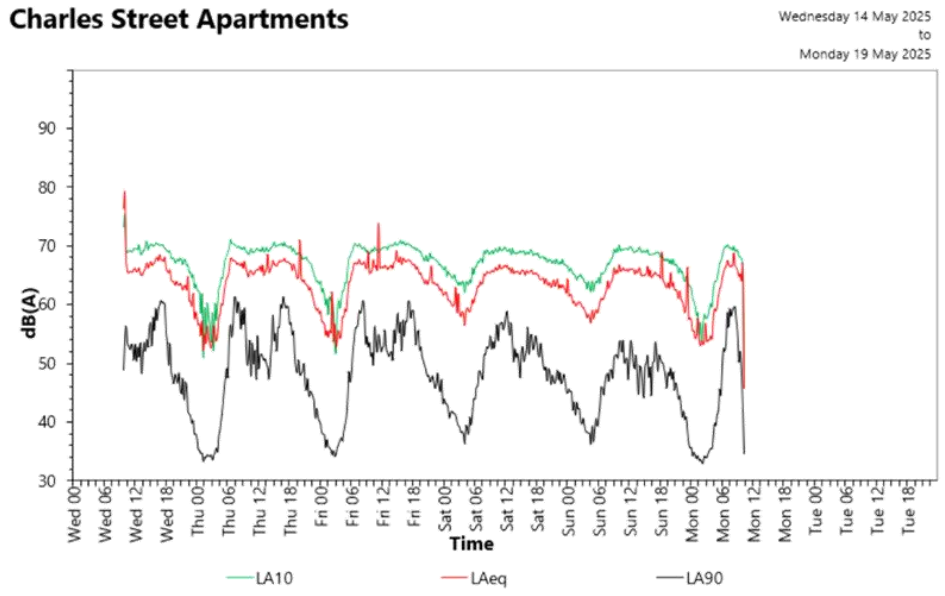
Logger was calibrated before and after the measurements and no significant drift was found. All equipment carry current traceable calibration certificates that can be provided upon request.

2.2.2 Measurement Summary

Noise data from the logger is presented in a graph shown in Figure 2. Average L_{Aeq} noise levels for weekdays during the measurement period are detailed below.

- Day time (6 Am – 10Pm) 67 dB(A)
- Nighttime (10Pm – 6Am) 59 dB(A)

Figure 2: Unattended noise logging



3 PROJECT CRITERIA

This section presents the regulatory requirements, and acoustic design criteria for the proposed development.

3.1 CITY OF VINCENT PLANNING & BUILDING POLICY – POLICY 7.5.21 SOUND ATTENUATION

City of Vincent Planning and Building Policy - Policy 7.5.21 Sound Attenuation policy requires the residential development to meet the following requirements:

Noise Intrusion

Noise intrusion from external sources shall be designed to meet the following sound levels:

- Sleeping Areas (Bedrooms) L_{eq} 35dB(A)
- Living / Work Areas L_{eq} 40dB(A)

Ambient noise at the project site is primarily controlled by road traffic noise from Loftus Street and Vincent Street. In addition, noise impact due to Loftus and Vincent Street was modelled in accordance with State Planning Policy 5.4. Therefore, compliance to SPP5.4 criteria would also make the project comply with the City of Vincent Planning & Building Policy - Policy 7.5.21 Sound Attenuation policy

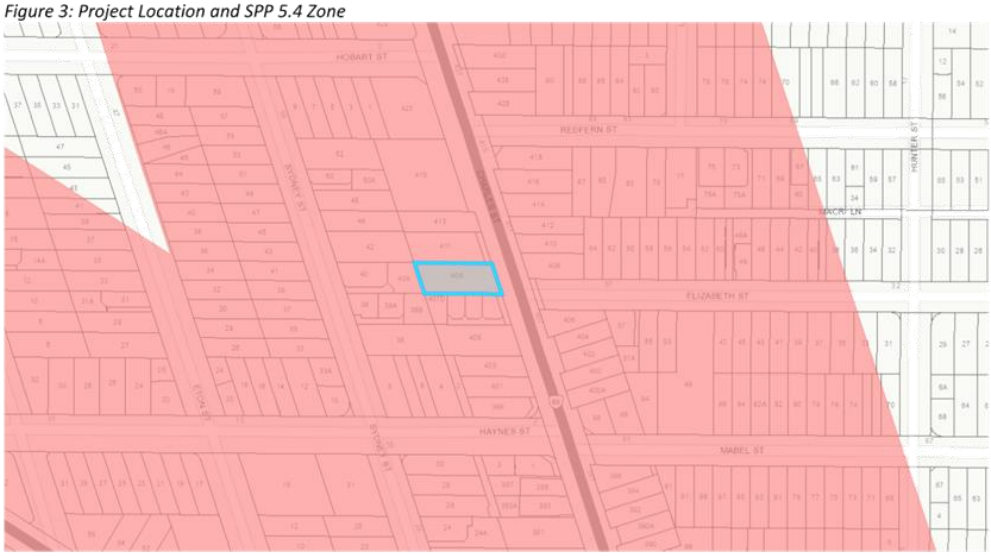
Noise Emissions

Noise emissions from the development should comply with WA Environmental Protection (Noise) Regulations 1997. Applicable criteria have been detailed in Section 3.5 of this report.

3.2 ROAD NOISE - STATE PLANNING POLICY 5.4

The project site lies within the SPP5.4 trigger zone Charles Street, as shown in Figure 3. The SPP 5.4 establishes the indoor and outdoor noise criteria that apply to a noise sensitive land use due to noise emissions from road and rail transport.

Figure 3: Project Location and SPP 5.4 Zone



Source: Department of Planning, Lands and Heritage

Applicable noise level criteria are presented in Table 1 in accordance with SPP5.4.

Table 1: State Planning Policy 5.4 Criteria

PROPOSAL	NEW / UPGRADE	NOISE TRAGET -OUTDOOR		NOISE TARGET - INDOOR
		DAY 6AM – 10PM L_{Aeq},(Day) dB	NIGHT 6AM – 10PM L_{Aeq},(Night) dB	
Noise-Sensitive land-use and/or development	New noise-sensitive land-use and/or development within the trigger distance of an existing/proposed transport corridor	55	50	DAY – L_{Aeq} 40 (Living & Work Areas) NIGHT - L_{Aeq} 35 (Bedrooms)

SPP5.4 requires assessment of traffic impact for future traffic volumes for the next 20 year. Where predicted noise levels are exceeding the noise targets, mitigation measures are needed to meet the noise targets. The policy requires outdoor targets are to be met at all outdoor areas as far as is reasonable and practical to do so using the various noise mitigation measures outlined in the guidelines.

3.3 INTERNAL NOISE LEVELS

Recommended internal noise levels within the development are outlined by AS2107:2016 *Acoustics - Recommended design sound levels and reverberation times for building interiors*. The levels stated in AS 2107:2016 apply to the combined internal noise levels from building services and external sources.

The internal noise level criteria in AS2107 recommend continuous equivalent (L_{Aeq}) levels for background noise. A summary of the AS2107 criteria is presented in Table 2.

Table 2: Project internal noise targets – residential spaces

TYPE OF OCCUPANCY / ACTIVITY	RECOMMENDED DESIGN SOUND LEVEL, L_{Aeq}, DB(A)		
Sole Occupancy Unit (SOU)	Sleeping Areas	10pm to 7am	35 - 40
	Living Areas	Any time	35 - 45
Residential Building	Apartment Common Areas (Foyer, Lobby)	Any time	45-50

3.3.1 Rain Noise

There is no mandatory guidance in relation to internal noise limits due to rain noise. However, it is recommended that the internal noise levels are designed not to exceed the Internal ambient noise levels in Table 2 by 5dBA, for a rainfall of 15mm/hr.

3.4 ACOUSTIC SEPARATION & INTERNAL SOUND INSULATION

3.4.1 NCC Criteria – Residential Spaces (Class 2 Building)

Inter-Tenancy and Common Walls and Floors Noise Requirements

Inter-tenancy walls and common walls and floors must be installed to meet the requirements of the National Construction Code (NCC) 2022.

The internal wall and floor airborne sound insulation matrix provided in Table 3 presents the sound transmission and insulation requirements of the deemed-to-satisfy provisions for inter-tenancy and common walls.

Table 3: Internal wall and floor sound insulation matrix - deemed-to-satisfy provisions

	INTERNAL WALL AIRBORNE SOUND INSULATION – DEEMED TO SATISFY PROVISIONS				
SOLE-OCCUPANCY UNIT SPACE 1	SOLE-OCCUPANCY UNIT/COMMON SPACE 2				
		Habitable Room	Wet Area	Public Corridor or Stairs	Plant Room or Lift Shaft
	Habitable Room	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$ Discontinuous Construction	$R_w \geq 50$	$R_w \geq 50$ Discontinuous Construction
	Wet Area	$R_w + C_{tr} \geq 50$ Discontinuous Construction	$R_w + C_{tr} \geq 50$	$R_w \geq 50$	$R_w \geq 50$ Discontinuous Construction
	INTERNAL FLOOR AIRBORNE SOUND INSULATION – DEEMED TO SATISFY PROVISIONS				
	Habitable Room	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$
	Wet Area	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$
	Public Corridor or Stairs	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$	-	-
	Plant Room or Lift Shaft	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$	-	-

The internal wall and floor airborne sound insulation matrix provided in Table 4, presents the verification requirements for the performance solution pathway.

Table 4: Internal wall sound insulation matrix – performance solution verification requirements

INTERNAL WALL AIRBORNE SOUND INSULATION – PERFORMANCE SOLUTION VERIFICATION REQUIREMENTS					
SOLE-OCCUPANCY UNIT SPACE 1	SOLE-OCCUPANCY UNIT/COMMON SPACE 2				
		Habitable Room	Wet Area	Public Corridor or Stairs	Plant Room or Lift Shaft
	Habitable Room	$D_{nT,w} + C_{tr} \geq 45$	$D_{nT,w} + C_{tr} \geq 45$ Discontinuous Construction	$D_{nT,w} \geq 45$	$D_{nT,w} \geq 45$ Discontinuous Construction
	Wet Area	$D_{nT,w} + C_{tr} \geq 45$ Discontinuous Construction	$D_{nT,w} + C_{tr} \geq 45$	$D_{nT,w} \geq 45$	$D_{nT,w} \geq 45$ Discontinuous Construction
	INTERNAL FLOOR AIRBORNE SOUND INSULATION – PERFORMANCE SOLUTION VERIFICATION REQUIREMENTS				
	Habitable Room	$D_{nT,w} + C_{tr} \geq 45$	$D_{nT,w} + C_{tr} \geq 45$	$D_{nT,w} + C_{tr} \geq 45$	$D_{nT,w} + C_{tr} \geq 45$
	Wet Area	$D_{nT,w} + C_{tr} \geq 45$	$D_{nT,w} + C_{tr} \geq 45$	$D_{nT,w} + C_{tr} \geq 45$	$D_{nT,w} + C_{tr} \geq 45$
	Public Corridor or Stairs	$D_{nT,w} + C_{tr} \geq 45$	$D_{nT,w} + C_{tr} \geq 45$	-	-
	Plant Room or Lift Shaft	$D_{nT,w} + C_{tr} \geq 45$	$D_{nT,w} + C_{tr} \geq 45$	-	-

For the purposes of understanding the classification of particular spaces under the NCC 2022, definitions are provided below:

- Habitable room – means a room used for normal domestic activities, and –
  - includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but
  - excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.
- Wet area – means an area within a building supplied with water from a water supply system, which includes bathrooms, showers, laundries and sanitary compartments and excludes kitchens, bar areas, kitchenettes or domestic food and beverage preparation areas.

Intra-Tenancy Walls

It should be noted that intra-tenancy walls do not have any specific acoustic performance requirements within the NCC, other than service riser. The following is noted:

- Where walls are not full height it will require the wastewater pipe work within the non-habitable spaces treated to meet R_W+C_{tr} 40 requirement.



Where there are open bulk heads from non-habitable spaces to habitable spaces it will require the bulk head closed with a single layer plasterboard (min. 10mm thick, min weight 7.2kg/m^2)

Internal Riser Walls

If a duct, soil, storm water, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one sole-occupancy unit, the duct or pipe must be separated from the rooms of any sole-occupancy unit by construction with an $R_w + C_{tr}$ (airborne not less than):

- 40 if the adjacent room is a habitable room (other than a kitchen); or
- 25 if the adjacent room is a kitchen or non-habitable room / wet area

Apartment Entry Doors

Entry doors to apartments shall be designed and installed to achieve R_w 30 or above.

Inter-Tenancy and Common Floor / Ceilings Impact Requirements

Inter-tenancy and common floors/ceilings must be installed to meet the requirements of the National Construction Code (NCC) 2019, together with an additional uplift for impact noise.

The internal floor/ceiling sound insulation matrix provided in Table 5 presents the sound transmission and insulation requirements of the deemed-to-satisfy provisions for inter-tenancy and common walls.

Table 5: Internal floor/ceiling impact sound insulation matrix - deemed-to-satisfy provisions

INTERNAL FLOOR/CEILING IMPACT SOUND INSULATION – DEEMED TO SATISFY PROVISIONS					
SOLE-OCCUPANCY UNIT/COMMON SPACE BELOW	SOLE-OCCUPANCY UNIT/COMMON SPACE ABOVE				
		Habitable Room	Wet Area	Public Corridor or Stairs	Plant Room or Lift Shaft
	Habitable Room	$L_{n,w} \leq 62$	$L_{n,w} \leq 62$	$L_{n,w} \leq 62$	$L_{n,w} \leq 62$
	Wet Area	$L_{n,w} \leq 62$	$L_{n,w} \leq 62$	$L_{n,w} \leq 62$	$L_{n,w} \leq 62$

The internal floor/ceiling sound insulation matrix provided in Table 6 presents the verification requirements for the performance solution pathway.

Table 6: Internal floor/ceiling sound insulation matrix – performance solution verification requirements

INTERNAL FLOOR/CEILING SOUND INSULATION – PERFORMANCE SOLUTION VERIFICATION REQUIREMENTS					
SOLE-OCCUPANCY UNIT/COMMON SPACE BELOW	SOLE-OCCUPANCY UNIT/COMMON SPACE ABOVE				
		Habitable Room	Wet Area	Public Corridor or Stair	Plant Room or Lift Shaft
	Habitable Room	$L_{nT,w} \leq 62$	$L_{nT,w} \leq 62$	$L_{nT,w} \leq 62$	$L_{nT,w} \leq 62$
	Wet Area	$L_{nT,w} \leq 62$	$L_{nT,w} \leq 62$	$L_{nT,w} \leq 62$	$L_{nT,w} \leq 62$

3.5 NOISE EMISSIONS – WA ENVIRONMENTAL PROTECTION (NOISE) REGULATIONS 1997

Environmental noise emissions resulting from the development are addressed through the *Environmental Protection Act 1986* with the prescribed standards detailed in the *Environmental Protection (Noise) Regulations 1997* (WA EPNR). The regulations are based on maximum allowable noise levels termed the 'assigned noise level".

According to the EPNR, noise emissions from any premises are deemed not to significantly impact the receiver if the emissions are 5 dB or less below the assigned levels. In summary, assigned noise levels are set by evaluating the presence of commercial and industrial zones, major transport routes, and sporting venues around noise-sensitive premises.

The assigned levels apply at premises receiving the noise (noise sensitive receiver) and not to areas within the project site or lot. In addition, the Environmental Protection (Noise) Regulations 1997 identify the following in Schedule 3, clause 2A.

- *"If the land within either of the circles is categorised on the land use map as land in respect of which mixed uses are permitted, the use of that land that results in the highest influencing factor is to be used in the determination of the influencing factor."*

City of Vincent's online mapping system (with Local Planning Scheme No. 2) have been used to ascertain land use. Based on these maps, the influencing factor at the nearest noise sensitive receivers has been calculated, the nearest noise sensitive receiver has been identified as detailed below and shown in Figure 4.

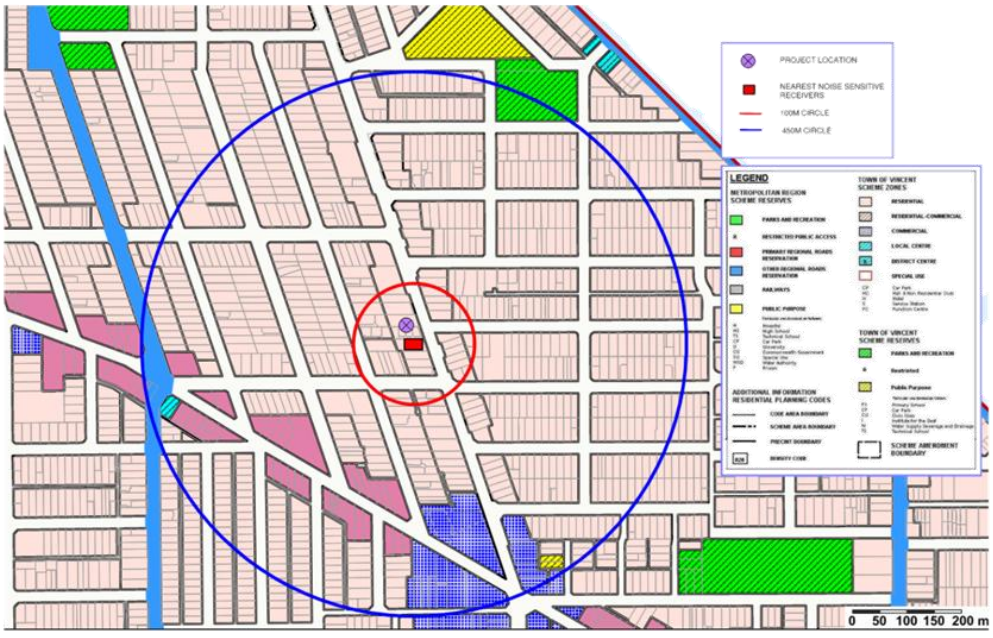
- **405 Charles Street, North Perth 6006**

3.5.1 Influencing Factor

The influencing factor for results from identifying major roads, commercial and industrial areas for the nearest noise sensitive receivers is detailed in

Table 8. The zoning maps used for the calculation of influencing factor showing the land use types has been presented in Figure 4.

Figure 4: Zoning maps for the project and surrounding areas



Source: City of Vincent Intramaps

Traffic data for roads surrounding the nearest noise sensitive receiver were obtained from Main Roads Western Australia (MRWA). Table 7 presents the traffic data of the nearby roads.

Table 7: Traffic Data (Main Roads WA)

ROAD	WA EPNR CLASSIFICATION	ANNUAL AVERAGE DAILY TRAFFIC VOLUMES / YEAR
Charles Street (South of Elizabeth St)	Major Road	24,551 (2023 -24)

Table 8: Influencing factor (IF) noise sensitive receiver

NOISE SENSITIVE RECIEVERS	COMMERCIAL	INDUSTRIAL	ROAD	INFLUENCING FACTOR
405 Charles St, North Perth	0 % within 100m radius 5 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Charles St within 100m	6 dB

3.5.2 Assigned Noise Levels – Noise Sensitive Receivers

Table 9 summarises the assigned levels at the nearest noise sensitive receivers. All noise emissions from the development are below the assigned level criteria for all defined periods of the day and at the lot boundary of the receiver or 15m from any associated building.

Table 9: Assigned levels

TYPE OF PREMISES RECEIVING NOISE	TIME OF DAY	ASSIGNED LEVEL (DB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: Highly sensitive area	0700 to 1900 hours Monday to Saturday	51	61	71
	0900 to 1900 hours Sunday & public holidays	46	56	71
	1900 to 2200 hours all days	46	56	61
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	41	51	61
Noise sensitive premises: any area other than highly sensitive areas	All Hours	60	75	80
Commercial premises	All Hours	60	75	80
Industrial and utility premises	All Hours	65	80	90

3.5.3 Noise Character Adjustments

Regulation 7 states that the noise character must be "free" of annoying characteristics, namely —

- Tonality, e.g. whining, droning;
- Modulation, e.g. like a siren; and
- Impulsiveness, e.g. banging, thumping.

Regulation 9 (1) establishes the methodology for determining noise characteristics. If these characteristics cannot be reasonably and practicably removed, a series of adjustments to the measured levels are required, indicated in Table 10.

Table 10: Noise character adjustment

ADJUSTMENT WHERE NOISE EMISSION IS NOT MUSIC THESE ADJUSTMENTS ARE CUMULATIVE TO A MAXIMUM OF 15 DB			ADJUSTMENT WHERE NOISE EMISSION IS MUSIC	
Where tonality is present	Where modulation is present	Where impulsiveness is present	Where impulsiveness is not present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB

Should music noise from the project become audible at the receiving locations, a +10/15 dB adjustment will be required, likely resulting in non-compliance to the EPNR.

3.5.4 Mechanical Services Noise Emissions

Mechanical equipment serving the project is required to meet the assigned levels of the EPNR at the nearest sensitive receivers. It is important that noise emissions from the site do not present any form of tonality, modulation or impulsiveness (as defined by the EPNR).

4 TRAFFIC NOISE INTRUSION - SPP5.4

An evaluation of external transport noise impacts on the site was conducted in line with SPP 5.4. The methodology and assessment criteria are outlined in the SPP 5.4 Guidelines (hereafter referred to as the Guidelines). Sound PLAN v9.0, a 3D noise modelling software, was used to simulate noise emissions from major roads and to assess the resulting noise levels at the building façades of the development.

The noise assessment accounts for both current and future traffic volumes that will impact the proposed development. The findings from this assessment were used to evaluate the level of noise intrusion into the apartments.

Noise levels were modeled 1 meter from the building façade. The predicted receiver noise levels at the façade also include a +2.5 dB façade correction, in accordance with SPP 5.4 requirements. Compliance with the relevant sections of the SPP 5.4 Noise Modelling Checklist is documented in Appendix A.

4.1 MODELLING INPUTS

4.1.1 Topography & Ground Absorption

Topographical data for areas surrounding the site (1m elevation contours) were sourced from Geoscience Australia Digital Elevation Model (DEM) 5 Metre Grid of Australia derived from LiDAR. A reflection order of 3 has been considered in all assessments.

4.1.2 Road Traffic

The road traffic noise assessment has been conducted based on the methodology described by the Calculation of Road Traffic Noise algorithm (CoRTN, UK Transport Agency).

The CoRTN algorithm has been developed to calculate $L_{A10,18hr}$ noise levels. However, SPP 5.4 requires road noise assessments to be based upon the energy averaged $L_{Aeq,16hr}$ and $L_{Aeq,8hr}$ noise descriptors for the daytime and night-time respectively. Conversions are applied using the method outlined in the DEFRA publication, *"Method for Converting the UK Road Traffic Noise Index $L_{A10,18hour}$ to the EU Noise Indices for Road Noise Mapping."*

This algorithm considers the following parameters:

- Noise levels measured on site for calibration of the model
- Traffic volume during each period of the day, and for current and future scenarios
- Traffic speeds
- Percentage of heavy vehicles; and
- Gradient and surface of road

The noise model included the heights of road traffic noise sources as specified by the Guidelines. Below are the modelled heights of the vehicle "strings":

- Passenger vehicles: + 0.5 m
- Heavy vehicles — Engine noise: + 1.5 m
- Heavy vehicles — Exhaust: + 3.6 m

The modelled and observed average daily traffic volumes for 2025 and 2045 were sourced from Main Roads Western Australia (MRWA), Reference No. 43307. This data pertains to traffic on Charles Street.

SPP 5.4 requires that all noise assessments account for changes in traffic volumes anticipated over the next 20 years. Table 11 summarises the current and projected future traffic volumes used in the assessment.

Table 11: Traffic Volumes – Current & Future

ROAD	YEAR	DAILY VEHICLE COUNT	DAYTIME VEHICLE VOLUME / HR	NIGHTTIME VEHICLE VOLUME / HR	PERCENTAGE OF HEAVY VEHICLE	SPEED
Charles Street	Current 2025	24,493	1395	271	Day – 6% Night – 5%	60 km/hr
	Future 2045	30,122	1716	333	Day – 6% Night – 5%	60 km/hr

4.1.3 Model calibration

The noise model for the current year was calibrated using data obtained from the noise logging. No discrepancy between the actual noise logger data and model predictions were observed, hence no corrections were applied.

4.2 NOISE MODELLING RESULTS

Road traffic noise impact for the future year (2045) predicted the highest external noise levels for the day and night-time periods:

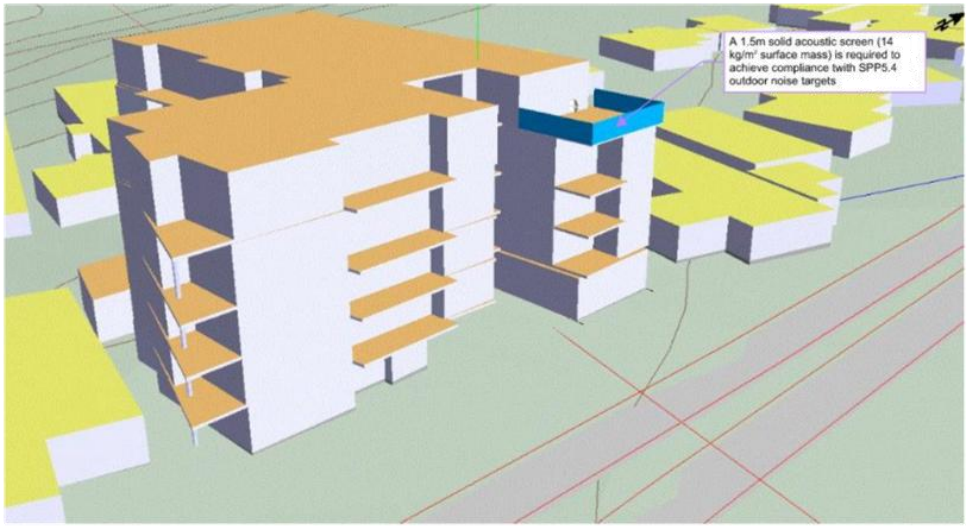
- Day-time scenario 73 dB(A)
- Night-time scenario 65 dB(A)

Predicted noise levels on the facades (façade noise maps) are provided in Appendix B. The facade sections facing Charles Street are projected to experience noise levels exceeding the 'noise target' values outlined in SPP5.4. Noise intrusion assessment and recommendations for façade to meet the internal noise levels are provided in section 5.0.

4.2.1 SPP 5.4 outdoor noise compliance

The external communal space at level 4 has been modelled with a 1.5m solid, continuous acoustic screen (14 kg/m^2 surface mass) as shown in Figure 5. The predicted noise levels demonstrated compliance with the outdoor 'noise target' values as per SPP 5.4 guidelines.

Figure 5: Acoustic screening for external communal space



5 NOISE INTRUSION ASSESSMENT

Noise intrusion calculations were conducted using the approach outlined in British Standard BS EN 12354:2000. The calculations were based on the highest predicted noise levels at each façade to select appropriate glazing for achieving the desired internal noise levels. Adjustments were made to the linear spectral noise levels to account for potential losses from flanking paths and façade corrections.

5.1 EXTERNAL FACADE

5.1.1 External Glazing, Solid Façade

The noise intrusion has been calculated for all façade elements, which is relative to their surface area. Based on the highest predicted noise levels for road traffic following preliminary façade performance is required.

Façade recommendations are provided to meet all identified project criteria – SPP5.4, Green Star Criteria & City of Vincent Planning and Building Policy - Policy 7.5.21 Sound Attenuation.

Table 12: Acoustic Facade Categories & Glazing Arrangements

FAÇADE ORIENTATION	FACADE TYPE	GLAZING CONFIGURATION	REQUIRED ACOUSTIC RATING (R_w, C_{tr})
East (Facing Charles St)	Glazing – Living (All levels)	6mm glass /12mm air space /12.38mm laminated glass	$R_w+C_{tr} \geqslant 42$ (35, -7)
	Glazing – Bedroom (Ground Floor)	10.38mm laminated glass Or 6mm glass /12mm air space /6.38mm laminated glass	$R_w+C_{tr} \geqslant 33$ (36, -3) or $R_w+C_{tr} \geqslant 34$ (39, -5)
	Glazing – Bedroom (Level 1-4)	6.38mm laminated glass or 6mm glass /12mm air space /6mm glass	$R_w+C_{tr} \geqslant 29$ (32, -3) or $R_w+C_{tr} \geqslant 29$ (36, -7)
	Solid façade (All levels)	R_w 50	Masonry construction with brick work Or Light weight construction to meet the minimum nominated rating.
Rest of the Facades	Glazing (All levels)	6.38mm laminated glass or 6mm glass /12mm air space /6mm glass	$R_w+C_{tr} \geqslant 29$ (32, -3) or $R_w+C_{tr} \geqslant 29$ (36, -7)
	Solid façade (All levels)	R_w 45	Masonry construction with brick work

			Or Light weight construction to meet the minimum nominated rating.

It should be noted that the façade performance and selection of glazing and external wall treatments will likely be refined during design development stage based on the selection of façade materials.

5.1.2 Roof

Although rain noise control is not a mandatory requirement under the NCC, it has been considered in this assessment to ensure a satisfactory level of acoustic amenity for future occupants. The assessment is based on a representative rainfall rate of 15 mm/hour, which is appropriate for residential dwellings in non-tropical regions of Australia. An internal noise criterion of no more than 5 dB(A) above the AS 2107 recommended internal noise levels during such rainfall has been adopted.

To achieve compliance with this criterion, the following roof construction is recommended:

- Colorbond metal deck roof with 75 mm thick high-density Anticon insulation installed to the underside; and a suspended plasterboard ceiling with R3.0 insulation laid directly above.

6 NOISE EMISSIONS

Mechanical services will be expected to comply with the respective WA EPNR criteria at the nearest noise sensitive receivers for all periods of the day. At this stage no information has been provided regarding mechanical service equipment selection.

Typically, this data is not available at the development application phase and review of mechanical equipment is conducted during the design phase prior to the issue of Building Permit.

Noise sources that shall be considered are:

- Mechanical Plant
- Fire pump rooms
- Basement extract and supply fans

Mitigation measures for the mechanical plant shall be considered during the design development stage to ensure compliance with the outlined criteria at the nearest sensitive receivers. These mitigation measures could include but not limited to the following:

- Positioning mechanical plant away from nearby receivers
- Screening around mechanical plant
- Acoustic insulation within duct work

7 CONCLUSION

This acoustic assessment has been prepared by E-LAB Consulting in support of a Development Application (DA) made to the City of Vincent for the proposed multi-storey residential apartment development at 407-409 Charles Street, North Perth, WA 6006.

This report has been prepared as part of Development Application for the proposed development. The following acoustic assessments were undertaken, and recommendations are made to maintain compliance:

- Noise Intrusion to the project from external noise sources (road traffic from Charles Street) in accordance with State Planning Policy 5.4 – Road and Rail Noise
- Noise emissions from the development impacting noise sensitive receivers in accordance with WA Environmental Protection (Noise) Regulations 1997

To assess each of the acoustic considerations for the proposed development, noise criteria has been established in Section 3 in accordance with the following documents:

- Architectural documentation by Klopper & Davis Architects dated 11-11-2025
- City of Vincent Planning & Building Policy – Policy 7.5.21 Sound Attenuation
- WAPC/DPLH, State Planning Policy 5.4 – Road and Rail Noise, Sep 2019 (SPP 5.4)
- Western Australian Environmental Protection (Noise) Regulations 1997 (WA EPNR)
- Australian and New Zealand Standard AS/NZS 2107:2016 - Acoustics – Recommended design sound levels and reverberation times for building interiors (AS2107)
- National Construction Code 2022 Volume 1, Building Code of Australia (NCC 2022)

A road traffic noise assessment has been conducted, and the minimum recommended external façade construction has been specified to comply with internal noise level criteria. Predicted noise levels at the building façades were calculated using the 3D noise modelling software package SoundPLAN v9.0.

Regarding mechanical noise emissions, a comprehensive noise assessment will be undertaken following receipt of the complete mechanical equipment schedule and prior to the issuance of the Building Permit. Appropriate acoustic treatments shall be incorporated to ensure compliance with the applicable assigned noise limits at the nearest noise-sensitive receivers.

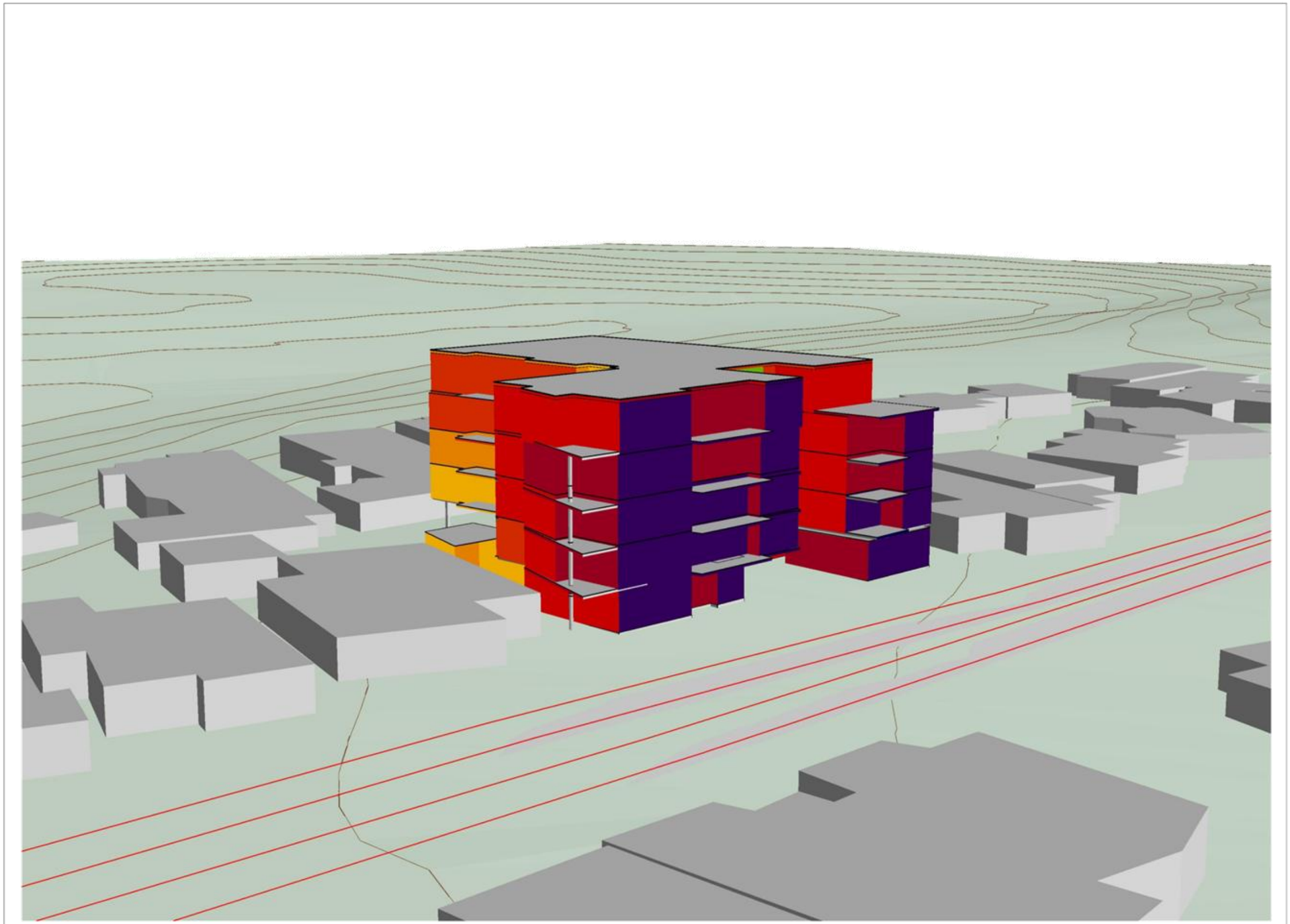
Appendix A Noise Modelling Checklist

CHECKLIST ITEM		ACTION
Road traffic input data - Current		
Road name	Charles Street 2025	
	16-hr daytime road traffic volume	20513
	Percentage of heavy vehicles (daytime)	6
	8-hr night-time road traffic volume	3980
	Percentage of heavy vehicles (night-time)	5
Road pavement	Dense Graded Asphalt	
Road traffic heights	Have the road emissions sources been modelled at the following heights?	
	Light and heavy vehicle tyre-road height at +0.5 m	Y
	Heavy vehicle engine height at +1.5 m	Y
	Heavy vehicle exhaust height at +3.6 m	Y
Traffic speed	What is the modelled road posted (signal) traffic speed?	60 km/h

CHECKLIST ITEM		ACTION
Road traffic input data - Future		
Road name	Charles Street 2045	
	16-hr daytime road traffic volume	25228
	Percentage of heavy vehicles (daytime)	6
	8-hr night-time road traffic volume	4894
	Percentage of heavy vehicles (night-time)	5
Road pavement	Dense Graded Asphalt	
Road traffic heights	Have the road emissions sources been modelled at the following heights?	
	Light and heavy vehicle tyre-road height at +0.5 m	Y
	Heavy vehicle engine height at +1.5 m	Y
	Heavy vehicle exhaust height at +3.6 m	Y
Traffic speed	What is the modelled road posted (signal) traffic speed?	60 km/h

NOISE PREDICTION CORRECTIONS			
Traffic emission	If using the Calculation of Road Traffic Noise algorithms, have the following corrections been applied?		
	-0.8 dB correction to heavy vehicle engine emission?		Y
	-8.0 dB correction to the heavy vehicle exhaust emission?		Y
Road pavement	Has one of the following corrections been applied to the tyre/road emission?		Y
	14 mm chip seal	+3.5 dB	
	10 mm chip seal	+2.5 dB	
	5 mm chip seal	+1.5 dB	
	Dense graded asphalt	0.0 dB	Y
	Novachip	-0.2 dB	
	Stone mastic asphalt	-1.5 dB	
	Open graded asphalt	-2.5 dB	
Australian traffic	Has a -1.7 dB Australian Road Research correction or reasonable equivalent applied?		Y
Receptor façade	Has a +2.5 dB building façade correction been applied?		Y

Appendix B **Façade Noise Maps**



E-LAB CONSULTING

ISSUE	DATE	STATUS
1	27/11/2025	ISSUE FOR DA

LEGEND

Facade Noise Level - $L_{Aeq,15min}$ (dBA)

- <= 40
- 40 - 43
- 43 - 46
- 46 - 49
- 49 - 52
- 52 - 55
- 55 - 58
- 58 - 61
- 61 - 64
- 64 - 67
- 67 - 70
- 70 - 73
- >= 73

NOTES

PROJECT
CHARLES STREET APARTMENTS

PROJECT NO.
PQ177

ARCHITECT
KLOPPER & DAVIS ARCHITECTS

CLIENT
SPINNAKER DEVELOPMENTS

SCALE
NTS

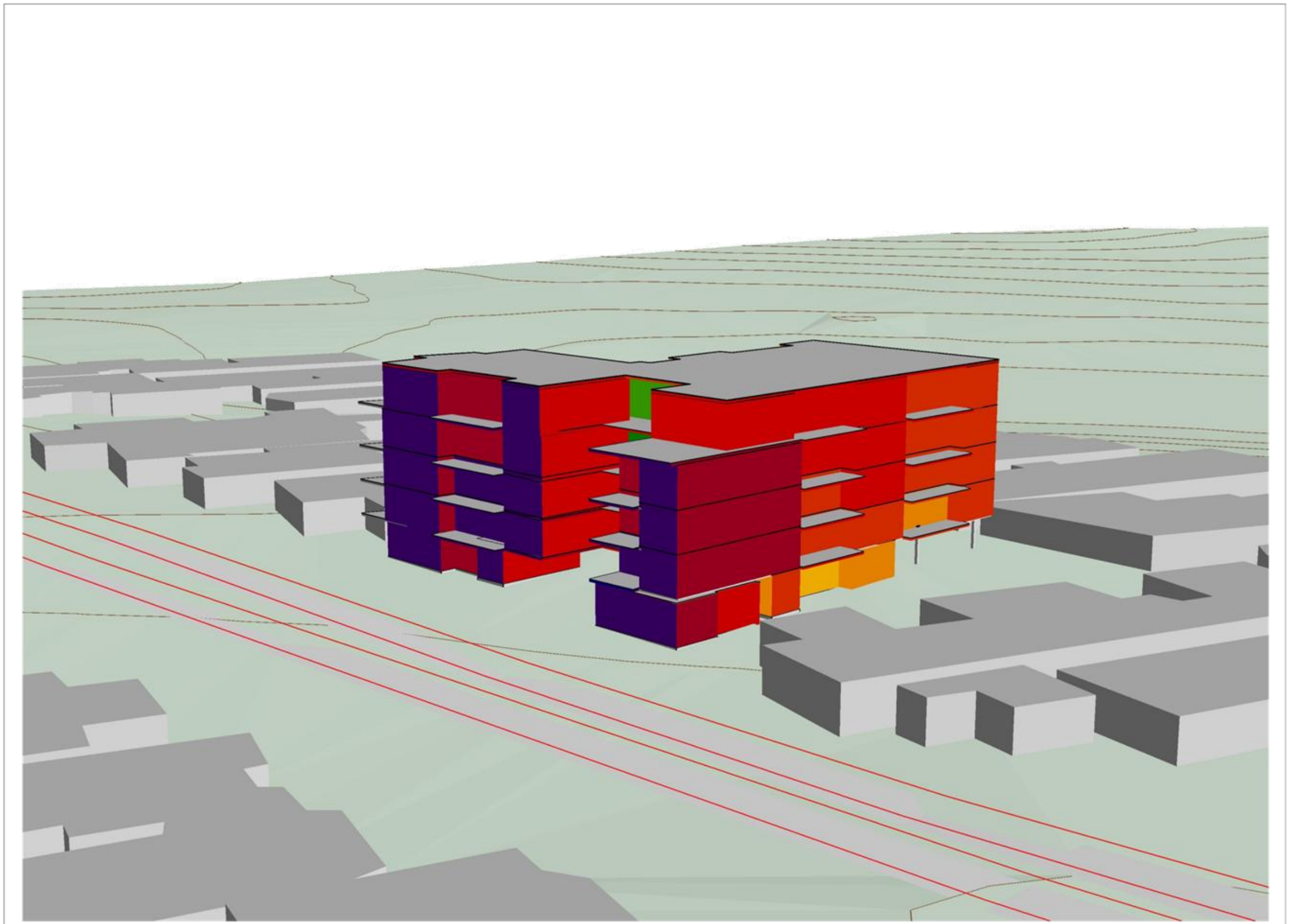
STATUS
ISSUE FOR DA

DRAWING
2045 FACADE NOISE LEVELS - DAYTIME

VIEW 1 (Southeast)

DISCIPLINE
ACOUSTICS

DRAWING NUMBER	REVISION
AC-DWG-10001-01	01



E-LAB CONSULTING

ISSUE	DATE	STATUS
A	27/11/2025	ISSUE FOR DA

LEGEND

Facade Noise Level - $L_{Aeq,15min}$ (dBA)

<= 40
40 - 43
43 - 46
46 - 49
49 - 52
52 - 55
55 - 58
58 - 61
61 - 64
64 - 67
67 - 70
70 - 73
>= 73

NOTES

PROJECT
CHARLES STREET APARTMENTS

PROJECT NO.
P0177

ARCHITECT
KLOPPER & DAVIS ARCHITECTS

CLIENT
SPINNAKER DEVELOPMENTS

SCALE
NTS

STATUS
ISSUE FOR DA

DRAWING
2045 FACADE NOISE LEVELS - DAYTIME

VIEW 2 (Northeast)

DISCIPLINE
ACOUSTICS

DRAWING NUMBER	REVISION
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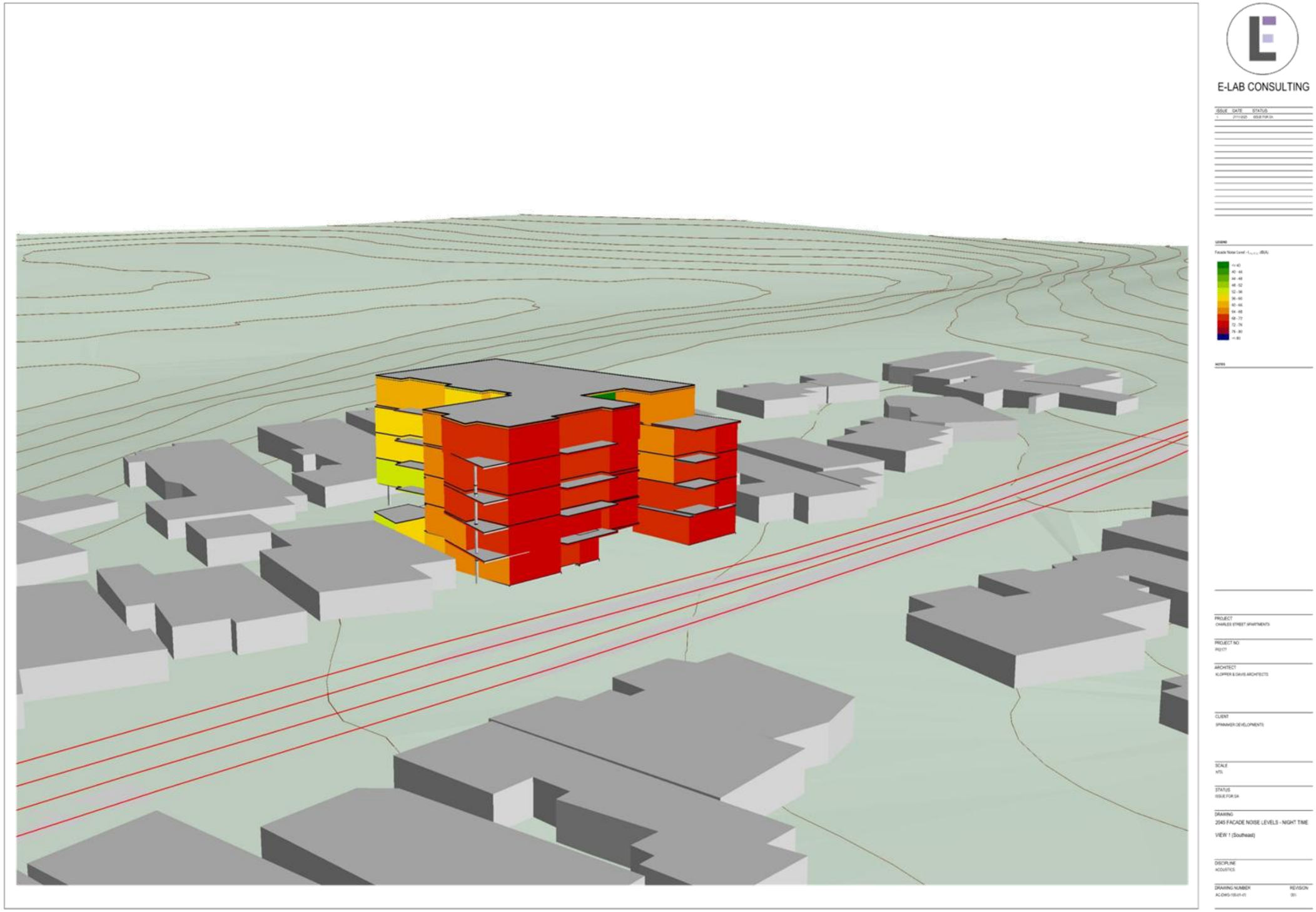
E-LAB CONSULTING
ISSUE DATE STATUS
1 2/11/2025 ISSUE FOR DA
LEGEND
Facade Noise Level - $L_{A,1,1,1}$ (dBA)
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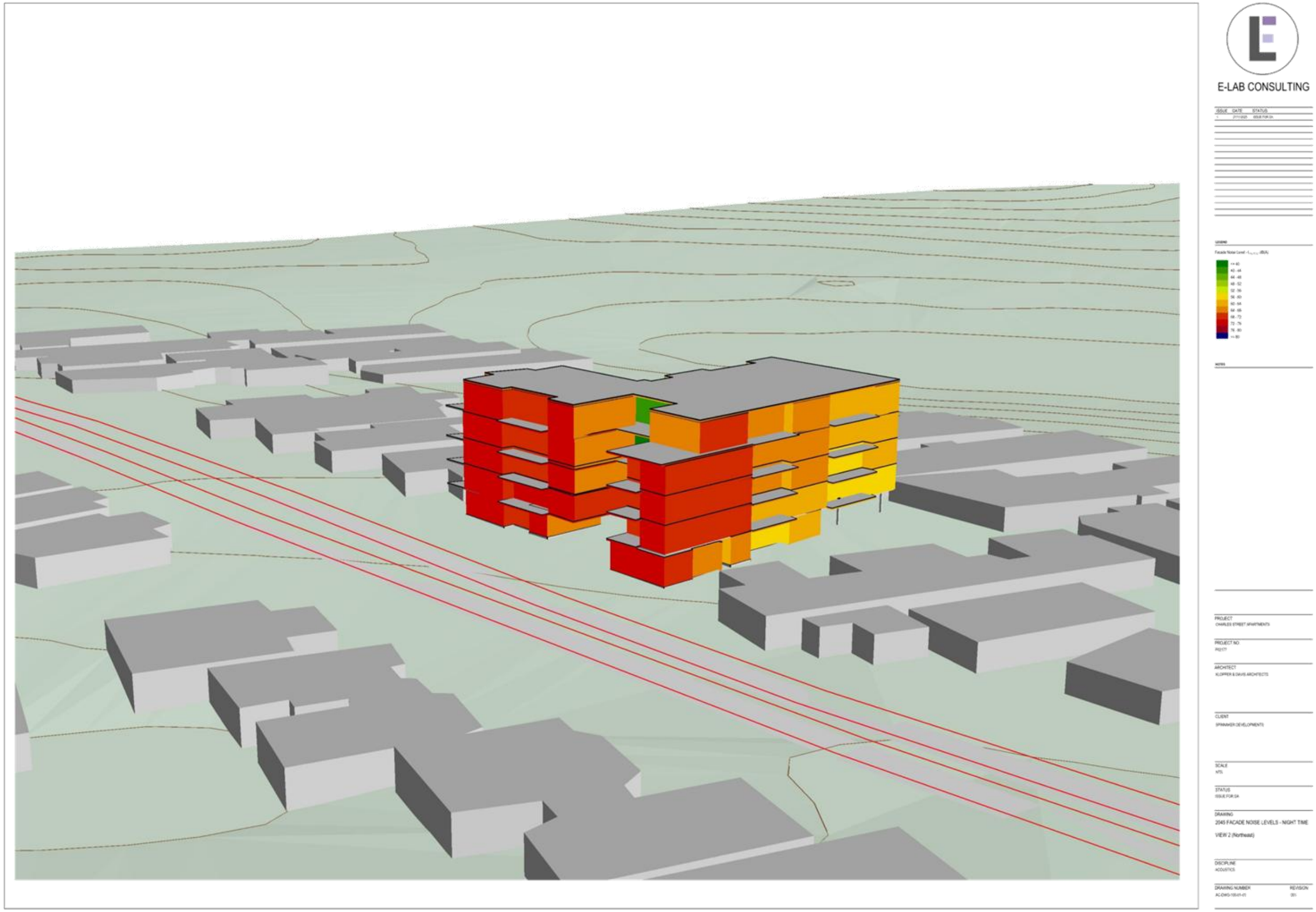
40 - 44
44 - 48
48 - 52
52 - 56
56 - 60
60 - 64
64 - 68
68 - 72
72 - 76
76 - 80
> 80
NOTES
PROJECT
CHARLES STREET APARTMENTS
PROJECT NO
P02177
ARCHITECT
KLOPPER & DAVIS ARCHITECTS
CLIENT
SPINNAKER DEVELOPMENTS
SCALE
NTS
STATUS
ISSUE FOR DA
DRAWING
2045 FACADE NOISE LEVELS - NIGHT TIME
VIEW 1 (Southeast)
DISCIPLINE
ACOUSTICS
DRAWING NUMBER
AC-DWG-105-01-01
REVISION
001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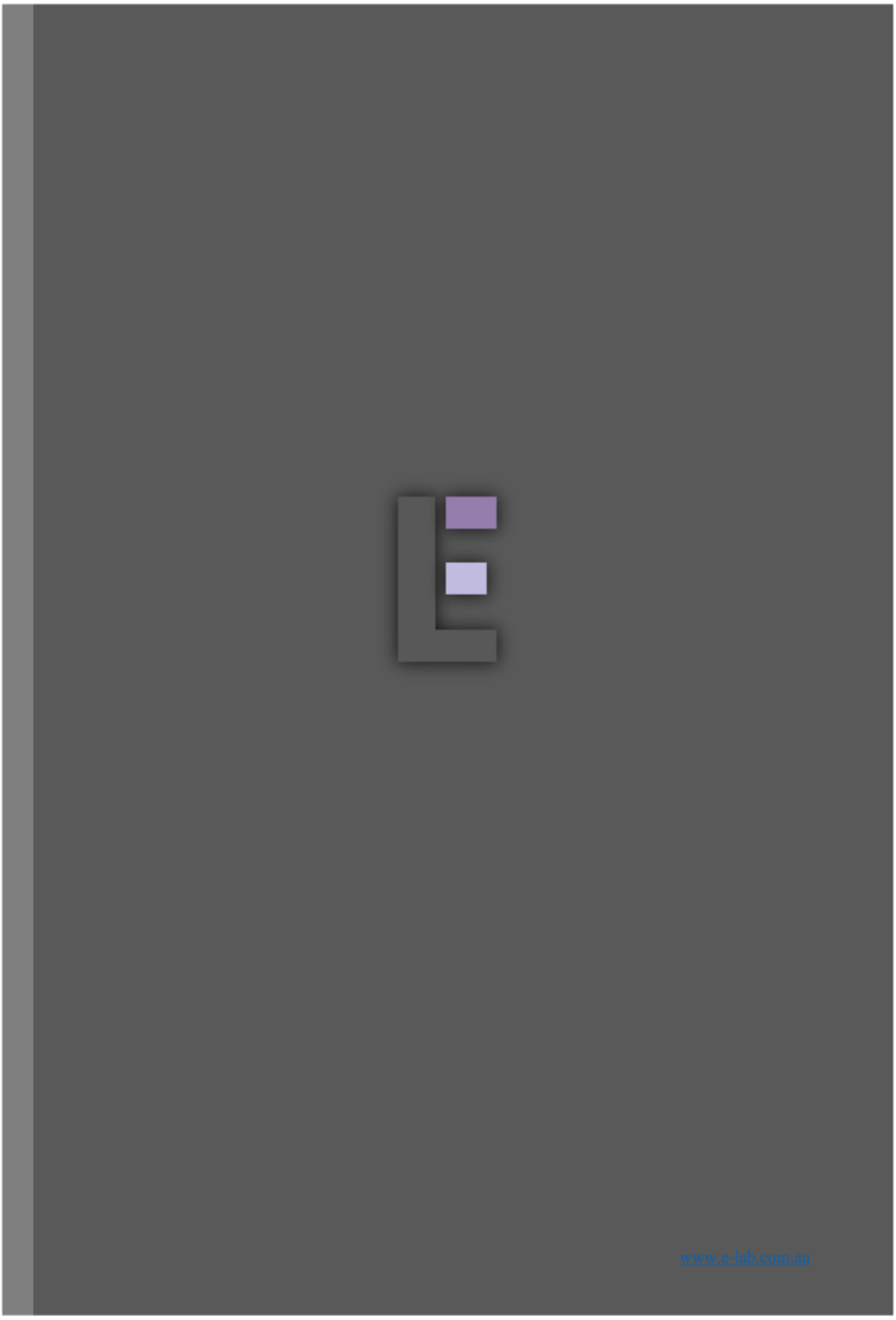
REVISION


www.e-lab.com.au

Prepared for: Klopper & Davis Architects

Prepared by: ARBORITE TREE MANAGEMENT SOLUTIONS

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 24-Dec-2025
FILE SD-049-25

30 May 2025

Tree Survey Report



407 - 409 Charles St,
North Perth WA 6006

Consulting Arborist
Guillaume Esposito
Diploma of Arboriculture (AQF 5)
www.arboritetms.com
arboritetms@gmail.com
#0490 917 422

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"Forests were the first temples of the divinity, and it is in the forests that men have grasped the first idea of architecture."

— Francois-Rene de Chateaubriand

1. Client

Klopper & Davis Architects
C/- MATTHEW DAVIS | Director
6 Gugeri St, Claremont, WA 6010
M 0419 044 756
E matt@kada.com.au

2. Introduction

The purpose of this report is to provide an independent Arboricultural assessment of a tree set located 407 - 409 Charles St, North Perth WA 6006 (Fig. 1). Arborite Tree Management Solutions has been employed to establish; tree details, health & condition and useful life expectancy (ULE) to assist with tree retention priorities. A risk assessment will be conducted on the subject trees and recommendations to mitigate associated risks will be provided where necessary.

3. Key objectives

- Retain the subject tree through appropriate management
- Perform visual tree inspection (VTA) on the subject tree to determine health and structure
- Identify scientific and common names
- Determine the subject trees height, width, trunk diameter, tree protection zone (TPZ) and structural root zone (SRZ)
- Establish tree retention values
- Review plans and provide recommendations on how to proceed with landscape design and construction

4. Methodology

- The site was assessed from observations made from ground level on the 26th May 2025
- Field notes were taken and the information documented was an accurate account of the subject trees on the above specified date
- Australian Standards 4970-2009 – Protection of trees on development sites has been used as a reference for this TPP
- A tape measure was used to determine relevant trees diameter at breast height (DBH)
- Trees with a DBH of less than 100mm have not been surveyed
- The height and spread of the trees were estimated
- A walk by assessment (ISA Level 2 risk assessment) was performed on all trees on site and QTRA risk assessment model was applied to determine levels of risk.
- A Samsung tablet and Geographic Information System (GIS) have been used to capture the tree and its location imposed on Nearmap imagery

5. Limitations

Information contained in this report pertains only to the trees examined on the above specified date of inspection. The tree assessment was performed by a suitably qualified arborist (AQF 5) using a recognised model (VTA) that aligns with the International Society of Arboriculture (ISA). The assessment was limited to a ground based VTA that did not extend to aerial inspections, nor below ground evaluations. The documented, observations, results, recommendations and conclusions given may vary after the site visit due to environmental conditions or variances in site conditions. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject tree may not arise in the future.

6. Site details

6.1 Site Map

The tree locations (Fig. 1) have been plotted using GIS software and are only accurate that of standard GPS (4-8m). The points have been manually adjusted using aerial imagery to improve accuracy however, there is a margin of error and some points may not be in there correct (accurate) location. It is advised to cross reference these tree ID's with the feature survey to achieve their accurate locations.

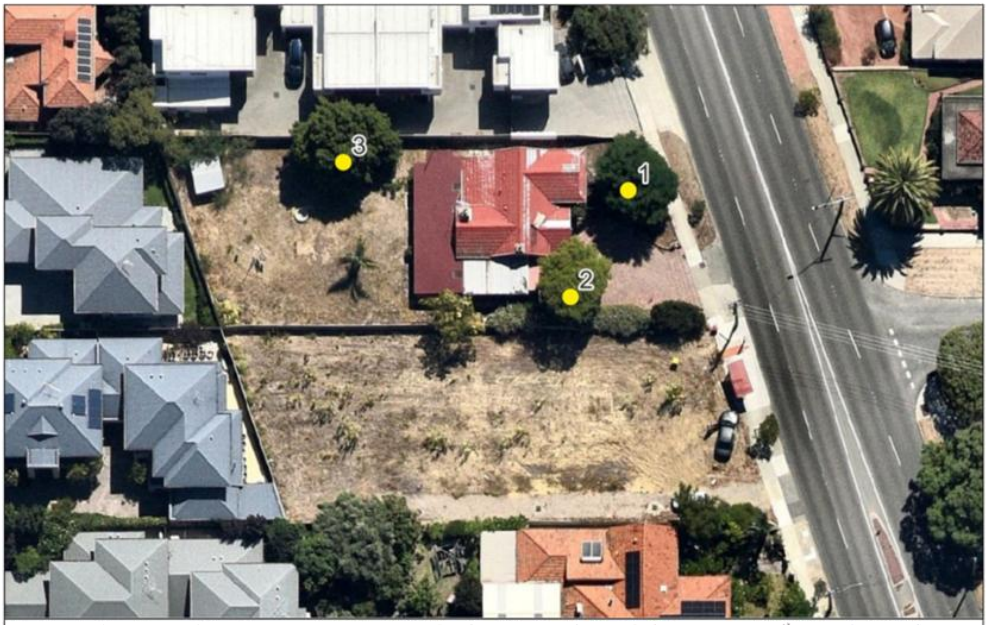


Fig. 1 - Indicating subject trees at 407 - 409 Charles St, North Perth (Nearmap, 17th March 2025)

7. Tree details

7.1 Tree survey

Tag no.	Species	Height (m)	Width (m)	DBH (m)	Health	Structure	Age class	ULE	Retention value
1	*Delonix regia*	5-10	5-10	.8	8	6	mature	40+	Medium
2	*Jacaranda mimosifolia*	5-10	5-10	.75	8	6	mature	15-40	Medium
3	*Ficus benjamina*	5-10	5-10	.35	8	8	juvenile	15-40	Low

Table 1: Tree survey

7.2 Trees not surveyed

Trees not surveyed are those that are or may include trees;

1. Not within the scope of this report
2. With a DBH of less than 100mm
3. That have a low retention value/not significant

8. Action priorities

8.1 Medium retention value trees

2 trees were categorized as having a medium retention value (Fig. 4). Typically trees in this category were of average quality with an estimated remaining life expectancy of 15–25 years. They have moderate amenity value and make low/moderate environmental contributions. Trees with this retention value warrant minor design consideration in an attempt to allow for their retention or a suitable replanting scheme.

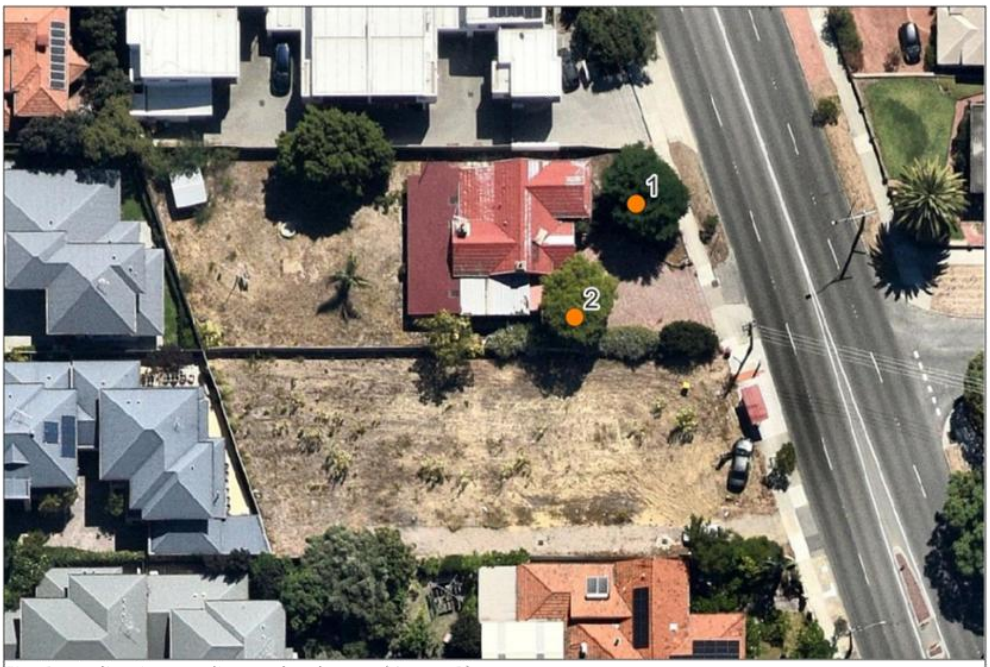


Fig. 2 - Indicating medium valued trees (Count 3)

8.2 Low retention value trees

1 tree has been categorized as having a low retention value. Trees in this category are typically of low health and condition with an estimated remaining life expectancy of 5–15 years or; young trees that are easily replaceable, trees of poor health and structure or undesirable species. Low retention value trees do not typically warrant design consideration.



Fig. 3 - Indicating low valued tree in POS 1

8.3 Small trees

With present day abilities to easily move small trees or replace them with virtually identical semi-matures, it is inappropriate that they should dictate the long-term layout of a new construction site. For the purpose of this report, trees/shrubs with a DBH of <100mm have not been regarded.

9. Risk Assessment (QTRA)

9.1 QTRA overview

The QTRA system applies established and accepted risk management principles to tree safety management. The system moves the management of tree safety away from labelling trees as either 'safe' or 'unsafe' and thereby away from requiring definitive judgements from either tree assessors or tree managers. Instead, QTRA quantifies the risk of significant harm from tree failure in a way that enables tree managers to balance safety with tree values and operate to pre-determined limits of tolerable or acceptable risk.

Tree safety management should not seek to minimise the risk of falling trees, but should balance the benefits of risk reduction with the associated costs in terms of both lost tree value and financial expenditure and maintain risks and benefits at a reasonable level.

The QTRA method provides a framework for the assessment of the three primary components of tree failure risk. The input values for these components are set out in broad ranges of Target, Size, and Probability of Failure. The QTRA User estimates values for the three components and inputs them to either the QTRA manual calculator or software application to calculate the Risk of Harm.

9.2 Tree risk management

The risks from tree failure are generally very low and high risks will usually be encountered only in areas with either high levels of human occupation or where valuable property can be affected by the structural failure of trees. Where human occupation and the value of property are sufficiently low, we may be able to identify that the risk is 'broadly acceptable'.

9.3 Tree risk management vs. cost

Risk minimisation is often cited as an objective when managing risks from trees. This is not a reasonable aim because it does not take account of the cost of risk reduction. If reasonable management decisions are to be made, the benefits of controlling a risk must be balanced with its costs, and those costs are not just financial. The tree-related benefits that are lost to risk control are often a substantial cost of managing risks from falling trees.

When considering risks from falling trees, the cost of risk control will usually be too high when it is clearly 'disproportionate' to the reduction in risk. The issue of 'gross disproportion's, where decisions are heavily biased in favour of safety, is likely to be considered only where there are annualised risks greater than 1/10, 000.

9.4 Weather affected targets

Often the nature of a structural weakness in a tree is such that the probability of failure is greatest during windy weather, while the probability of the site being occupied by people during those weather conditions is often low. As wind speeds increase to 60-70 knots the failure of branches will increase both in size and number and the population is put on notice that catastrophic tree failure is increasingly likely. In most recreational areas, including the streets of our towns and cities, pedestrian access reduces with inclement weather.

9.5 Land use

The risk assessment has been conducted based on the anticipation of property development. This may include site works, further inspections, contractors entering site etc. It is recommended to conduct a further risk assessment once development has been complete and before opening to the general public.

9.6 QTRA result & recommendations

Tag no.	Species	Tree defect 1	Tree defect 2	Risk rating	Pruning Rec.	Action
1	*Delonix regia*	Previously lopped	Co-dominant stems with minor inclusion	low	Yes	1. Crown lift vegetation encroaching over pathway area to achieve clearance of 2.5m
2	*Jacaranda mimosifolia*	Previously lopped	History of failures	low	No	
3	*Ficus benjamina*		Co-dominant stems with minor inclusion	low	No	

Table 2: QTRA result and risk mitigation recommendations

NOTE: Pruning recommendations and comments made are irrespective of the decision to remove or retain the tree.

10. Tree Protection Zone (TPZ)

10.1 TPZ

Tree protection zones (TPZ) are the principal means of protecting trees on development sites and are defined by AS 4970-2009 Protection of Trees on Development Sites (Standards Australia 2009). The TPZ is a combination of the root area and crown area requiring protection. It is an area that is required to be isolated from construction disturbance to ensure continued viability of the tree.

The TPZ for an individual tree is determined as follows (Standards Australia 2009):

TPZ = DBH × 12

That is, the radius of the TPZ = 12 X the DBH measured at 1.4 metres (m).

A TPZ should not be less than 2 m nor greater than 15 m except where crown protection is required.

The TPZ incorporates the structural root zone (SRZ).

10.2 SRZ

The structural root zone (SRZ) is the minimum volume of roots required by the tree to remain stable in the ground (Standards Australia 2009). If the SRZ is breached the chances of windthrow are significantly increased, especially if roots are cut on the same side as prevailing winds. Windthrow is an event where the entire tree fails/falls over. Often, the tree is completely uprooted with devastating results.

It is important to note that the SRZ is not related to tree health. It refers to the physical volume of roots required for the tree to remain stable in the ground. It is in no way related to the physiological requirements of the tree but is the minimum volume of roots required for the tree to remain standing.

11. Impact assessment

11.1 TPZ summary

The table below is a summary of the trees TPZ.

Tag No.	Species	DBH (m)	TPZ	SRZ	TPZ area (m2)	Retention
1	*Delonix regia*	.8	9.6	3.01	289.53	Yes
2	*Jacaranda mimosifolia*	.75	9.0	2.93	254.47	No
3	*Ficus benjamina*	.35	4.2	2.13	55.42	Yes

Table 3: TPZ summary

11.2 Calculating incursions

Using the above table (Table 3), the relative TPZ values can be added to the feature survey and overlaid with concept/development plans to gain a more accurate TPZ incursion figure (Fig. 4). As a general rule;

1. Trees with a TPZ incursion of <10% can be retained and will not require additional arboricultural input
2. Trees with a TPZ incursion of 10-25% can typically be retained with minimal intervention
3. Trees with a TPZ incursion of 25-50% may have retention viability with additional arboricultural input (i.e., design review & root mapping)
4. Trees with a TPZ incursion of >50% or with an SRZ breach will typically require removal. For trees in this category that have HIGH retention values, an additional viability assessment is recommended.

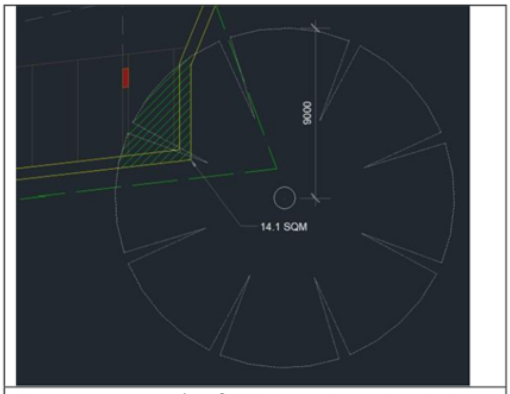


Fig. 4 - An example of TPZ incursion using CAD

11.3 Tree 1

Current plans indicate that the proposed works will make significant incursions >25% into the TPZ and a breach of the SRZ of this tree (Fig. 4). As per AS 4970 2009, this level of incursion requires demonstration that the trees will remain viable. Root mapping is recommended in this area to determine if significant roots will be compromised and to assist with further viability assessments.

1. Where incursions greater than 10% are anticipated within the TPZ, it is recommended to treat the tree in preparation for ensuing disturbances. The application of a soil drench consisting of fish emulsion, kelp, minerals and humates at the utmost convenience is advised.

This solution is high in nitrogen to support new growth, promotes root development and encourages biodiversity. A soil wetting agent is also recommended to facilitate deep penetration of the nutrients into the soil profile. This should be applied at 100-200L per large tree over the entire TPZ.

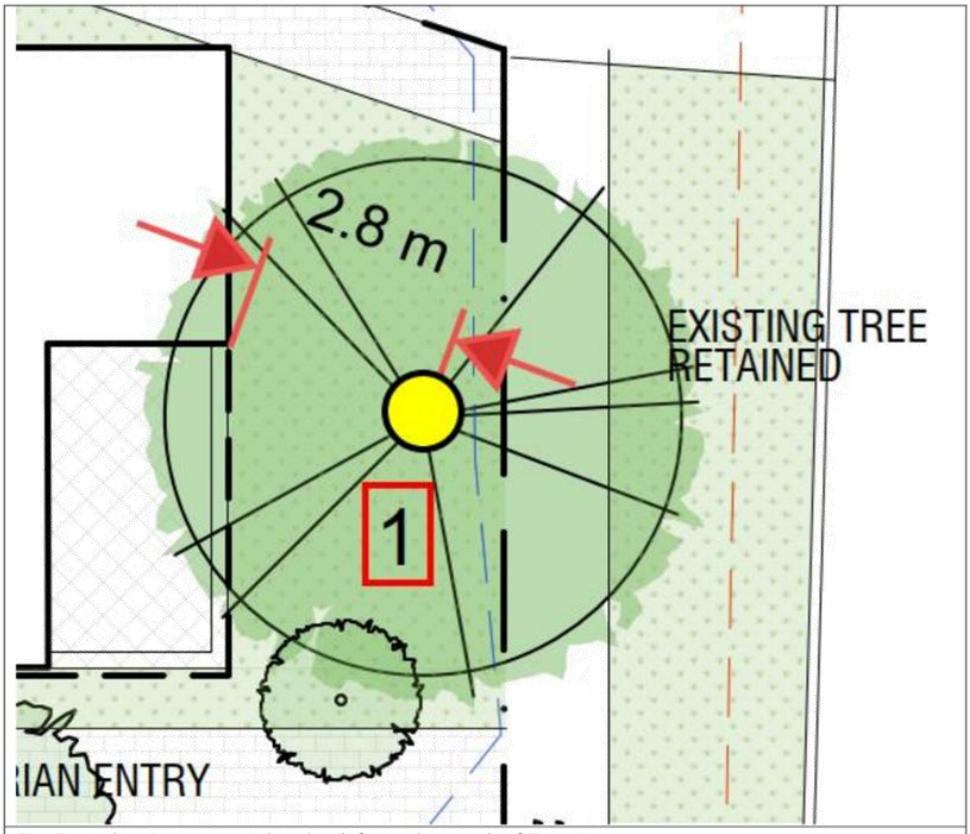


Fig. 5 - Indicating potential setback from the trunk of Tree 1

11.4 Tree 3

The proposed car park and stores (Fig. 5) will constitute an incursion into the trees' SRZ (Structural Root Zone), with an overall anticipated TPZ (Tree Protection Zone) incursion of >25%. This is considered a major incursion (AS 4970 – 2009). The conventional means for car park construction typically involve cutting (boxing out) to 2-300mm for the installation of substrate (compacted limestone or equivalent) that may involve root severance and the restriction of potential root growth area. However, tree 3 is a young and resilient species capable of tolerating a moderate to high level of root severance.

It is still recommended to consider;

1. Conduct root mapping to assist with a further viability assessment.
2. Allowing a greater buffer (car bay design) between the Tree 3 and the proposed car bay
3. Construct the car park on the existing soil level (no dig method), mitigating the need for box out and 300mm of compacted fill
4. This tree is a reasonable candidate for transplantation and tree retention may be achieved in this manner

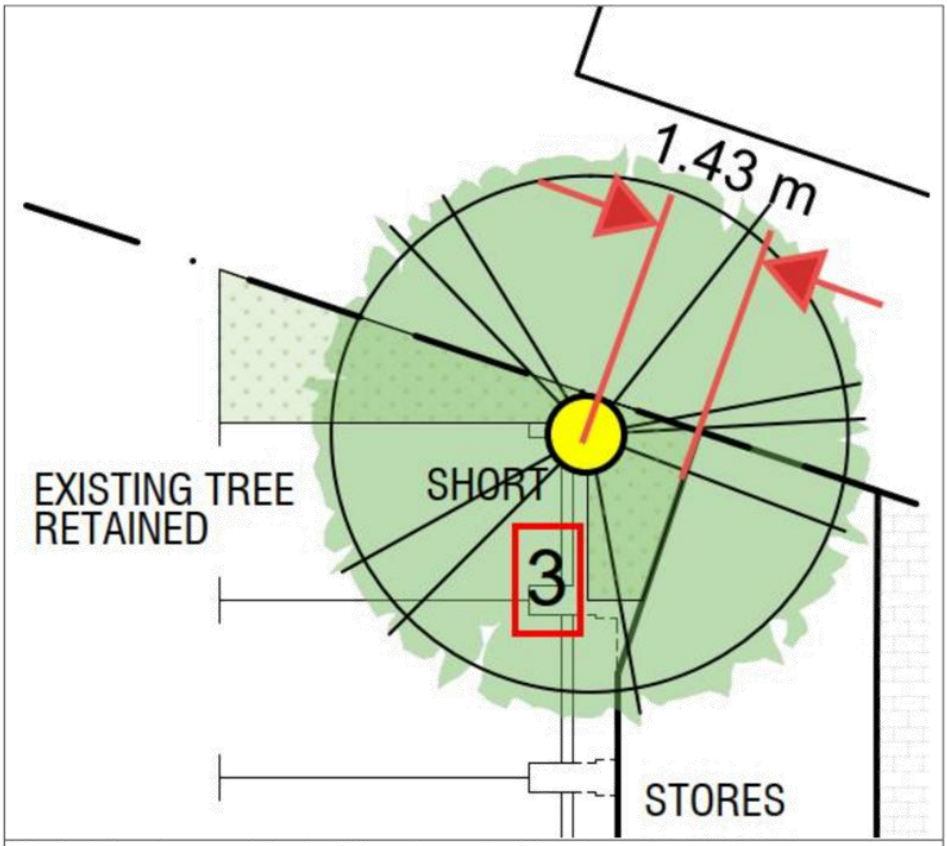


Fig. 6 - Indicating potential setback from the trunk of Tree 3

12. Discussion

12.1 **Tree protection Zone (TPZ):**

Tree protection zones (TPZ) are the principal means of protecting trees on development sites and are defined by AS 4970-2009 Protection of Trees on Development Sites (Standards Australia 2009). The tree protection zone (TPZ) is a guideline established to help protect trees, especially during construction. The TPZ is calculated based on the trunk diameter and makes some assumptions as to the likely spread of the tree's roots. Theoretically, the standard allows 100% impact on the TPZ, **provided that the project arborist can adequately demonstrate that the tree will remain viable.**

12.2 **Structural root zone (SRZ)**

The SRZ is the area of the root system (as defined by AS 4970-2009) used for stability, mechanical support and anchorage of the tree. It is critical for the support and stability of the tree, and provides the bulk of mechanical support and anchorage. Severance of roots (>50 mmØ) within the SRZ is generally not recommended as it may lead to the destabilisation and/or decline of the tree.

12.3 **TPZ Incursion:**

It may be possible to encroach into or make variations to the standard TPZ. Encroachment includes excavation, compacted fill and machine trenching. Encroachment can be classified as minor or major encroachment.

Minor: If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ.

Major: If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ.

12.4 **Root damage**

Root damage is the most common cause of damage to trees on construction sites. Mechanical damage reduces the root:shoot ratio and subsequently inhibits the trees' ability to uptake water resulting in symptoms synonymous to drought and can be fatal.

12.5 **Root mapping**

Root mapping is the process of investigating the presence of subsurface tree roots in a specific location. This can be achieved by vacuum excavation, Ground Penetrating Radar or more commonly hand excavation. Roots are mapped down to a specified depth usually the depth of the proposed development. Root mapping is used prior to development to locate structural woody roots so that the extent of root loss can be determined and minimised.

12.6 **Clean cutting roots**

Damaged roots are very susceptible to pathogen infection so it is important to sterilize equipment before cutting each root, using sharp loppers or hand saws to encourage faster healing and good wound compartmentalisation. Aim to cut at root junctions where possible and after each cut has been made, remove the cutting and fill in soil around the remaining root. When the clean cutting has been completed, water the tree well.

12.7 Excavation

Traditional excavation (levelling) can be very impactful to a tree's root system and typically results in shredding or tearing of the tree's roots. A torn or shredded root is much harder for the tree to compartmentalise and exposes the root to harmful pathogens for a longer period of time. Shredded roots should be 'clean cut' to minimise the risk of infection and facilitate healing. **Excavation close to or within the trees SRZ can be hazardous.** Anchorage roots destroyed in the process can render the tree unstable resulting in an elevated risk of whole tree failure. Backfilling will mask the trees hazardous state and whole tree failure may occur years after the root severance has occurred.

12.8 Manual excavation

Where excavation, demolition or the removal of material is necessary in the TPZ; this should be done manually without the use of heavy machinery to prevent damage to the tree and should be supervised by a suitably qualified arborist (AQF 5 or equiv.)

13. Closing & recommendations

The surveyed trees are of mixed health and condition. Generally the trees have a low to medium retention value based on species, age & condition. A suitable replanting scheme can be employed to replace trees marked for removal and will likely have a net benefit on the current canopy cover and tree caliber.

Trees 1 & 3 will require additional arboricultural input (root mapping & viability assessment) to maximise their retention probabilities. Tree 1 will have a high probability of retention and Tree 1 will likely be retainable through minor car park design changes or through transplantation.

14. Disclaimer

The conclusions and recommendations contained in this report refer to the trees' condition on the day of inspection only. The report should be read and considered in its entirety. All care has been taken using the most up to date arboricultural information in the preparation of this report. The report is based on visual inspection only. No guarantee can be given nor can it be predicted that branch failure or uprooting (windthrow) would not occur as a result of high winds and /or excessive rainfall and other unpredictable events. Tree health and environmental conditions can change at any time due to unforeseen circumstances.

15. Appendices

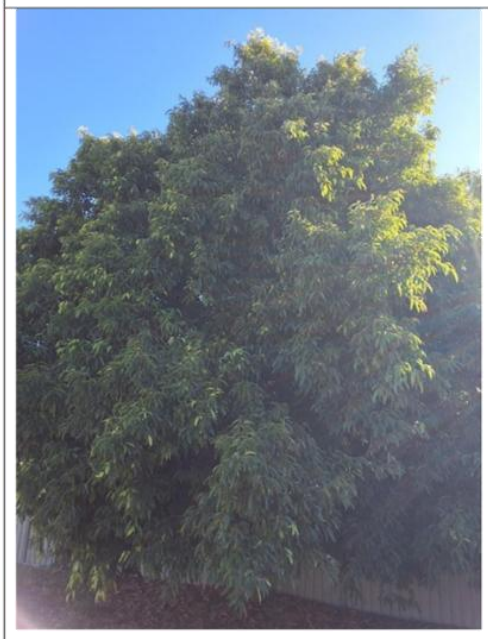
15.1 Photos



Tree ID 1



Tree ID 2



Tree ID 3

15.2 Plan


CLIPPER & DAVIS ARCHITECTS
PROJECT: CHARLES STREET APARTMENT
CLIENT: SPINNAKER DEVELOPMENTS
ADDRESS: 407 + 409 CHARLES ST NORTH PERTH
DWG: SITE PLAN
SCALE: 1:250
FOR DISCUSSION ONLY
STAGE: SCHEMATIC DESIGN
JOB #: 2424
DWG: A103
ISSUE: D

15.3 Health rating

Assessed trees are given a numerical value to signify their overall health. Several factors and/or symptoms are taken into consideration when assessing the health of a tree. It's vigour and seasonal extension growth, symptoms of decline like deadwood and/or dieback, foliage density, colour, size and intactness as well as signs of pests and/or disease are all appraised.

Rating	Health
10	Exceptional
9	
8	Good
7	
6	Average
5	
4	
3	Poor
2	
1	Dead

Classification	Description
Exceptional	Canopy is full with dense foliage coverage throughout, leaves are entire and are of an excellent size and colour for the species with no visible pathogen damage. Excellent growth indicators, e.g. seasonal extension growth.
Good	Canopy is full with minor variations in foliage density throughout, leaves are entire and are of good size and colour for the species with minimal or no visible pathogen damage. Some minor dead wood and epicormic growth. Good growth indicators.
Average	Canopy has moderate variations in foliage density throughout, leaves not entire with reduced size and/or atypical in colour, moderate pathogen damage. Reduced growth indicators, visible amounts of minor and major deadwood/dieback, and epicormic growth.
Poor	Canopy density significantly reduced throughout, leaves are not entire, are significantly reduced in size and/or are discoloured, significant pathogen damage. Significant amounts of deadwood and/or epicormic growth, noticeable dieback of branch tips, possibly extensive.
Dead	Dead No live plant material observed throughout the canopy, bark may be visibly delaminating

15.4 Structure rating

Assessed trees are given a numerical rating to signify their overall structure. Several factors and/or conditions are taken into consideration when assessing a tree's structure. It's form, branching habit, trunk and lower stem are all appraised.

Rating	Structure
10	Exceptional
9	
8	Good
7	
6	
5	Average
4	
3	Unacceptable
2	
1	

Classification	Description
Exceptional	Good form and branching habit typical of the species. Structural defects are insignificant or undetected. All major unions appear well attached and devoid of anything that could be considered a weakness. All aspects of the tree exhibit no evidence of pathogens. No obvious damage to the trunk and roots.
Good	Canopy devoid of major defects but may exhibit minor damage, disease or decay in the crown, trunk and roots. Branching habit is well formed, spaced and tapered. May contain small amounts of deadwood or have evidence of previous limb failure.
Average	Moderate structural defects, damage, disease or decay that impact longevity. Defects may not reflect an imminent threat
Unacceptable	Serious structural defects that could cause failure within 12 months i.e., active splits, unstable/loose in ground, excessive branch end-weight. Immediate arboricultural intervention recommended to minimise risk.

16. Glossary of terms

ULE – Useful Life expectancy

DBH – Diameter at breast height

TPZ – Tree protection Zone

SRZ – Structural root zone

VTA - Visual tree assessment

QTRA – Quantified tree risk assessment

DTW – Distance to works

TPP – Tree Protection Plan

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 24-Dec-2025 FILE SD-049-25

SUMMATION

Charles Street Apartments, North Perth

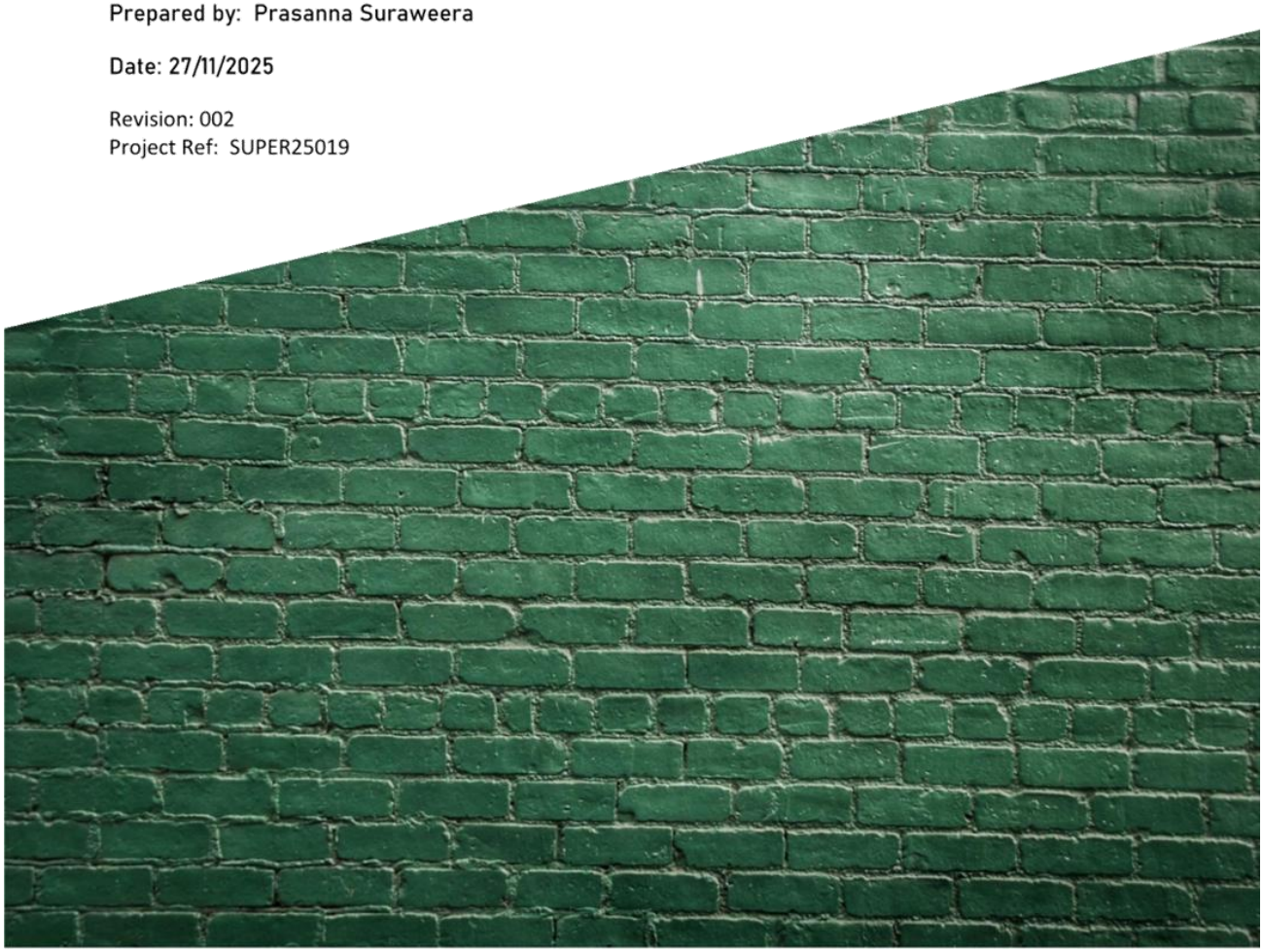
Sustainability Strategy

Prepared for: Spinnaker

Prepared by: Prasanna Suraweera

Date: 27/11/2025

Revision: 002
Project Ref: SUPER25019



Executive Summary

This Sustainability Strategy has been prepared to outline the initiatives that are being incorporated in the Charles Street Apartments Development located in North Perth, WA.

Summation Pty Ltd has been engaged as the sustainability consultants for the project and will be responsible for the delivery of the sustainability objectives. The sustainability team for this project will be led by Prasanna Suraweera, who is a Director with Summation and a Green Star Accredited Professional with over 20 years of experience in delivery of sustainable developments. It is confirmed that Summation has been engaged during the planning stage.

The following guidelines are acknowledged as applicable to the site and this strategy addresses Principal 5 – Sustainability of the Design Quality Evaluation requirements:

- WA Design Guideline SPP 7.3 - Residential Design Codes
- WA State Planning Policy 7.0 – Design of the Built Environment

"Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes."

This project is a social/affordable housing project developed in conjunction with Department of Communities. As outlined in the guideline above, the social aspect of sustainability is a critical part of ensuring a responsible outcome is achieved.

There is a dire need for social/affordable housing stock in WA due to the severe shortage of stock in the market. This has led to increased level of homelessness and financial hardship. This has been well documented as outlined in the WA Housing Strategy 2020-2030 publication by the Department of Communities.

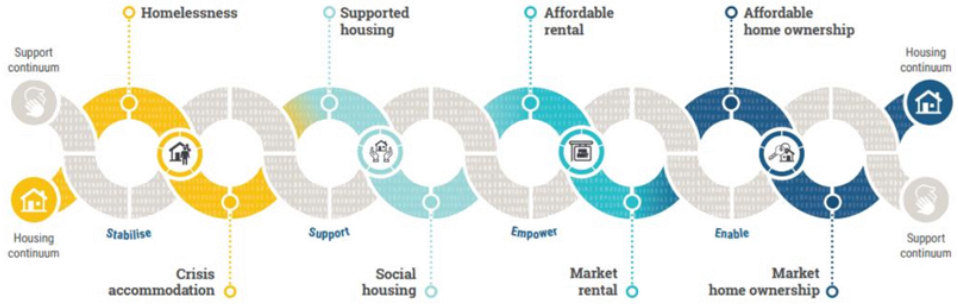


Figure 1 – Connection of housing and support requirements for people on low incomes and with greater needs[1]

[1] https://www.wa.gov.au/system/files/2021-06/wa-housing-strategy-2020-2030-accessible.pdf

This project has significant social benefits in addressing the supply issues which is a key focus area for the WA housing Strategy.

In addition to the social sustainability benefits, the design of the environmental features require a careful balance in its approach. Namely, many of the conventional industry Sustainability metrics (eg. Green Star) cannot be applied due to the impact on construction costs and associated affordability impact. Moreso, integrated, practical and cost-effective initiatives must be selected to ensure development cost and operational costs are appropriately balanced. Therefore, this project has focused on the fundamentals, namely the passive design features such as low window-to-wall ratio's, high NatHERS performance and good practice services approach.

Summary of the key sustainability initiatives targeted for the project are outlined below:

- Passive Design Features
- Energy Efficiency and Operational Carbon
- Electrification
- Effective Stormwater Management
- Heat Island Mitigate
- Water Sensitive Design
- Waste Minimisation
- Promoting EV Transition – Future Provision

Refer to Section 2 for further discussion of the proposed initiatives.

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1.3 WA State Planning Policy 7.0 – Design of the Built Environment 4

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2.1 Summary of Initiatives 5
2.2 Passive Design Features 5
2.3 Energy Efficiency and Operational Carbon 6
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Abbreviations/Glossary

Abbreviation	Description
ESD	Environmentally Sustainable Design
GBCA	Green Building Council of Australia
GSAP	Green Star Accredited Professional
KPI	Key Performance Indicators
EOT	End of Trip
NCC	National Construction Code
BMS	Building Management System

1 Introduction

1.1 Project Background

The proposed Charles Street Apartments project is located 407 + 409 Charles Street, North Perth, WA. The site location is shown in Figure 2 below.

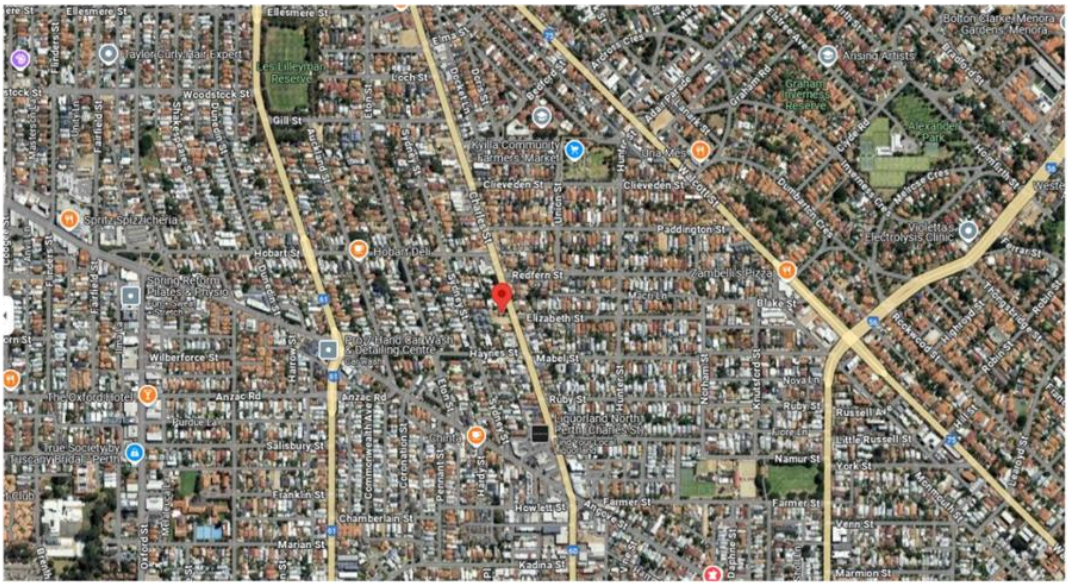


Figure 2 - Site Location and Context

1.2 Disclaimer

This report provides high level guidance regarding the sustainability commitments targeted for this project and the preliminary strategies and initiatives to be adopted therein.

The purpose of this report is to articulate the sustainability initiatives being committed by the project. Due care has been taken to ensure the initiatives are coordinated and achievable for the project, however, note that the specific strategies mentioned in this report are indicative and may evolve throughout the futures stages of design.

1.3 WA State Planning Policy 7.0 – Design of the Built Environment

Refer below for extract of the State Planning Policy as it relates to the sustainability requirements therein. The initiatives outlined in this report is in response to this criterion.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Sustainable landscape and urban design adheres to established water-sensitive urban design principles, minimises negative impacts on existing natural features and ecological processes and facilitates green infrastructure at all project scales.

Sustainable built environments use passive environmental design measures at various scales, responding to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the life-cycle of the project.

Sustainable design also includes the use of sustainable construction materials, recycling, good waste management practices, re-use of materials and existing structures, harnessing of renewable energy sources, and total water cycle management.

Figure 3 – SPP7.0 Sustainability Extract

2 Proposed Initiatives

2.1 Summary of Initiatives

A summary and discussion of the key initiatives proposed are outlined below:

- Passive Design Features
- Energy Efficiency and Operational Carbon
- Electrification
- Effective Stormwater Management
- Heat Island Mitigate
- Water Sensitive Design
- Waste Minimisation
- Promoting EV Transition – Future Provision

2.2 Passive Design Features

Passive design features provide the ideal mechanism for improving the sustainability performance of social/affordable housing projects. This is due to the low-cost nature of adopting these initiatives. Whilst ideal lot orientation cannot often be achieved, of primary importance is minimising the extent of glazing to minimise reliance on active heating and cooling.

Key passive design outcomes achieved for this project include[2]:

- Low window-to-wall ratio ~max 30%
- Average NatHERS performance – Greater than 8.0 Stars representing ~30% improvement over NCC 2022 requirements - 7 Star Average.
- Low 'e' Neutral single glazing



Figure 4 – Preliminary NatHERS performance result

[2] Subject to change pending design development

2.3 Energy Efficiency and Operational Carbon

Energy efficiency requires combination of high-performance building envelope together with efficient servicing strategy. The following fundamental concepts will be considered in the design of this development:

- Exceed minimum NCC Section J compliance with well performing low'e' glazing and low window-to wall ratios.
- Efficient HVAC Services – Reverse cycle AC systems
- High efficiency LED light fittings
- Heat Island Mitigation
- Future provision for EV Charging Bays
- Solar PV

2.4 Solar PV

Provision of renewables is critical to the sustainability performance of buildings. It is a key initiative for reducing carbon emissions and will also provide operating cost benefits to the residents. Refer below **Error! Reference source not found.** for details of the proposed Solar PV system.

- 22.4kW Solar PV with 16.8kW inverter (~160sqm of roof space)
- Anticipated yield ~ 33,600kWh per annum
- Anticipated CO2e saving ~ 14,136kgCO2e per annum (Based on 0.51kgCO2e/kWh)

2.5 Electrification

Electrification is a key strategy for ongoing emissions improvement as the electricity grid continues to improve its carbon intensity. This is due to the ongoing 'greening' of the grid as the additional renewables capacity is realised. As an example, over the past 15 years, the grid emissions have improved by approximately 40% to 50% on the South West Interconnected System (SWIS).

The project will ensure all services such as hot water, cooking and space heating is provided by electricity based systems.

This will ensure the site will continue to reduce its carbon emissions in future as the grid electricity continues to decarbonise over time.

2.6 Effective Stormwater Management

Storm water management has been consideration for reducing peak water and pollution runoff from the development. Key features will include:

- Managing peak outflows from the site via either onsite retention or infiltration.
- Appropriate treatment to mitigate pollution runoff from the site.

2.7 Heat Island Mitigate

The external colour of roof and landscape elements can have significant impact on the local microclimate, specifically temperature. Dark surfaces will absorb heat and can increase ambient temperatures by 5+ degrees. Light coloured roofs, surfaces and tree canopies will assist in minimising this impact.

This development will adopt this strategy to minimise its impact on the local microclimate.

2.8 Water Sensitive Design

Water efficiency will be targeted through careful consideration of end uses for the development. The following initiatives will be targeted:

- Waterwise landscaping to minimise dependence on potable water.
- High efficiency fittings and fixtures – High Water Efficiency Labelling and Standards (WELS) rated fittings:
    - Taps – 5 Star
    - Toilets – 4 Star
    - Showers – 3 Star (7.5 l/min)

2.9 Waste Minimisation

The waste storage areas have sufficient allowance to enable effective waste separation and recycling to occur. Appropriate waste sorting area has been determined based on the expected throughput of each waste streams, these have been located with safe efficient access by staff and waste vehicles. Specific waste streams targeted include the following:

- General
- Comingled Recycling

2.10 Promoting EV Transition – Future Provision

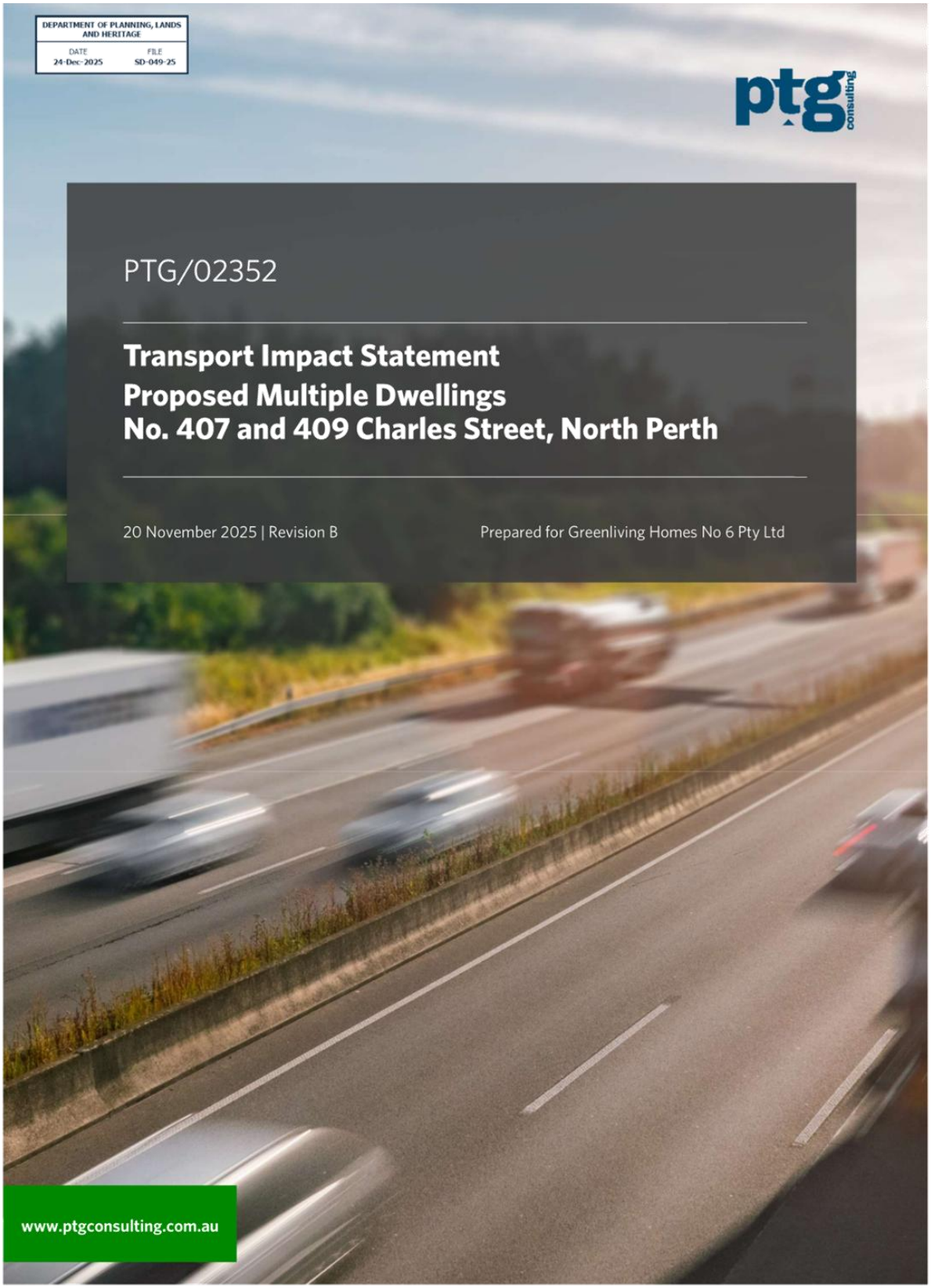
The Electric Vehicle transition is a key strategy for reducing global emissions. Facilitating the EV transition for residential projects is a key enabler for the adoption of EV's.

The Electric Vehicle transition is a key strategy for reducing global emissions. Facilitating the EV transition involves allowing future provision to ensure residents have the ability to integrate charging infrastructure should they wish to.

Proposed strategy includes for the following:

- Future provision for 100% all bays to be converted in future (i.e. switchboard spatial allowance and wiring routes).


SUMMATION


DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 24-Dec-2025
FILE SD-049-25
ptg consulting
PTG/02352
Transport Impact Statement
Proposed Multiple Dwellings
No. 407 and 409 Charles Street, North Perth
20 November 2025 | Revision B
Prepared for Greenliving Homes No 6 Pty Ltd
www.ptgconsulting.com.au

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REPORT DETAILS

Document Title	Transport Impact Statement – No. 407 and 409 Charles Street, North Perth
Project Number	PTG/02352
Document ID	Rev B
Client	Greenliving Homes No 6 Pty Ltd

PTG Consulting Office Details

Location	Perth, WA
Address	Level 4, 167 St Georges Terrace, Perth WA 6000
Telephone	+61 8 6188 4500
Email	ray.cook@ptgconsulting.com.au
Web	www.ptgconsulting.com.au

Revision Details

Revision No.	Date	Comments	Prepared By	Approved By
A	18 November 2025	For Issue	DR/KC	SJL
B	20 November 2025	Minor Updates	DR	SJL

1 INTRODUCTION

1.1 Background

PTG Consulting Pty Ltd (PTG) has been commissioned by Greenliving Homes No 6 Pty Ltd to prepare a Transport Impact Statement (TIS) for proposed multiple dwellings, located at No. 407 and 409 Charles Street, North Perth within the City of Vincent.

This report has been prepared in accordance with the *Western Australian Planning Commission* (WAPC) *Transport Assessment Guidelines for Developments: Volume 4– Individual Developments* (2016) and the TIS Checklist is included at **Appendix A**.

Specifically, this report aims to assess the operations of the proposed development internally and its connections to the adjacent road network, with a focus on traffic volumes, access, and accessibility.

This report also outlines the requirements and opportunities associated with traffic and transport within the development, referencing relevant Council and WAPC policies and guidelines as well as best-practice planning within Western Australia.

2 PROPOSED DEVELOPMENT

2.1 Existing Land Use

The Site is located at No. 407 and 409 Charles Street, North Perth, as shown in **Figure 1**. The Site currently consists of a vacant lot and lot with an existing residential dwelling.

Figure 1 – Aerial of Site Location



Source: Locate V5 Mapping (2025)

2.2 Context with Surrounds

The closest attractors and generators surrounding the development site consist of:

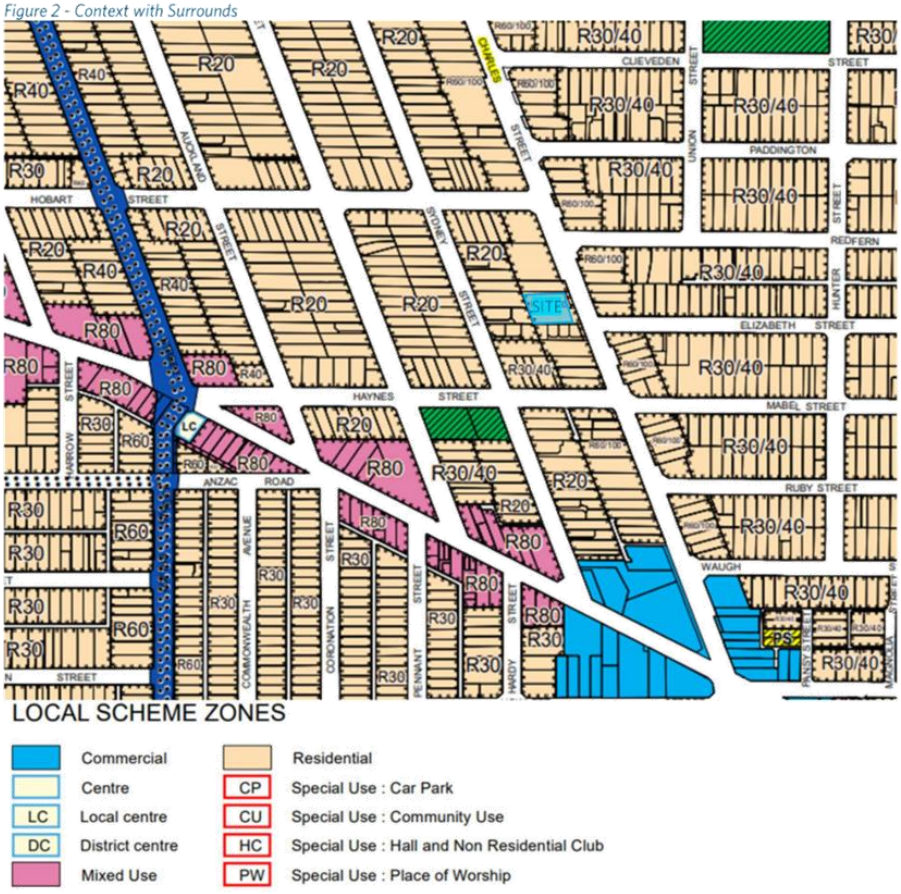
- Kyilla Primary School (approximately 500m north-east)
- Les Lilleyman Reserve (approximately 800m west)
- North Perth Seventh-day Adventist Church (approximately 350m north)
- Commercial node at intersection of Scarborough Beach Road and Charles Street (approximately 485m south)

Attractors and generators primarily consist of nearby residential catchment, local schools and commercial developments.

Pursuant to the *City of Vincent Local Scheme No. 2 (LPS12)*, the Site is zoned "*Residential*" as shown in Figure 2. The Site is wholly surrounded by other residential land uses.

A portion of the Site is located within a planning control area for proposed future road widening along Charles Street.

Figure 2 - Context with Surrounds



Source: City of Vincent Local Planning Scheme No. 2 (Map 01 Vincent North)

2.3 Existing Site Generation and Land Use

The existing Site generation and Land use will be discussed in the following sections.

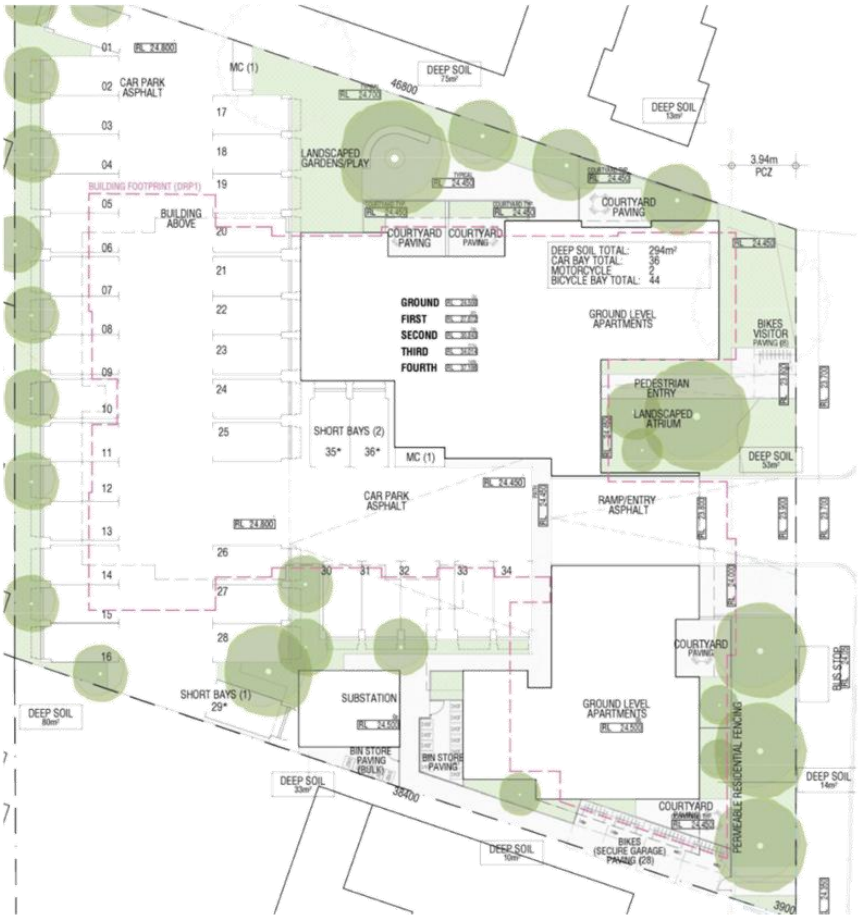
2.4 Proposed Development Land Use

The proposal is for fifty-two (52) multiple dwellings across five (5) levels, comprising of the following site-specific design components:

- 52 residential apartments
  - 31 (1-bedroom);
  - 21 (2-bedroom);
- 36 car parking bays; and
- 44 bicycle spaces.

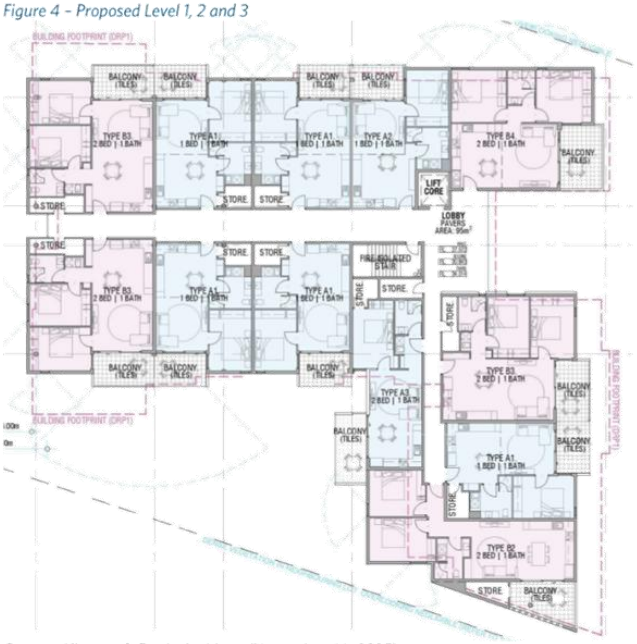
The layout of the proposed multiple dwelling development is shown in **Figure 3 - Figure 5**.

Figure 3 – Proposed Ground Floor



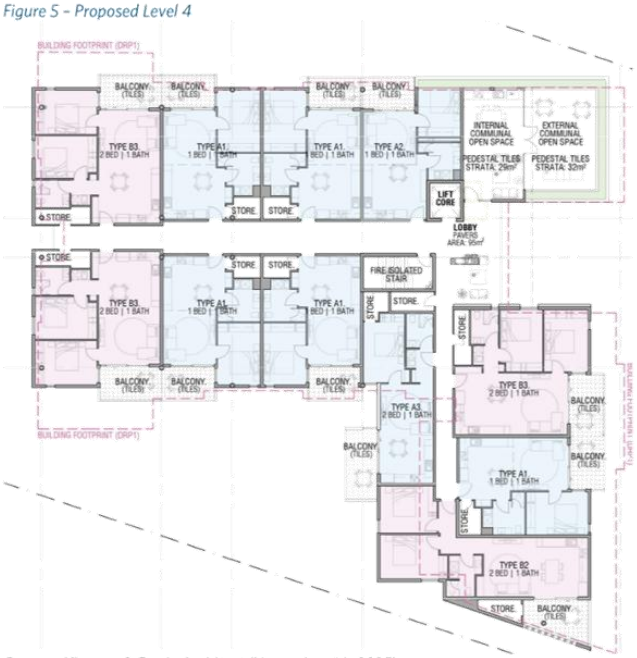
Source: Klopper & Davis Architects (November 11, 2025)

Figure 4 – Proposed Level 1, 2 and 3



Source: Klopper & Davis Architect (November 11, 2025)

Figure 5 – Proposed Level 4



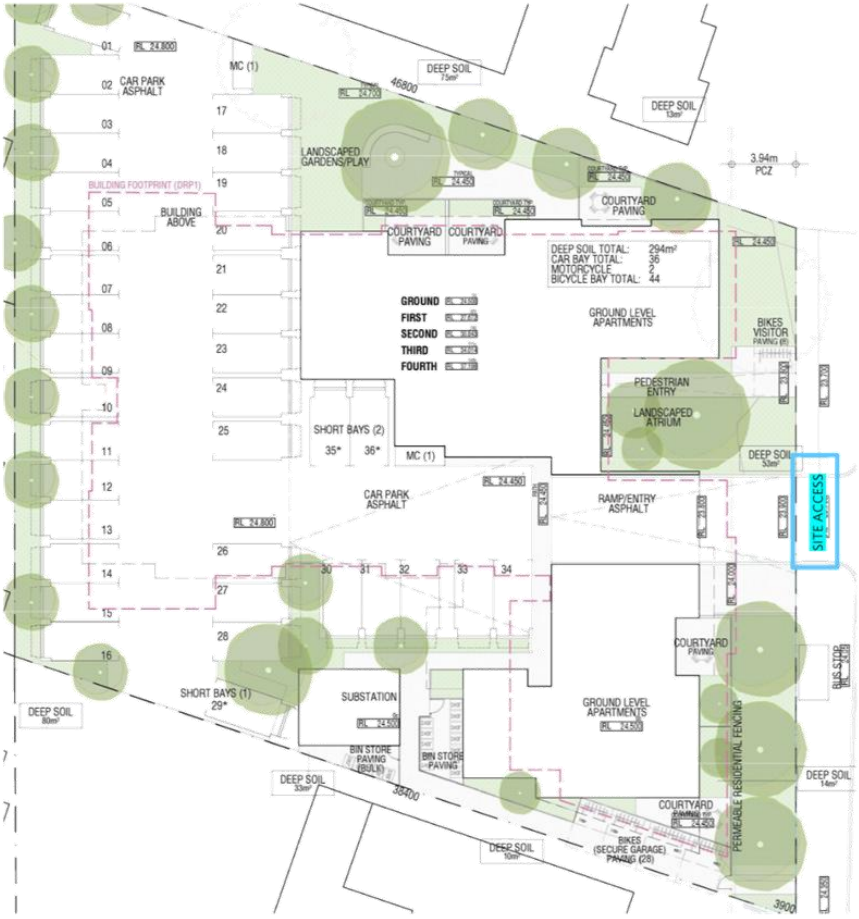
Source: Klopper & Davis Architect (November 11, 2025)

3 VEHICULAR ACCESS AND PARKING

3.1 Access Arrangements

Vehicle access to/from the Site is proposed via one (1) two-way crossover located on Charles Street, as shown in Figure 6.

Figure 6 – Proposed Access Arrangements



Source: Klopper & Davis Architect (November 11, 2025)

There is an existing wooden power pole in close proximity to the crossover location. Typically, a 1m setback between a power pole and an access driveway is required to minimise the chance of vehicles accidentally striking the power pole when exiting (reversing) and minimise potential sight line interference. However, given the Site and access location, all vehicle movements will be in forward gear and even with a 0.8m separation between the proposed crossover and the power pole, the likelihood of a vehicle accidentally hitting a pole when exiting is very low. An on-site sight line check was undertaken and the pole does not present as an issue for safe sight lines.

3.2 Public, Private, Disabled Parking Set Down /Pick Up

The Statutory car parking requirements, in accordance with *State Planning Policy 7.3 Residential Design Codes: Volume 2 – Apartments* (R-Codes Vol2), have been considered in the context of the mixed commercial development and summarised below in **Table 1**.

Table 1 –Car Parking Provision

Development Classification	Land Use	Yield	Requirements	Parking Required	Parking Provided
Residential	1-bedroom dwellings	31	0.75 bay per dwelling	24 bays	33 bays
	2+ bedroom dwellings	21	1 bay per dwelling	21 bays	
Visitor			1 bay per 4 dwellings up to 12 1 bay per 8 dwellings for the 13th and above	8 bays	3 bays
Total				53 bays	36 bays
Shortfall				-17 bays	

36 car parking bays are proposed on the Site, 33 for residents and 3 for visitors.

As per the requirements set out in R-Codes Vol2, 53 car parking bays are required, which identifies a shortfall of 17 car parking bays on-site. The proposed development has been designed with the intent that some or all of the apartments will be utilised for social housing purposes. Vehicle ownership research shows that approximately 18% of residents living in apartments within Perth have zero car ownership. While there is no specific research in Perth relating to 1 bedroom apartments, based on rates in other Australian capitals, it is estimated that 20-30% of Perth 1 bedroom apartment residents would have no car, with social housing tenants likely to be closer to the 30%.

Based on the above, 33 of the proposed on-site car parking bays will be allocated to certain apartments, with the remaining apartments with no parking allocation unlikely to create negative impacts on the development and surrounds due to the proportion of social housing residents that would have no need for an onsite parking bay.

In addition, there is an existing bus stop directly adjacent to the development and there are five bus services running along Charles Street, all of which travel to the Perth Bus Port, shopping centres and other bus stations, creating high frequency options to make the use of public transportation a convenient means of travel.

3.3 Bicycle Parking

The Statutory car parking requirements, in accordance with *State Planning Policy 7.3 Residential Design Codes: Volume 2 – Apartments* (R-Codes Vol2), have been considered in the context of the mixed commercial development and summarised below in Table 2.

Table 2 –Bicycle Parking Provision

Development Classification	Land Use	Yield	Requirements	Spaces Required	Spaces Provided
Residential	Residential Apartments	52 apartments	0.5 spaces per dwelling	26	44 spaces
Residential Visitor			1 space per 10 dwellings	6	
Total				32 spaces	44 spaces

The development proposes to provide 44 bicycle parking spaces, 12 in addition to the requirements stipulated in the R-Codes Volume 2.

4 SERVICE/DELIVERY VEHICLES (NON-RESIDENTIAL)

Not applicable as the proposal is for a residential multiple dwelling development (see next section).

5 SERVICE VEHICLES (RESIDENTIAL)

Waste collection will occur along the verge area of Charles Street on a designated day weekly. Bins will be ferried by a strata manager and/or caretaker.

6 HOURS OF OPERATION (NON-RESIDENTIAL)

Not applicable as the proposal is for a residential multiple dwelling development (see next section).

7 TRAFFIC VOLUMES

7.1 Development - Daily or Peak Traffic Volumes

Trip generation rates from the Traffic for NSW and distribution rates from ITE Institute of Transport Engineers were used to estimate the number of vehicle trips generated by the Site. The trip generation rate, distribution and development trip generation for the proposed development is summarised in Table 3 to Table 5 below.

Table 3 – Trip Generation Rates

Land Use	Code/Source	AM Peak	PM Peak	Daily
Medium Density Residential Dwellings	TfNSW	0.39	0.37	2.72

Table 4 Directional Trip Distribution Rates

Land Use	ITE Code/Source	AM Peak		PM Peak		Daily	
Medium Density Residential Dwellings	TfNSW/ITE	IN	OUT	IN	OUT	IN	OUT
		21%	79%	62%	38%	50%	50%

Table 5 Development Trip Generation

Land Use	ITE Code/Source	AM Peak		PM Peak		Daily	
Medium Density Residential Dwellings	RTA	IN	OUT	IN	OUT	IN	OUT
		4	16	12	8	70	70
Total		20		20		140	

The estimated peak hour generation is 20 vehicles in the AM Peak, 20 vehicles in the PM Peak and 140 vehicles daily, this low volume of trip generation is anticipated to have a low impact on the surrounding road network as advised within the WAPC transport assessment guidelines.

7.2 Tye of Vehicles

Based on the land use the main type of vehicles will be light vehicles accessing the development.

8 TRAFFIC MANAGEMENT ON FRONTAGE STREETS

8.1 Existing Road Network and Traffic Management

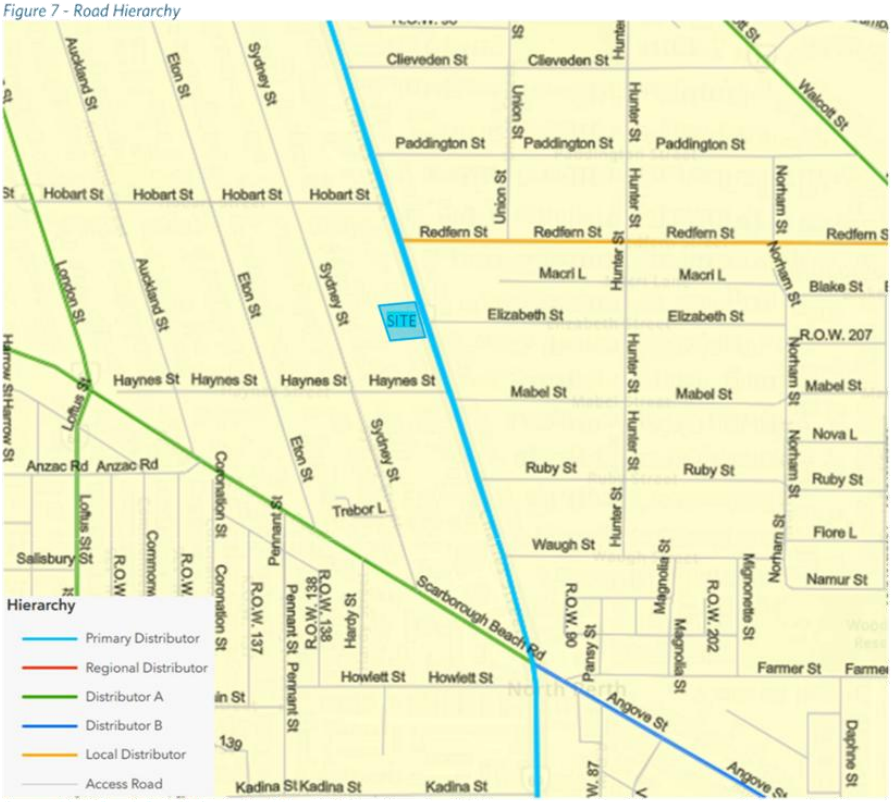
The road network within Western Australia is defined by Main Roads WA Road Hierarchy which describes the function, characteristic and management of each type of road. A description of each road type as per Main Roads WA Road Hierarchy criteria is summarised in Table 6 below.

Table 6 – Road Hierarchy Description

Road Type	Description
Primary Distributors	Provide for major regional and inter-regional traffic movement and carry large volumes of generally fast-moving traffic. Some are strategic freight routes and all are State Roads. They are managed by Main Roads Western Australia.
District Distributor A	Carry traffic between industrial, commercial and residential areas and generally connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining property. They are managed by local government.
District Distributor B	Perform a similar function to type A District Distributors but with reduced capacity due to flow restrictions from access to and roadside parking alongside adjoining property. These are often older roads with a traffic demand in excess of that originally intended. District Distributor A and B roads run between land-use cells and generally not through them, forming a grid which would ideally space them around 1.5 kilometres apart. They are managed by local government.
Regional Distributor	Roads that are not Primary Distributors but which link significant destinations and are designed for efficient movement of people and goods within and beyond regional areas. They are managed by local government.
Local Distributor (Urban)	Roads that carry traffic within a cell and link District Distributors or Regional Distributors at the boundary, to access roads. The route of Local Distributors should discourage through traffic so that the cell formed by the grid of District Distributors only carries traffic belonging to or serving the area. These roads should accommodate buses but discourage trucks. Urban Local Distributor roads are managed by local government.
Local Distributor (Rural)	Connect to other Rural Distributors and to Rural Access Roads. Not Regional Distributors, but which are designed for efficient movement of people and goods within regional areas. Rural Local Distributor roads are managed by local government.
Access Roads	Provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function. These roads are bicycle and pedestrian friendly. They are managed by local government.

Figure 7 shows the road hierarchy network and Table 7 provides a summary of the road characteristics of the surrounding road network.

Figure 7 - Road Hierarchy



Source: Main Roads Road Information Mapping

Table 7 – Surrounding Network Road Hierarchy

Road Name	Road Hierarchy	Jurisdiction	No. of Lanes	No. of Footpaths	Road Pavement Width (m)	Speed Limit
Charles Street	Primary Distributor	MRWA	4	2	13m	60km/h
Elizabeth Street	Access Road	Local Government	2	2	6m	40km/h
Redfern Street	Local Distributor	Local Government	2	2	10m	50km/h
Haynes Street	Access Road	Local Government	2	2	9.5m	40km/h

Source: Main Roads Road Information Mapping

8.2 Swept Path Analysis

Swept path analyses were undertaken for B50 (small car bay), B85, and B99 design vehicles circulating the parking area and manoeuvring at parking bays. Below is the summary of the findings of the swept path analyses:

- B85 and B99 design vehicles are not able to enter and exit simultaneously. This should not be a major issue however given the intended use of the site and its low traffic generation. Exiting vehicles should give way to entering vehicles, passing at the access driveway one at a time.
- B99 design vehicles can generally circulate without significant problem.
- As per AS 2890.1, the blind aisle extension at the southern part of the parking bay is below the 1m requirement. Since bay 29 is designated to be a small car bay, a swept path analysis was performed for a B50 design vehicle which can enter and exit the bay without issue.

The detailed swept path images can be seen in Appendix C.

8.3 Daily/Peak Traffic Volumes

The existing traffic volume for Charles Street was obtained from the Main Roads WA Traffic Map. A summary of the data is provided below in Table 8.

Table 8 - Existing Road Network Volumes

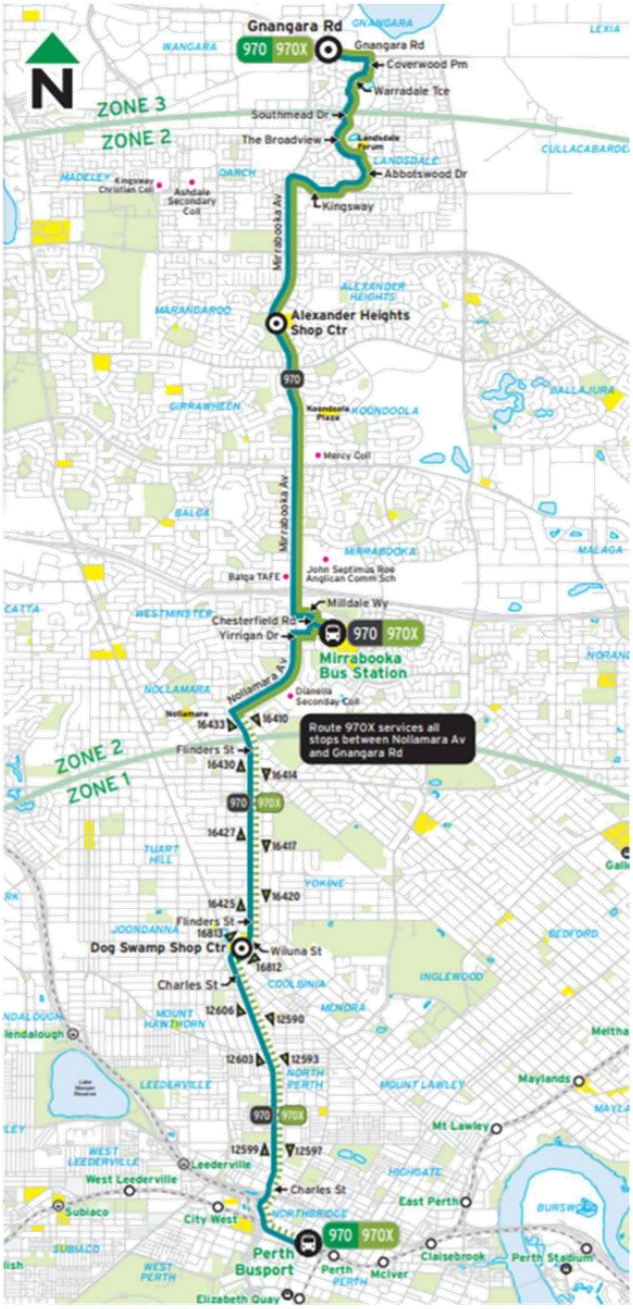
Road Name	Date	Average Two-way Traffic Volume (Weekday)	Average Two-way Traffic Volume (AM Peak)	Average Two-way Traffic Volume (PM Peak)	HV%
Charles Street (South of Elizabeth Street)	2023	24,015	1,728	1,897	4.8

9 PUBLIC TRANSPORT ACCESS

9.1 Existing Public Transport Services

Bus services 384, 386, 388, 389 and 970 run along Charles Street and travel to the Perth Bus Port, Mirrabooka Bus Station, Kingsway City Shopping Centre Station as shown in Figure 8. A breakdown of the service frequency is summarised in Table 9.

Figure 8 - Existing Bus Routes and Stops



Source: TransPerth (2025)

Table 9 – Bus Service Routes and Frequencies

Bus Route	Route Description	Service Frequencies		
		Weekdays	*Saturdays*	*Sundays & Public Holidays*
384	To Mirrabooka	15-30 minutes	30 minutes	30minutes
386	To Kingsway City Shopping Centre	30 minutes	20 minutes	30 minutes
388/389	To Perth Bus Port	15 minutes	30 minutes	30 minutes
970	To Mirrabooka	10 minutes	30 minutes	30 minutes

9.2 Nearest Bus Stops/ Train Stations

The nearest bus stop to the Site is located in front of the Site along Charles Street. There are no train stations within close proximity to the Site.

9.3 Future Public Transport Facilities

There are no intermediate to long-term changes proposed to the surrounding area within the vicinity of the Site.

10 PEDESTRIAN AND CYCLING FACILITIES

10.1 Existing Pedestrian/ Cycle Facilities on the Surrounding Roads

Footpaths are provided along both sides of Charles Street.

Sealed Shoulders run along a portion of Scarborough Beach Road as shown in Figure 9. "Good Road Riding Environments" stretch along Eton Street, Haynes Street and Mabel Street, whilst the Perth Bicycle Network runs along Norham Street, Hunter Street and Mihnonette Street.

The Site is surrounded by good pedestrian/cycle network facilities.

Figure 9 - Existing Pedestrian and Cycle Paths



Source: Joondalup and Stirling Bike Map (2016)

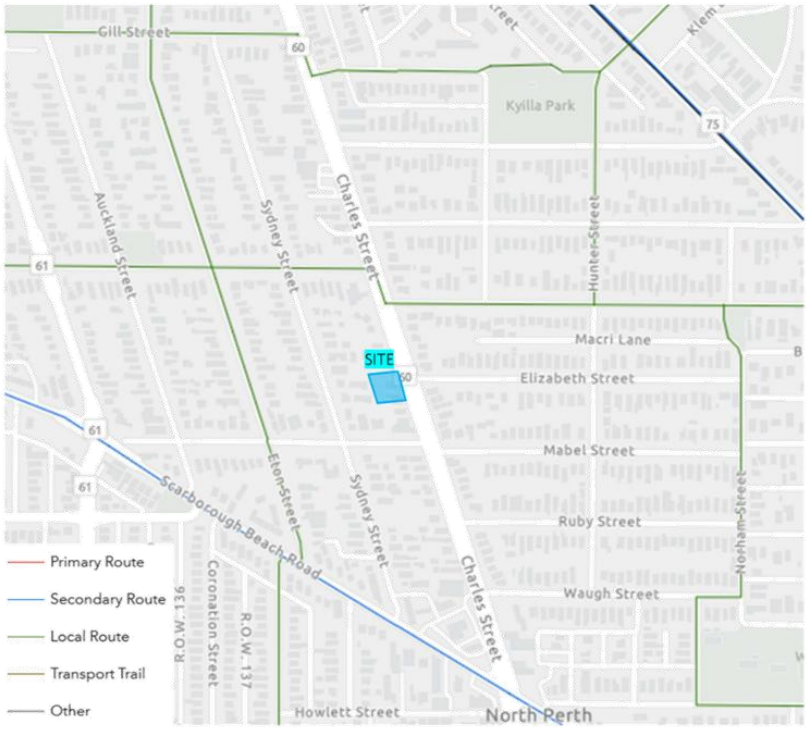
10.2 Proposed Pedestrian/ Cycle Facilities within Development

There are no other proposed pedestrian and cycle facilities within the development aside from the requirements to provide access to the facilities.

10.3 Future Pedestrian/Cycle Network Facilities

Figure 10 presents the ultimate pedestrian and cycle paths as observed in the Long-Term Cycle Network (LCTN) Map. LTCN classified Hobart Street, Eton Street and Redfern Street as Local Routes, whilst Scarborough Beach Road is classified as a Secondary Street.

Figure 10 - Long-Term Cycle Network Map



Source: Perth and Peel LTCN

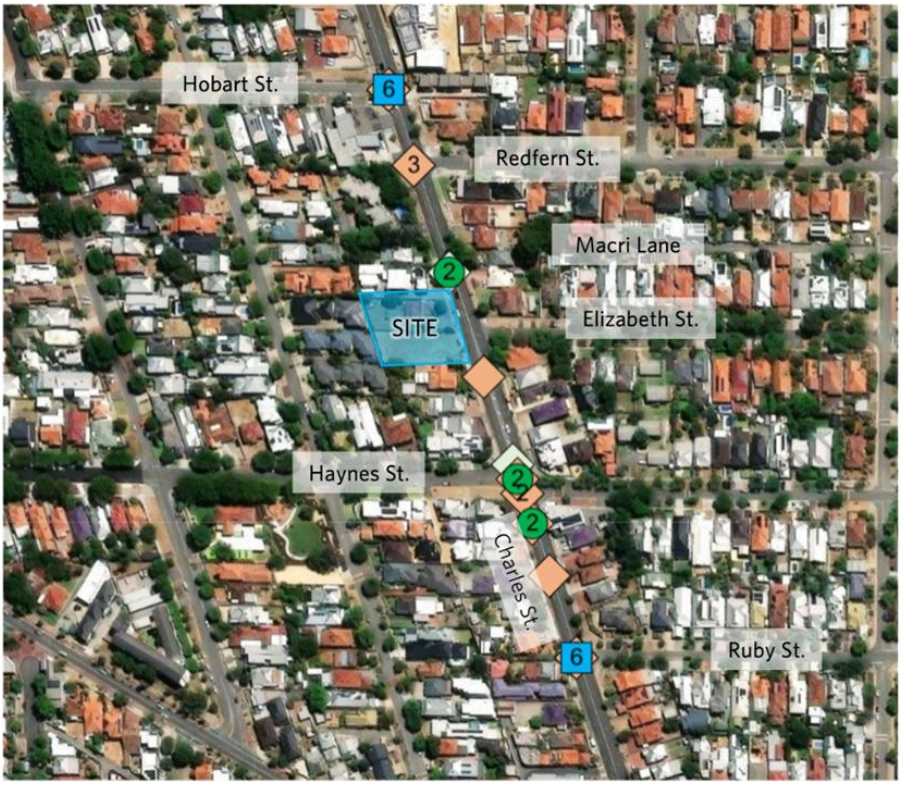
11 SITE SPECIFIC ISSUES

11.1 Crash Assessment

A crash assessment for the surrounding road network of the Site has been completed using Main Roads WA Reporting Centre. The assessment covers all the recorded crashes for the 5-year period between 1 January 2020 to 31 December 2024.

The crash locations are shown in **Figure 11** and the summary of crash statistics can be found in **Table 10**.

Figure 11 - Crash Location



Source: Main Roads WA Reporting Centre

Table 10 - Breakdown of Crashes

Crash Nature	Fatal	Hospital	Medical	PDO Major	PDO Minor	Total Crashes
Rear End	-	3	4	5	3	15
Right Angle	-	-		2	1	3
Right Turn Thru	-	-	1	1		2

Sideswipe Same Direction	-	-	1	2	2	5
Hit Object	-	-	-	-	1	1
Total Crashes	-	3	6	10	7	26

Crash data is summarised as follows:

- Three crashes occurred within the vicinity of the Site, with no fatal crashes recorded. The crashes resulted in 1 Medical, 1 PDO Major, and 1 PDO Minor.
- Rear end crashes occurred most often with 15 incidents recorded, followed by 5 Sideswipe Same Direction, 3 Right Angle, 2 Right Turn Thru, and 1 Hit Object.
- The recorded Rear End Crashes resulted in 3 Hospital and 4 Medical Crashes and 8 property damage crashes.

Overall, it is not expected that the proposed property will have a significant impact on road safety in the area.

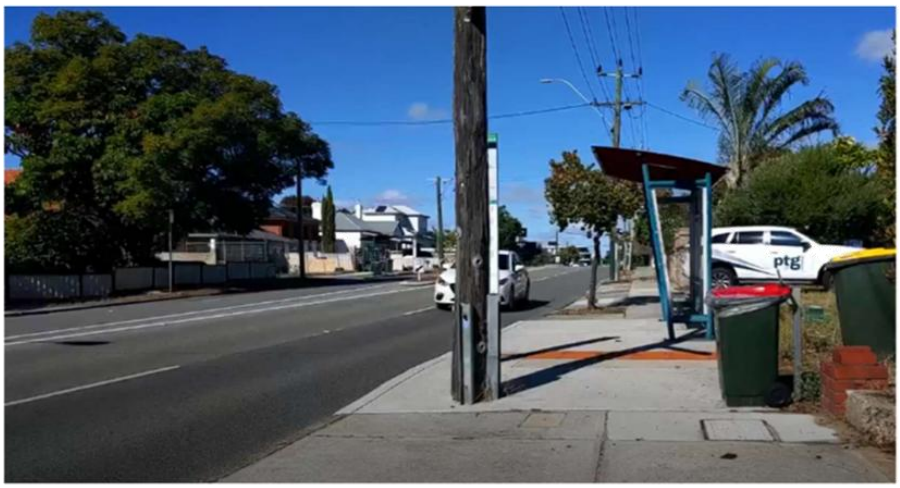
11.2 Sight Distance Assessment

An on-site sight distance assessment was undertaken to confirm the required sight distance can be achieved for safe turning movements. The sightline assessment considered the existing bus shelter and signage, power pole and retained street trees within the road reserve along Charles Street.

As per AS2890.1, a desirable 5s gap of 83m along a road with a 60km/h road frontage speed is required. As shown in **Figure 12**, the approaching car is located approximately where the circled sign is shown along Charles St, which has been used as a measuring point for the assessment. Importantly, visibility does not seem to be hindered by the bus stop or power pole or existing street trees at the Site.

Figure 12 Sightline Assessment





As shown in **Figure 13**, from the proposed driveway/access location a sight distance of at least 94m can be observed, which is well above the desired 5s gap.

Figure 13 Sight Distance Measurement



11.3 On-Street Vehicle Embayment

With regards to the on-street waste vehicle embayment, **Figure 14** shows a vehicle parked along the verge area of the Site. As shown, the vehicle takes up majority of the existing verge area, therefore a waste vehicle is unlikely to fit in this location, without significant modifications to the verge and footpath being undertaken.

Given the above, a waste vehicle embayment along Charles Street is not recommended on this basis.

Figure 14 Vehicle Embayment along Charles St



12 SUMMARY AND CONCLUSIONS

This Transport Impact Statement outlines the transport aspects of the proposed development focusing on traffic operations, access, and car parking. Discussion regarding pedestrian, cycle and public transport considerations is also provided.

This report has been prepared in accordance with the *Western Australian Planning Commission* (WAPC) *Transport Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016)*; the checklist is included in Appendix A.

The following conclusions can be drawn from this TIS:

- The site is located at No. 407 and 409 Charles Street, North Perth, within the City of Vincent;
- The proposal is for 52 multiple dwellings;
- The proposed development is estimated to generate 20 vehicle trips in the AM Peak, 20 vehicle trips in the PM Peak and 140 vehicles daily;
- The Site is surrounded by good pedestrian networks and public transport facilities;
- Three (3) road crashes were recorded within the vicinity of the Site, with no fatal crashes recorded; and
- Overall, it is not expected that the proposed property will have an impact on road safety in the area.



Appendix A

WAPC CHECKLIST FOR INDIVIDUAL DEVELOPMENT - TRANSPORT IMPACT STATEMENT





APPENDIX A – WAPC CHECKLIST

Item	Status	Comments/Proposal
Proposed Development	**Section 2**	
proposed land uses	Section 2.3	
existing land uses	Section 2.2	
context with surrounds	Section 2.4	
Vehicular access and parking	**Section 4**	
access arrangements	Section 4.1	
public, private, disabled parking set down/pick up	Section 4.2	
Service vehicles (non-residential)	**Section 5**	
waste collection	Section 5.1	
on/off-site loading facilities	Section 5.2	
Swept path analysis	Section 5.3	
Hours of Operation	**Section 6**	
Traffic management on frontage streets	**Section 7**	
Public transport access	**Section 8**	
Existing public transport services	Section 8.1	
nearest bus stops/train stations	Section 8.2	
pedestrian/cycle links to bus stops/ train station	Section 8.3	
Future public transport facilities	Section 8.4	
Pedestrian and Cycle access/facilities	**Section 9**	
existing pedestrian and cycle networks	Section 9.1	
proposed pedestrian and cycle facilities within the development	Section 9.3	
existing pedestrian/cycle facilities on surrounding roads	Section 9.2	
proposals to improve pedestrian/ cycle access	Section 9.4	
Site specific issues	**Section 10**	
Summary	**Section 11**	



Appendix B

SITE PLANS







KLOPPER & DAVIS ARCHITECTS

KLOPPER & DAVIS ARCHITECTS

PROJECT:
CHARLES STREET APARTMENT

CLIENT:
SPINNAKER DEVELOPMENTS

ADDRESS:
407 + 409 CHARLES ST
NORTH PERTH

DWG:
LOCATION PLAN

FOR DISCUSSION

STAGE:
SCHEMATIC DESIGN

ISSUE NUMBER		
O	25-11-11	FOR INFORMATION
N	25-09-10	GAWA REVIEW
M	25-09-25	DoC REVIEW
L	09-09-25	SDAU PRE-LODGEMENT
K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE
I	25-06-25	DoC FOR COMMENTS

SCALE:
1:500

NORTH

JOB #: 2424

DWG:
A101

ISSUE O

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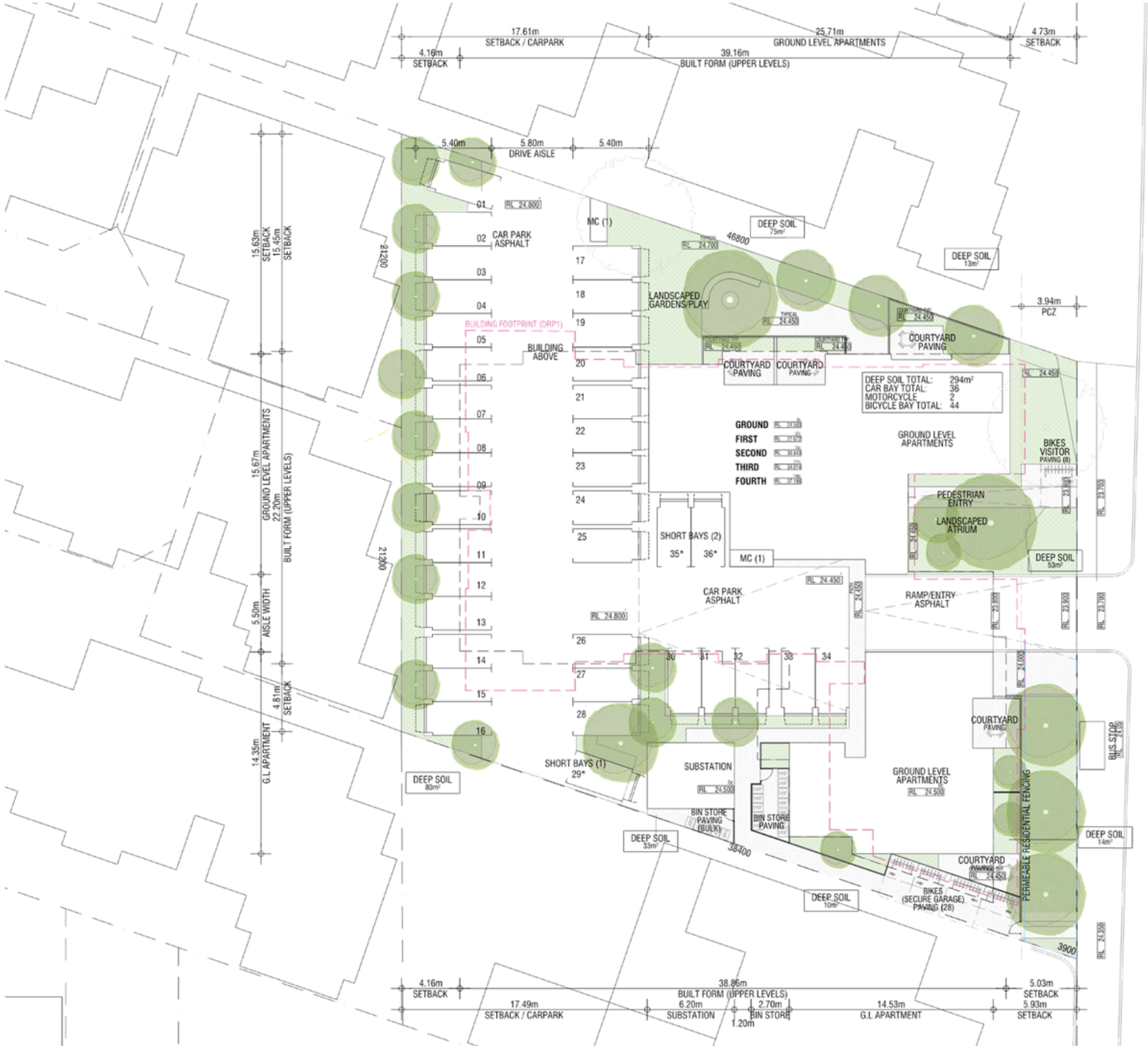

KLOPPER & DAVIS ARCHITECTS

KLOPPER & DAVIS ARCHITECTS

PROJECT:
CHARLES STREET APARTMENT

CLIENT:
SPINNAKER DEVELOPMENTS

ADDRESS:
407 + 409 CHARLES ST
NORTH PERTH

DWG:
SITE PLAN

FOR DISCUSSION

STAGE:
SCHEMATIC DESIGN

NOTES
OVERLOOKING VIEWS
MAIN ROADS RESERVE
CONDITIONAL PLANNING ZONE
PREVIOUS ENVELOPE (DRP01)

ISSUE NUMBER			
	O	25-11-11	FOR INFORMATION
	N	25-09-10	GAWA REVIEW
	M	25-09-25	DoC REVIEW
	L	09-09-25	SDAU PRE-LODGEMENT
	K	18-08-25	DoC UPDATE
	J	14-08-25	DoC UPDATE
	I	25-06-25	DoC FOR COMMENTS

SCALE:
1:250

NORTH

JOB #: 2424

DWG:
A104

ISSUE 0

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PROJECT:
CHARLES STREET APARTMENT

CLIENT:
SPINNAKER DEVELOPMENTS

ADDRESS:
407 + 409 CHARLES ST
NORTH PERTH

DWG:
GROUND FLOOR PLAN
LEVEL 0

FOR DISCUSSION

STAGE:
SCHEMATIC DESIGN

APARTMENT

A1: 1 BEDROOM X 1 BATHROOM
49m² STRATA | 9m² BALCONY
SILVER-LIVABLE

A2: 1 BEDROOM X 1 BATHROOM
48m² STRATA | 8m² BALCONY
SILVER-LIVABLE

A3: 1 BEDROOM X 1 BATHROOM
46m² STRATA | 10m² BALCONY
SILVER-LIVABLE

B1: 2 BEDROOM X 1 BATHROOM
65m² STRATA | 22m² BALCONY
SILVER-LIVABLE

B2: 2 BEDROOM X 1 BATHROOM
68m² STRATA | 11m² BALCONY
SILVER-LIVABLE

B3: 2 BEDROOM X 1 BATHROOM
66m² STRATA | 10m² BALCONY
SILVER-LIVABLE

B4: 2 BEDROOM X 1 BATHROOM
68m² STRATA | 12m² BALCONY
SILVER-LIVABLE

ISSUE NUMBER		
O	25-11-11	FOR INFORMATION
N	25-09-10	GAWA REVIEW
M	25-09-25	DoC REVIEW
L	09-09-25	SDAU PRE-LODGEMENT
K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE
I	25-06-25	DoC FOR COMMENTS

SCALE:
1:200

NORTH

JOB #: 2424

DWG:
A105

ISSUE O

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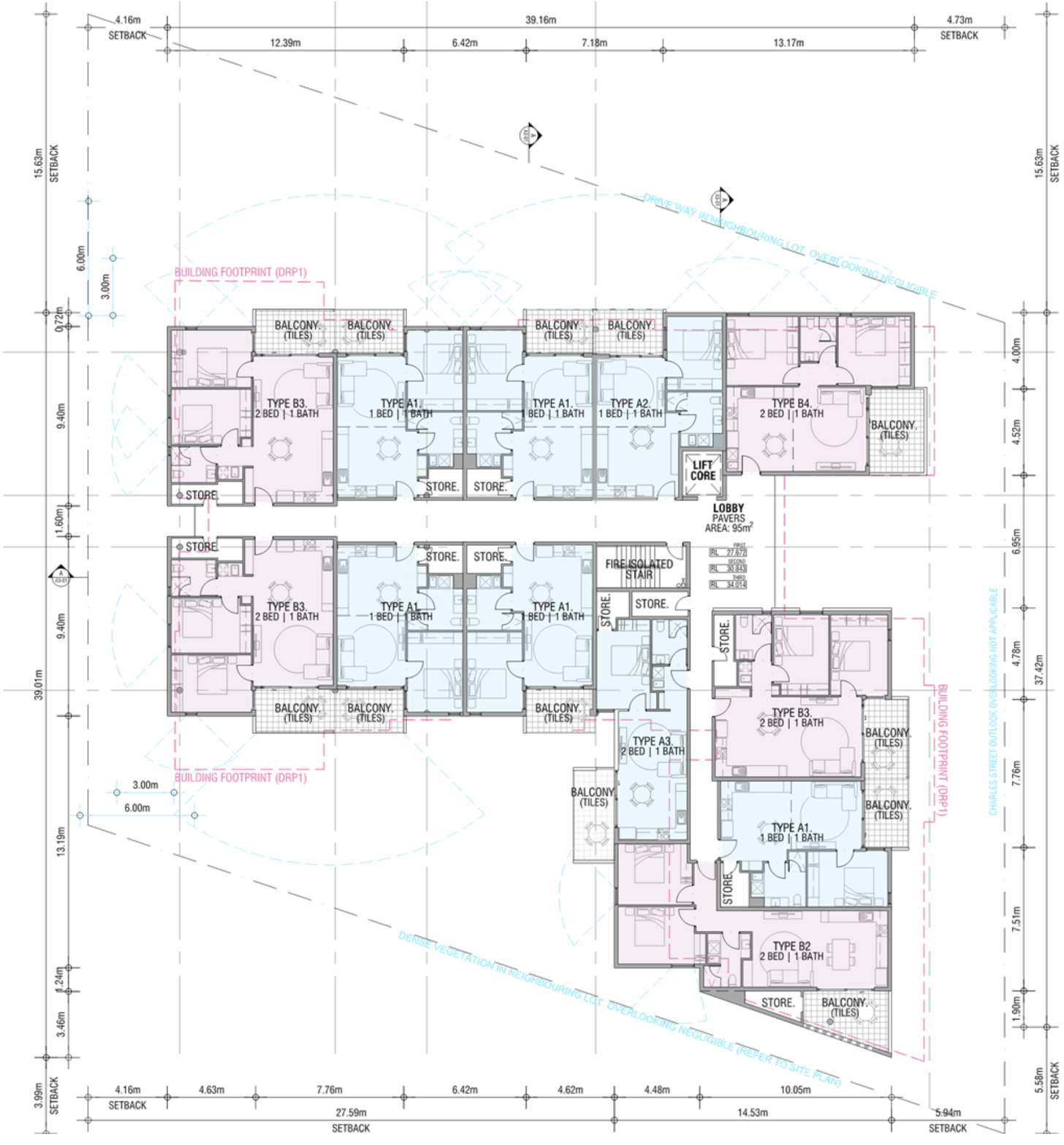

KLOPPER & DAVIS ARCHITECTS

KLOPPER & DAVIS ARCHITECTS

PROJECT:
CHARLES STREET APARTMENT

CLIENT:
SPINNAKER DEVELOPMENTS

ADDRESS:
407 + 409 CHARLES ST
NORTH PERTH

DWG:
TYPICAL FLOOR
LEVEL 1-3

FOR DISCUSSION

STAGE:
SCHEMATIC DESIGN

APARTMENT

A1: 1 BEDROOM X 1 BATHROOM
49m² STRATA | 9m² BALCONY
SILVER-LIVABLE

A2: 1 BEDROOM X 1 BATHROOM
48m² STRATA | 8m² BALCONY
SILVER-LIVABLE

A3: 1 BEDROOM X 1 BATHROOM
46m² STRATA | 10m² BALCONY
SILVER-LIVABLE

B1: 2 BEDROOM X 1 BATHROOM
65m² STRATA | 22m² BALCONY
SILVER-LIVABLE

B2: 2 BEDROOM X 1 BATHROOM
68m² STRATA | 11m² BALCONY
SILVER-LIVABLE

B3: 2 BEDROOM X 1 BATHROOM
66m² STRATA | 10m² BALCONY
SILVER-LIVABLE

B4: 2 BEDROOM X 1 BATHROOM
68m² STRATA | 12m² BALCONY
SILVER-LIVABLE

ISSUE NUMBER		
O	25-11-11	FOR INFORMATION
N	25-09-10	GAWA REVIEW
M	25-09-25	DoC REVIEW
L	09-09-25	SDAU PRE-LODGEMENT
K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE
I	25-06-25	DoC FOR COMMENTS

SCALE:
1:200

NORTH

JOB #: 2424

DWG:
A106

ISSUE O

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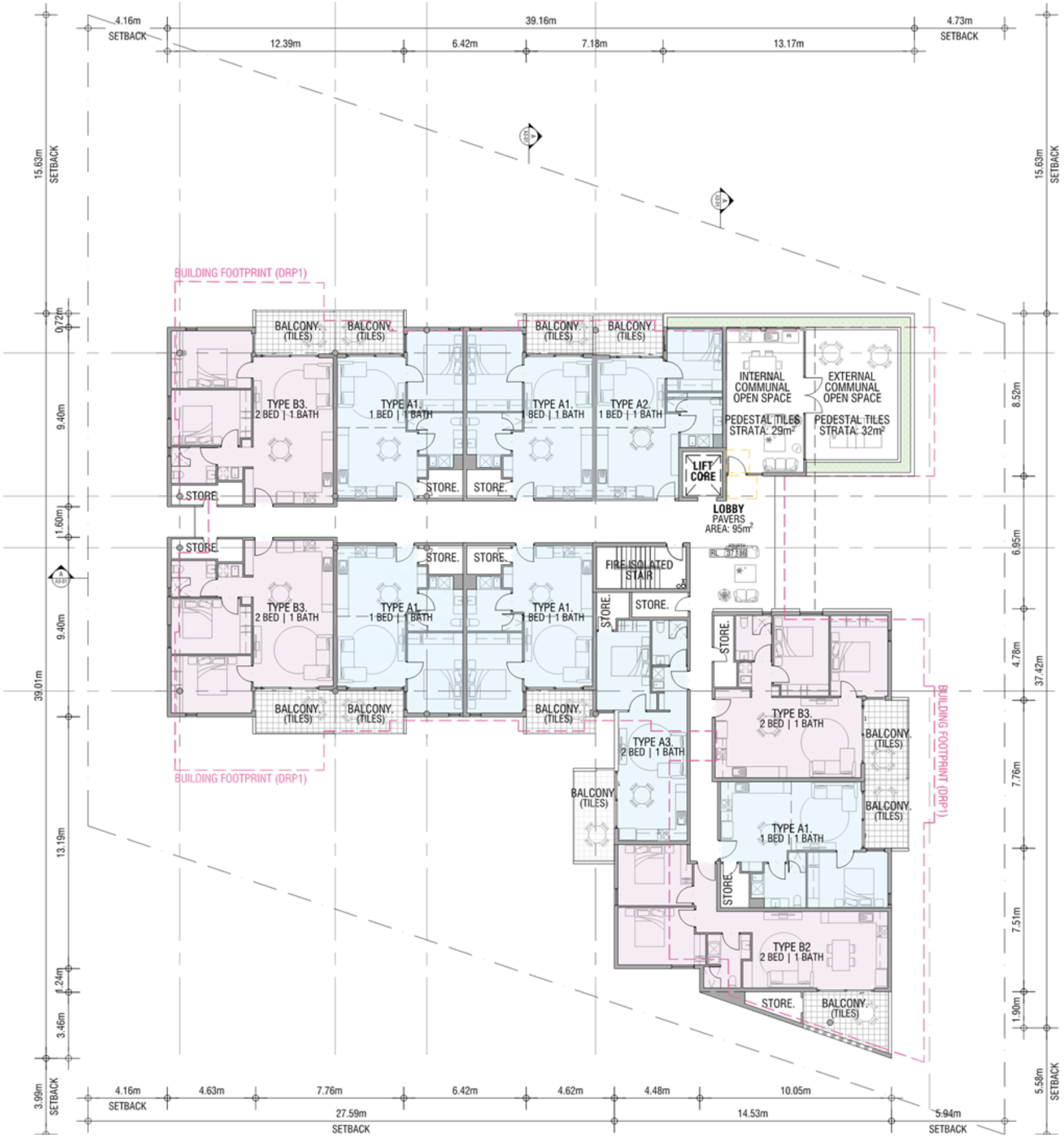

KLOPPER & DAVIS ARCHITECTS

KLOPPER & DAVIS ARCHITECTS

PROJECT:
CHARLES STREET APARTMENT

CLIENT:
SPINNAKER DEVELOPMENTS

ADDRESS:
407 + 409 CHARLES ST
NORTH PERTH

DWG:
FOURTH FLOOR
LEVEL 4

FOR DISCUSSION

STAGE:
SCHEMATIC DESIGN

APARTMENT

A1: 1 BEDROOM X 1 BATHROOM
49m² STRATA | 9m² BALCONY
SILVER-LIVABLE

A2: 1 BEDROOM X 1 BATHROOM
48m² STRATA | 8m² BALCONY
SILVER-LIVABLE

A3: 1 BEDROOM X 1 BATHROOM
46m² STRATA | 10m² BALCONY
SILVER-LIVABLE

B1: 2 BEDROOM X 1 BATHROOM
65m² STRATA | 22m² BALCONY
SILVER-LIVABLE

B2: 2 BEDROOM X 1 BATHROOM
68m² STRATA | 11m² BALCONY
SILVER-LIVABLE

B3: 2 BEDROOM X 1 BATHROOM
66m² STRATA | 10m² BALCONY
SILVER-LIVABLE

B4: 2 BEDROOM X 1 BATHROOM
68m² STRATA | 12m² BALCONY
SILVER-LIVABLE

ISSUE NUMBER		
O	25-11-11	FOR INFORMATION
N	25-09-10	GAWA REVIEW
M	25-09-25	DoC REVIEW
L	09-09-25	SDAU PRE-LODGEMENT
K	18-08-25	DoC UPDATE
J	14-08-25	DoC UPDATE
I	25-06-25	DoC FOR COMMENTS

SCALE:
1:200

NORTH

JOB #: 2424

DWG:
A107

ISSUE O

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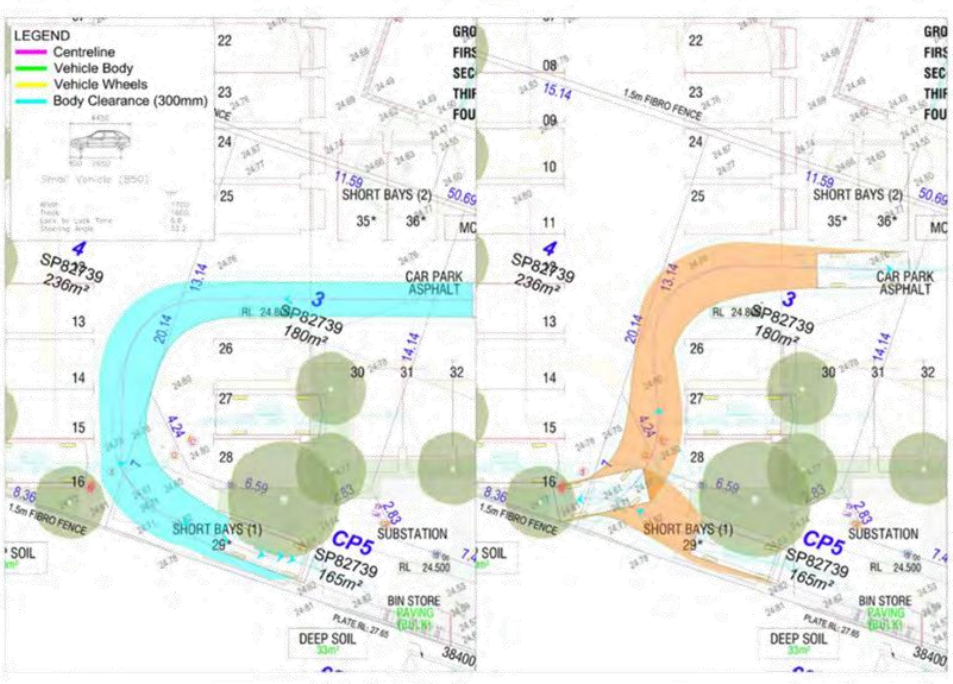
Appendix C

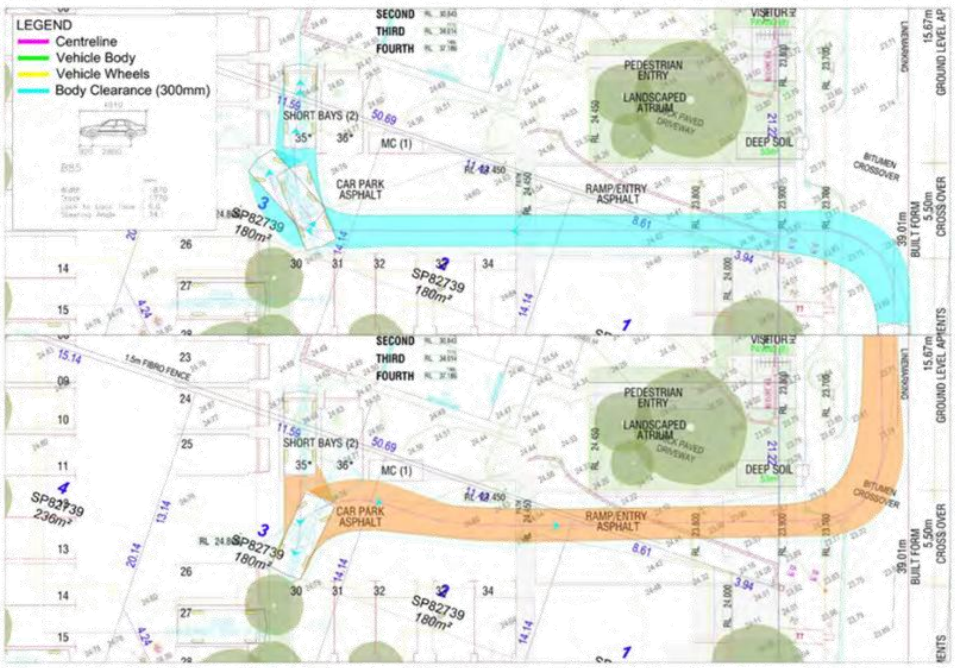
SWEPT PATHS

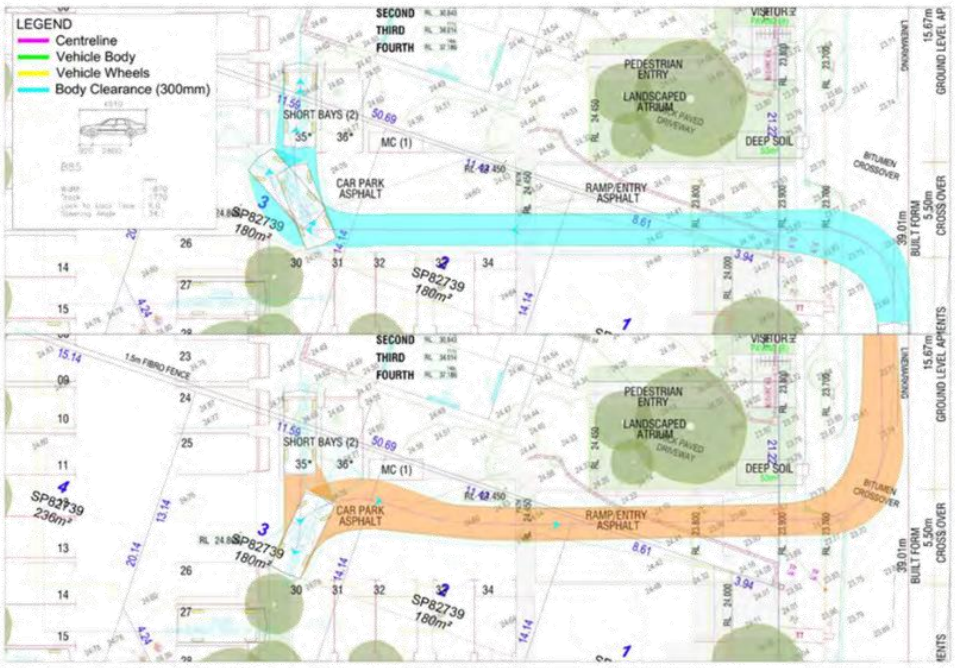


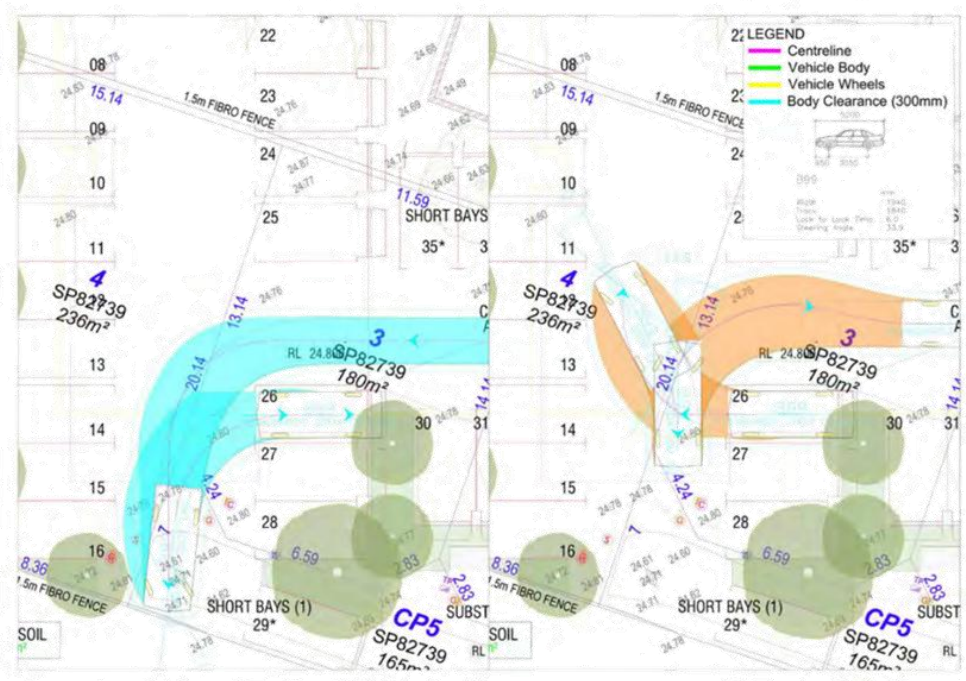


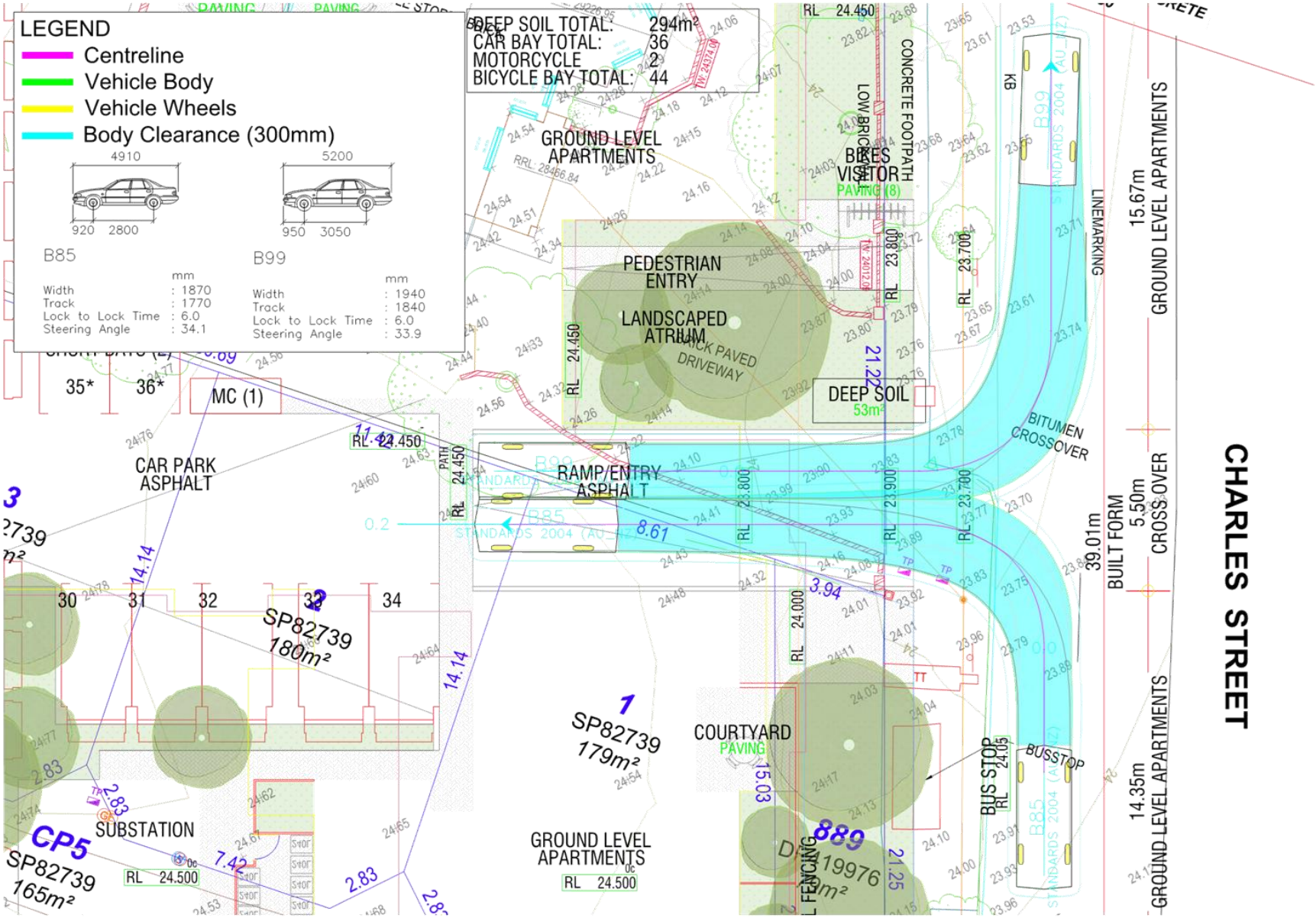
APPENDIX C – SWEPT PATHS




LEGEND
Centreline
Vehicle Body
Vehicle Wheels
Body Clearance (300mm)
SECOND
THIRD
FOURTH
PEDESTRIAN ENTRY
LANDSCAPED ATRIUM
DEEP SOIL
SHORT BAYS (2)
MC (1)
CAR PARK ASPHALT
RAMP/ENTRY ASPHALT
BITUMEN CROSSOVER
BUILT FORM
CROSS OVER
GROUND LEVEL APMENTS
1.5m FIBRO FENCE
SP82739 180m²
SP82739 236m²


LEGEND
Centreline
Vehicle Body
Vehicle Wheels
Body Clearance (300mm)
SECOND
THIRD
FOURTH
PEDESTRIAN ENTRY
LANDSCAPED ATRIUM
DEEP SOIL
SHORT BAYS (2)
MC (1)
CAR PARK ASPHALT
RAMP/ENTRY ASPHALT
BITUMEN CROSSOVER
BUILT FORM
CROSS OVER
GROUND LEVEL APMENTS
1.5m FIBRO FENCE
SP82739 180m²
SP82739 236m²


LEGEND
Centreline
Vehicle Body
Vehicle Wheels
Body Clearance (300mm)
1.5m FIBRO FENCE
SHORT BAYS
SHORT BAYS (1)
SOIL
SUBST
CP5
SP82739
236m²
180m²
165m²


LEGEND
Centreline
Vehicle Body
Vehicle Wheels
Body Clearance (300mm)
B85
Width : 1870
Track : 1770
Lock to Lock Time : 6.0
Steering Angle : 34.1
B99
Width : 1940
Track : 1840
Lock to Lock Time : 6.0
Steering Angle : 33.9
DEEP SOIL TOTAL: 294m²
CAR BAY TOTAL: 36
MOTORCYCLE 2
BICYCLE BAY TOTAL: 44
GROUND LEVEL APARTMENTS
PEDESTRIAN ENTRY
LANDSCAPED ATRIUM
BRICK PAVED DRIVEWAY
DEEP SOIL
53m²
BIKES VISITOR
CONCRETE FOOTPATH
LINEMARKING
BITUMEN CROSSOVER
CAR PARK ASPHALT
RAMP/ENTRY ASPHALT
MC (1)
SP82739 180m²
SP82739 179m²
SP82739 165m²
COURTYARD
PAVING
SUBSTATION
BUS STOP
BUSSTOP
GROUND LEVEL APARTMENTS
CHARLES STREET
15.67m
5.50m
39.01m
14.35m
BUILT FORM
CROSS OVER
GROUND LEVEL APARTMENTS





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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 24-Dec-2025 FILE SD-049-25

talis consultants

Waste Management Plan

Charles Street Apartment

Prepared for Spinnaker Developments

20 November 2025

Project Number: WMP25044

Assets | Engineering | Environment | Noise | Spatial | Waste

DOCUMENT CONTROL					
Version	**Description**	**Date**	**Author**	**Reviewer**	**Approver**
1.0	First Approved Release	5/11/2025	JL	AB	AB
2.0	Second Approved Release	11/11/2025	JL	AB	AB
3.0	Third Approved Release	20/11/2025	JL	AB	AB

Approval for Release		
Name	**Position**	**File Reference**
Ann Brouwer	Project Manager – Waste Management Plan Lead	WMP25044_Waste Management Plan_3.0
Signature		

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Executive Summary

Spinnaker Developments is seeking development approval for the proposed residential development located at 407 & 409 Charles Street, North Perth (the Proposal).

To satisfy the conditions of the development application the City of Vincent (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

A summary of the bin size, numbers, collection frequency and collection method is provided in the below table.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Refuse	2,500	240	Six	Twice each week	Private Contractor
Recycling	1,460	240	Seven	Once each week	Private Contractor
FOGO	1,460	240	Four	Twice each week	City of Vincent

The City/private contractor's side arm waste collection vehicle will service the bins from the Bin Presentation Area on the Charles Street verge at the front of the Proposal.

A strata manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

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1 Introduction

Spinnaker Developments is seeking development approval for the proposed residential development located at 407 & 409 Charles Street, North Perth (the Proposal).

To satisfy the conditions of the development application the City of Vincent (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

The Proposal is bordered by strata lots to the north, Charles Street to the east and residential properties to the west and to the south, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse, recyclables and FOGO) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide an adequately sized Bin Storage Area, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Waste Generation;
- Section 3: Waste Storage;
- Section 4: Waste Collection;
- Section 5: Waste Management; and
- Section 6: Conclusion.

2 Waste Generation

The following section shows the waste generation rates used and the estimated waste volumes to be generated at the Proposal.

2.1 Proposed Tenancies

The anticipated volume of refuse, recyclables and FOGO is based on the number of residential apartments at the Proposal. The Proposal consists of the following:

- One Bedroom Apartments – 31; and
- Two Bedroom Apartments – 21.

2.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to the City of Vincent's *Waste Guidelines for New Developments* (May 2020).

Table 2-1 shows the waste generation rates which have been applied to the Proposal.

Table 2-1: Waste Generation Rates

Tenancy Use Type	City of Vincent Guideline Reference	Refuse Generation Rate	Recycling Generation Rate	FOGO Generation Rate
One Bedroom Apartments	>12 Dwellings – One Bed	40L/week	20L/week	20L/week
Two Bedroom Apartments	>12 Dwellings – Two Bed	60L/week	40L/week	40L/week

2.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown Table 2-2. It is estimated that the residential apartments at the Proposal will generate 2,500L of refuse, 1,460L of recyclables and 1,460L of FOGO each week.

Table 2-2: Estimated Waste Generation

Residential Apartments	Number of Apartments	Waste Generation Rate (L/week)	Waste Generation (L/week)
	Refuse		
One Bedroom Apartments	31	40	1,240
Two Bedroom Apartments	21	60	1,260
		Total	**2,500**
	Recyclables		
One Bedroom Apartments	31	20	620
Two Bedroom Apartments	21	40	840
		Total	**1,460**
	FOGO		
One Bedroom Apartments	31	20	620
Two Bedroom Apartments	21	40	840
		Total	**1,460**

3 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Areas, as shown in Diagram 1, and discussed in the following sub-sections.

3.1 Internal Transfer of Waste

To promote positive recycling behaviour and maximise diversion from landfill, internal bins will be available throughout the Proposal for the source separation of refuse, recycling and FOGO.

The apartments will have room to accommodate two under the counter/kitchen bins for the source separation of refuse and recycling, and a kitchen caddy for FOGO.

Residents will take the contents of their internal bins directly to the Bin Storage Areas on the Ground Floor to be deposited into the appropriate bins, as required.

All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist residents to dispose of their separate waste materials in the correct bins.

3.2 Bin Sizes

Table 3-1 gives the typical dimensions of standard bins sizes that may be utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 3-1: Typical Bin Dimensions

Dimensions (m)	Bin Sizes		
	240L	*660L	*1,100L
Depth	735	780	1,070
Width	580	1,260	1,240
Height	1,080	1,200	1,300

**Reference: SULO Bin Specification Data Sheets*

Reference: City of Vincent's Waste Guidelines for New Developments (May 2020)

3.3 Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the amount of bins required for residential Bin Storage was modelled utilising the estimated waste generation in Table 2-2, bin sizes in Table 3-1 and based on collection of refuse and FOGO twice each week, and recyclables once each week.

Based on the results shown in Table 3-2, the Bin Storage Areas have been sized to accommodate:

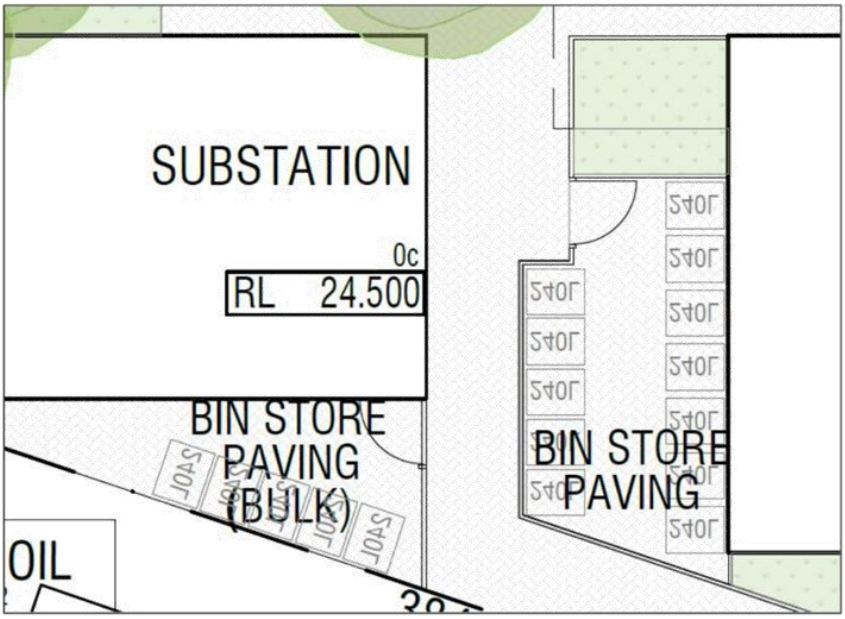
- Six 240L refuse bins;
- Seven 240L recycling bins; and
- Four 240L FOGO bins.

Table 3-2: Bin Requirements for Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	2,500	6	5	5
Recycling	1,460	7	3	2
FOGO	1,460	4	-	-

The configuration of these bins within the Bin Storage Areas is shown in Diagram 1. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 1 represents the maximum requirements assuming two collections each week of refuse and FOGO, and one collection each week of recyclables.

Diagram 1: Bin Storage Areas



3.4 Bin Storage Area Design

The design of the Bin Storage Areas will take into consideration:

- Easily accessible communal Bin Storage Area;
- A minimum aisle width of 1,000mm for access, turning and movement of bins for collection. The aisle shall be kept free of obstructions;
- Sufficient space provided to store refuse waste, comingled recycling material and FOGO in separate bins
- Located behind the front building setback;
- Bins shall not be visible from the property boundary except when presented for collection;
- Bins are reasonably secured from theft and vandalism;
- Concrete floors (in accordance with AS2870) grading to an industrial floor waste, with a hose cock to enable bins and the Bin Storage Area to be washed out;

- Undercover and be designed to not permit storm water to enter the drain;
- Bin Storage Area shall have enough space to facilitate the cleaning of bins;
- Walls and floors of Bin Storage Area constructed of a material which facilitates the cleaning of the Bin Storage Area;
- Doors to the Bin Storage Area self-closing and vermin proof;
- Ventilated to a suitable standard;
- Bin Storage Area shall be provided with artificial lighting, sensor or switch controlled both internal/external to the room or area. All lighting in open areas shall comply with AS4282-1997 (Control of Obtrusive Outdoor Lighting); and
- Council approved signage shall be incorporated into the Bin Storage Area to inform users of the appropriate bins for disposing of waste and guidance for the separation of refuse waste, comingled recyclables and FOGO.

Bin numbers and storage space within the Bin Storage Areas will be monitored by the strata manager/caretaker during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

4 Waste Collection

It is proposed that a private contractor's waste collection vehicle will service the refuse and recycling bins and the City will service FOGO bins. The City/private contractor will provide the following:

- Six 240L refuse bins, collected twice each week;
- Seven 240L recycling bins, collected once each week; and
- Four 240L FOGO bins, collected twice each week.

While onsite collection was considered, the layout of the site does not allow sufficient space for the waste vehicle to turn around and presents a number of safety concerns. Additionally, rear lift collection vehicles utilised for onsite servicing require a large height clearance of around 3.4m, which could not feasibly be accommodated with the 3.172m ground to first floor clearance. Following discussions with Main Roads Western Australia (MRWA), collection from the verge is proposed for this development.

Bins will be presented for collection 1m from the verge on Charles Street with the wheels and handles facing away from the street. The bins will remain clear of obstructions such as power poles, signs and street trees, and will be placed so as not to obstruct pedestrians, footpaths or bike lanes. Bins will be lined up neatly and in a single row along the verge, with sufficient space between each bin to facilitate collection by the City/private contractor's side arm waste collection vehicle.

As the development proposes private collection for both refuse and recycling, there is flexibility in scheduling collection days to minimise the number of bins to be presented to the verge on any one day. This flexibility may allow for refuse and recycling collections to be arranged on different days to the City's FOGO service. For example, FOGO might be collected on Tuesdays and Thursdays, refuse on Mondays and Wednesdays, and recycling on Fridays. In this case, the maximum number of bins to be presented on any one day would be the seven 240L recycling bins.

A strata manager/caretaker will ferry the bins to and from the Bin Presentation Area on collection days. The Bin Presentation Area will be located north of the crossover in order to minimize impact on traffic. The travel path between the Bin Storage Areas and the Bin Presentation Area will be of flat surface and kept free of obstacles. The strata manager/caretaker will return the bins to the Bin Storage Areas as soon as possible on the same day following collection.

4.1 Residential Bulk General and Green Waste

Each apartment has an allocated storage room and additional space has been allowed for within the west Bin Storage Area for the temporary storage of bulk waste, refer Diagram 1. This will assist with the reduction of illegal dumping of bulk waste at the Proposal.

Each financial year the City provides residents with two bulk verge valet collections and one green waste verge collection, details of the services provided by the City can be found on the City's website.

An area on the verge that is clear of overhanging trees and services or a fenced off parking bay, may also be designated for use as a collection point for bulk waste and green waste, as required.

Residents would liaise with the strata manager/caretaker on organisation of the collection/delivery of the bulk waste services.

5 Waste Management

A strata manager/caretaker will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Areas;
- Cleaning of bins and Bin Storage Areas, when required;
- Ferrying of bins to and from the Bin Storage Areas and Bin Presentation Area on collection days;
- Ensure all residents at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor resident behaviour and identify requirements for further education and/or signage;
- Monitor bulk general and green waste accumulation and assist with its removal, as required;
- Regularly engage with residents to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the City/private contractors to ensure efficient and effective waste service is maintained.

6 Conclusion

As demonstrated within this WMP, the Proposal provides sufficiently sized Bin Storage Areas for storage of refuse, recyclables and FOGO, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided, and collection of refuse, recyclables and FOGO can be completed from the Proposal.

The above is achieved using:

- Six 240L refuse bins, collected twice each week via private contractor.
- Seven 240L recycling bins, collected once each week via private contractor; and
- Four 240L FOGO bins, collected twice each week via the City.

The City/private contractor's side arm waste collection vehicle will service the bins from the Bin Presentation Area on the Charles Street verge at the front of the Proposal.

A strata manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

Figures

Figure 1: Locality Plan


P: PO Box 454, Leederville WA 6903 | A: 604 Newcastle St, Leederville WA 6007 | T: 1300 251 070 | W: www.talisconsultants.com.au
391,300
391,350
391,400
6,467,500
6,467,450
Charles St
Elizabeth St
Sydney St
Data source: Roads, Cadastre - Landgate, 2025. Imagery: Nearmap, 2025.
Document Path: \\server\Talis\SECTIONS\Waste\PROJECTS\WMP2025\WMP25044 - 409 Charles Street, North Perth\GIS\Maps\WMP25044 - 409 Charles Street.aprx
LEGEND
Site Boundaries
Cadastre
Easement
Freehold
Road
Strata Plan or Lot
DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE
24-Dec-2025
FILE
SD-049-25
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LOCALITY
Floreat
Perth
Fremantle
0 5 10 15 20 km
LOCALITY
407 + 409 Charles Street
North Perth WA 6006
Greenliving Homes No 6 Pty Ltd atf Spinnaker Investment Trust No 6 Trust
0 5 10 15 20 m
Coordinate System: GDA2020 MGA Zone 50
Scale @ A3: 1:500
Prepared: A Barley
Date: 15/05/2025
Reviewed: J Logothetis
Revision: A
Project: WMP25044
talis consultants
Figure 01

talis consultants

Assets | Engineering | Environment | Noise | Spatial | Waste

HEAD OFFICE
604 Newcastle Street,
Leederville, WA 6007

NSW OFFICES
Nowra
76 Bridge Road,
Nowra, NSW 2541

Newcastle
58 Cleary Street,
Hamilton, NSW 2303

QLD OFFICE
Brisbane
35 Boundary Street,
South Brisbane, QLD 4101

P: 1300 251 070 | E: enquiries@talisconsultants.com.au

ABN 85 967 691 321

9.2 NO. 128A (LOT: 2; PLAN: 80812) HAROLD STREET, MOUNT LAWLEY - PROPOSED CHANGE OF USE FROM SINGLE HOUSE TO SINGLE HOUSE AND UNHOSTED SHORT TERM RENTAL ACCOMMODATION

Ward: South Ward

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

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSES the application for Change of Use from Single House to Single House and Unhosted Short Term Rental Accommodation at No. 128A (Lot: 2; Plan: 80812) Harold Street, Mount Lawley for the following reasons:

1. **Pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015*, the objectives of the Residential zone of the City of Vincent's Local Planning Scheme No. 2, and the objectives of the City's Local Planning Policy – Short Term Accommodation, the proposed development would be incompatible with its setting and would have adverse impacts on the amenity and character of the locality for the following reasons:**

   1.1 **Pursuant to 67(m) and (n) in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the site is located within a predominantly residential streetscape characterised by permanent occupation and limited ambient activity. The proposal would introduce short-stay visitor accommodation with regular guest turnover and transient occupancy patterns that are materially different from permanent residential use and are not compatible with the established character of the locality;**

   1.2 **Pursuant to the objectives of the Residential Zone in the City of Vincent's Local Planning Scheme No. 2, the proposed Unhosted Short Term Rental Accommodation is not compatible with, nor complimentary to, surrounding properties. The introduction of the Unhosted Short Term Rental Accommodation into the predominantly residential area would generate levels of noise and activity that are inconsistent with the established residential character, resulting in an undue impact on the amenity of neighbouring properties; and**

   1.3 **Pursuant to the objectives of the City's Local Planning Policy – Short Term Accommodation, the proposed Unhosted Short Term Rental Accommodation is not appropriately located or designed to mitigate potential noise impacts on surrounding residential properties. The dwelling shares a full-length two-storey boundary wall with the adjoining residence and contains an outdoor living area that directly adjoins the major openings of the neighbouring property. These close physical interfaces increase the potential for noise transmission and disturbance, and the proposal would result in undue impacts on adjoining residential amenity.**

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for a change of use from Single House to Single House and Unhosted Short Term Rental Accommodation (Unhosted STRA).

The subject site is zoned Residential R50 under the City of Vincent Local Planning Scheme No. 2 (LPS2). The site and adjoining properties fall within the Residential Built Form Area under the City's Local Planning Policy No. 7.1.1 – Built Form (Built Form Policy).

The site is bounded by a laneway to the north, Harold Street to the south, and single houses to the east and west. The site consists of a two-storey dwelling with four bedrooms, three bathrooms, an outdoor living area at the eastern side of the property, and two car parking bays in the garage accessed from the laneway. The dwelling is a terrace-style house that shares a boundary wall with the adjoining property to the west. No building works are proposed.

The application seeks approval to use the subject site as a Unhosted STRA, which is un-hosted short-term accommodation, for up to six guests, with a minimum three-night stay. The property would be managed by a third-party short-term accommodation provider. The applicant is seeking approval for both single house and Unhosted STRA, as the landowner intends to occupy the dwelling for the majority of the time and rent the house when out of the country.

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

The key planning issue is locational suitability and amenity impact. The subject site is located mid-block within a predominantly residential streetscape and has sensitive physical interfaces with adjoining dwellings, including a shared two-storey boundary wall and an outdoor living area in close proximity to neighbouring bedroom openings. While Unhosted STRA is a discretionary ('A') use within the Residential zone, the site's configuration and context mean that the likely impacts associated with transient short-stay accommodation cannot be adequately mitigated through management measures alone.

There is a clear transition between the commercial activity of Beaufort Street and the subject site, with low-intensity commercial uses and residential properties creating a physical separation between the District Centre land uses and the quieter, predominantly residential character of Harold Street. As a result, the subject site is experienced as part of this context, where the introduction of a high-intensity, short-term accommodation use would be inconsistent and would unduly impact local amenity.

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

PROPOSAL:

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

Details of the proposed operation of the Unhosted STRA are summarised as follows:

- Un-hosted accommodation;
- Maximum of six guests per booking at any one time;
- Minimum stay of three consecutive nights for all bookings and maximum of 90 nights;
- Two on-site car parking bays available to guests within the garage; and
- Management by the landowners and a caretaker.

The applicant's Development Plans are included as **Attachments 2**. A Management Plan and Code of Conduct have been submitted to guide the operation, included as **Attachments 3** and **4**, respectively. No internal or external building works are proposed as part of this application.

Delegation to Determine Applications:

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

This is because the delegation to Administration to determine applications does not extend to applications for development approval that receive more than five objections during the community consultation period. In addition, the delegation does not extend to an un-hosted Unhosted STRA land uses that are not time limited.

The application received nine submissions, one in support and eight objections during the consultation period, with one of the objecting submissions containing a petition with an additional 13 signatories in opposition to the proposal.

BACKGROUND:

Landowner:	Lawrence Game
Applicant:	Keith Baird
Client:	Lawrence Game
Date of Application:	23 June 2025
Zoning:	MRS: Urban LPS2 Zone: Residential R Code: R50
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Unhosted Short Term Rental Accommodation – 'A' use
Lot Area:	231m²
Right of Way (ROW):	Yes
Heritage List:	No

Site Context and Zoning

The subject site is bounded by a laneway to the north, Harold Street to the south, a single-storey single house to the east and a two-storey single house to the west, as shown in the Location Plan included at **Attachment 1**. The existing contemporary dwelling is double storey and is a terrace-style house that shares a boundary wall with the adjoining property to the west at No. 128B Harold Street, Mount Lawley.

The adjoining and adjacent properties to the sides and rear of the subject site are zoned Residential R50. The housing stock north of Harold Street is characterised predominately by small cottage homes. There are no commercial uses.

To the south of Harold Street, the properties are zoned R80. Directly opposite the site to the south-west is a Heritage Listed building which is used as the Kinsington International College and to the south-east is a five storey Multiple Dwelling. Towards Beaufort Street to the west, there are more Multiple Dwellings and only one mixed use development at the corner of Harold and Beaufort Streets, approximately 124m from the subject site.

The subject dwelling is an existing two-storey dwelling with four bedrooms and three bathrooms. The outdoor living area is located behind the primary street setback area, facing the eastern boundary with an approximate area of 18 square metres. The dwelling has a secondary outdoor area in the courtyard located within the street setback with an approximate area of 26 square metres.

The dwelling has two on-site parking spaces located within the garage which are made available to guests.

2 hour paid parking is available on Harold Street to the north, and 3 hour paid parking available to the south of Harold Street.

Unhosted Short Term Rental Accommodation Operation History

The subject site has previously operated as Unhosted STRA under an exemption from requiring development approval provided for under the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions).

A review of booking data available to the City through the Short-Term Rental Accommodation Register identifies that the property has been registered and has been operated as Unhosted STRA since 11 March 2025.

However, in the 2025 registration period, through compliance investigations it was identified that the Unhosted STRA operated unlawfully for a total of 132 nights which exceeded the 90-day exemption criteria. The applicant was required to cancel and cease all operations until 11 March 2026, when the current state government registration periods re-sets. From 12 March 2026, the owner may recommence operations for up to a maximum of 90 nights (within a 12-month period), without development approval under the exemption provisions. The owner is cognisant of this limitation and has complied with these instructions thus far.

It should also be noted that the Unhosted STRA had been operating with a capacity of 8 guests although approval is being sought for 6 guests maximum. Through the consultation period of this application, further concerns have also been raised with the City in relation to when the premises operated as an Unhosted STRA, including antisocial behaviour, excessive noise and lack of parking within the garage therefore guests are reliant are on-street parking.

Surrounding Context

Immediate Context

The immediate adjoining properties are summarised as follows:

- No. 128B Harold Street – Two-storey Single House to the north-west:
  - A common boundary wall is shared between the entirety of No. 128B Harold and the site. This results in bedrooms and loungeroom areas backing onto each other on both levels of the house.
  - Two outdoor living areas; located at the western side of the property, separated from the subject site and the front courtyard.
  - Bedrooms with major openings orientated to Harold Street or internally within the site.
  - On-site car parking for two cars, accessed from the Right of Way to the north.

- No. 126 Harold Street – Single-storey Single House to the south-east:
  - Bedrooms with major openings orientated adjacent to the outdoor living area and entry of the subject site.
  - Outdoor living area located adjacent to the side setback area of the subject site.

- No. 47 Clarence Street – Single-storey single house to the north-east:
  - Outdoor living area located to the south of the dwelling, addressing the Right of Way.
  - Rear courtyard/services area adjacent to the shared boundary with the subject dwelling.
  - Ground floor major opening from the living area orientated towards the shared boundary with the subject dwelling.
  - On-site car parking for two cars, accessed from the primary street.

Broader Context

The surrounding locality comprises medium-density single and two-storey dwellings to the north-east and north-west, an Educational Establishment to the south and a five storey multiple dwellings to the south-east, and commercial development along Beaufort Street to the east and south-east.

Directly opposite the site on the southern side of Harold Street is Kensington International College, an Educational Establishment operating primarily between 8:30am and 5:00pm Monday to Friday. The use generates periodic daytime pedestrian activity associated with student and staff arrivals and departures. However, it is a noise-sensitive land use and does not generate significant evening or late-night activity. Outside standard operating hours, the prevailing character of Harold Street is residential.

Beaufort Street is approximately 125 metres west of the subject site and accommodates a mix of commercial land uses including Taverns, Restaurant/Cafés, Small Bars, Offices and Shops.

Harold Street is located adjacent to the middle of the Beaufort Street Town Centre. The subject site itself is zoned Residential and does not form part of the Mixed Use or Commercial zones that apply along sections of Beaufort Street.

Existing commercial developments within close proximity to the subject site include:

- No. 129 Harold Street (directly opposite the subject site) – Educational Establishment (International School), operating from 8:30am-5.00pm Monday to Friday.
- No. 1/544 Beaufort Street (approximately 80 metres from the site) – Office (Accounting Services), trading 8:30am–5:00pm Monday to Friday, with vehicle access from Harold Street.
- No. 2/544 Beaufort Street (approximately 100 metres from the site) – Shop (Personal Services), trading 9:00am-5:00pm Tuesday to Friday and 8:30am-4:00pm on Saturday with vehicle access from Harold Street.

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

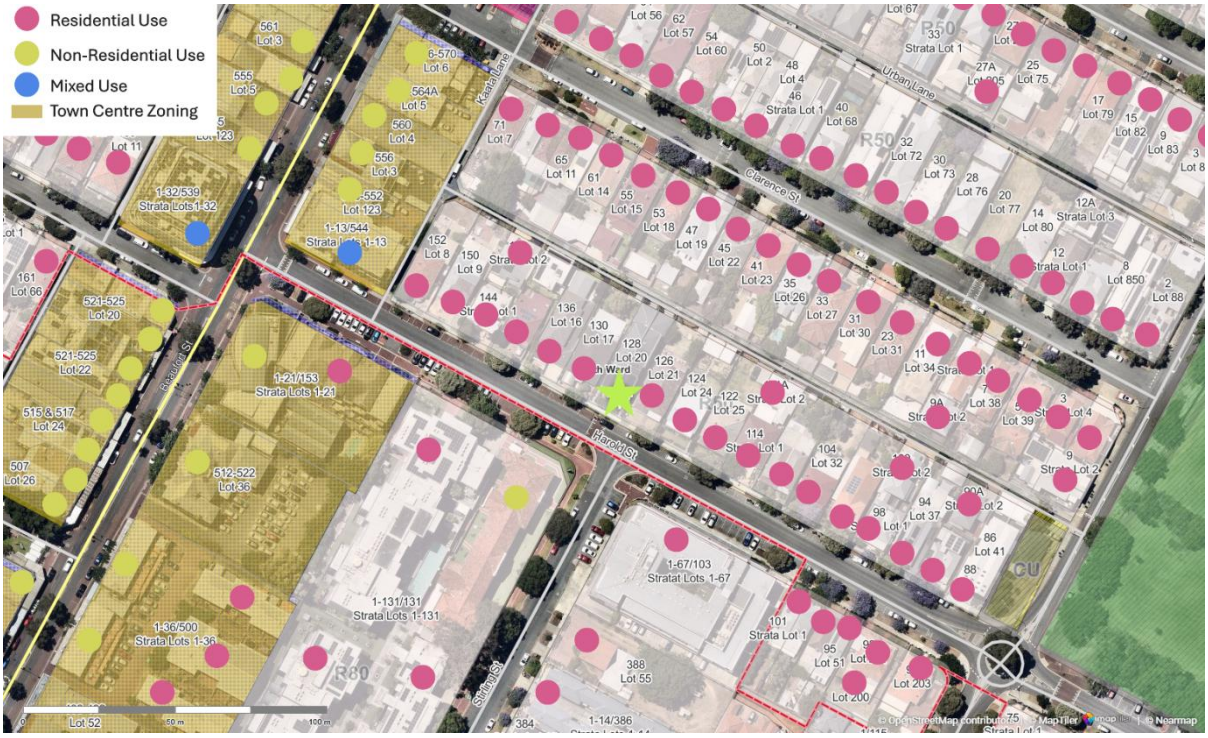

Figure 1 – Surrounding Land Uses

Future Planning Context

The City's Local Planning Strategy (LPS) identifies the Harold Street area as a high density residential area, based on Figure 1 of the Strategic Plan.

The overall density on the north side of Harold Street is unlikely to increase significantly, as most lots are constrained by their size and residential zoning, as a result, the existing medium-density character is expected to be retained. On the south side of Harold Street, the majority of lots have already been developed with four- to five-storey residential apartment buildings, with the exception of the heritage-listed Educational Establishment and given that these sites have largely been developed to their R80 zoning capacity, the prevailing built form and character are also expected to remain largely unchanged.

To the west of the site, the existing development on Beaufort Street includes a mixture of residential and commercial land uses which are likely to intensify over time, consistent with the Beaufort Street Town Centre Planning Framework (BSTCPF). The BSTCPF envisages increased intensity of development along Beaufort Street from a built form perspective.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes.

In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Acceptable Development Provisions (or equivalent)	Requires the Discretion of Council
Land Use		✓
Locational Criteria		✓
Useable Outdoor Spaces		✓

Planning Element	Use Permissibility/ Acceptable Development Provisions (or equivalent)	Requires the Discretion of Council
Car Parking	✓	
Management Plan/Code of Conduct	✓	
Bookings and Visitors	✓	
Guests	✓	
Complaints Management Procedure	✓	

Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Land Use	
Use Class Permissibility	**Proposal**
LPS2 – Zoning Table 'P' use.	*Residential Zone:* Unhosted Short Term Rental Accommodation – 'A' Use
Short Term Accommodation Policy	
Acceptable Development Provisions	**Proposal**
General Standards – Location Criteria 1.1.1 The development should be located within the following zones: • Local Centre; or • District Centre/Regional Centre; or • Commercial; or • Centre	The development is located within a Residential zone.
General Standards – Location Criteria 1.1.2 Where located within the Residential or Mixed Use Zones, should: • Be within 100 metres walkable distance of recognised tourist destinations (such as cultural precincts, major recreational attractions, or activity centres) and a transit stop on a high frequency public transport route; and • Meet the land use-specific location criteria provided in 2.1.	• The subject site is within approximately 150 metres of transit stops on a high-frequency bus route; and • Does not meet the land use-specific location. criteria
General Standards – Location Criteria 1.1.3 Useable outdoor spaces are located and designed to minimise amenity impacts to habitable rooms and useable outdoor spaces of adjoining residential properties.	The subject sites outdoor living area is a courtyard within the centre of the site. The outdoor living area is unenclosed to the eastern boundary and does not have sufficient separation provided to the adjoining eastern property's habitable rooms at No.126 Harold Street. The adjoining property has major openings to bedrooms facing the subject site's outdoor living area. The outdoor living area is sufficiently separated from the adjoining properties to the north and west.
Un-hosted Short-Term Rental Accommodation – Location Criteria 2.1.1 Should be located adjacent to, or have a direct interface with, other non-residential uses that are not sensitive to noise, and in areas where ambient noise/activity already exists.	The site is not in an area where ambient noise/activity exists.

	The site is located across Harold Street to a noise sensitive non-residential use, being an Educational Establishment. The use is low intensity, operating during standard business hours and generates minimal noise. The site is separated by approximately 125 metres from nearby commercial uses on Beaufort Street that has a distinctly higher level of ambient activity than the residential context of Harold Street.

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Clause 67(2) of the Deemed Provisions, Council is to have due regard to a range of matters to the extent that they are relevant to the development application, including the zone objectives, the suitability of the use, the impact on amenity, traffic and parking, and any relevant local planning policies.

Administration's assessment of the relevant Clause 67 matters is provided in the Comments section of this report. A detailed assessment against all relevant matters is provided in **Attachment 7**.

Local Planning Scheme No. 2

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

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

These objectives are one of the matters to which Council must have due regard under the Deemed Provisions.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the Deemed Provisions for a period of 14 days from 22 September 2025 - 6 October 2025. In accordance with the City's Community and Stakeholder Engagement Policy, the method of consultation included a notice on the City's website, the erection of a sign to the Harold Street elevation of the site and 207 letters being mailed to the owners and occupiers of the adjoining properties, as shown in **Attachment 1**.

During the consultation period, the City received nine submissions, with one support and eight objections to the proposal. It should be noted that one of the objecting submissions contained a petition with an additional 13 signatories in opposition to the proposal.

A number of concerns were raised during the consultation period for the proposal, which are summarised as follows:

- Impact of short-term accommodation during the housing crisis on housing availability.
- Increased turnover of occupants straining local infrastructure and services, including parking and waste management.
- Noise disturbances, especially at night, affecting nearby residents.
- Frequent turnover of guests disrupting community relationships.
- Decreased sense of safety due to constant guest turnover.
- Concern regarding guests not following the parking requirements.
- Concerns in regard to the existing management/operations of the land use, including previous communications with guests and neighbouring properties that are inconsistently followed or enforced.
- Parking not being made available on site for guests, resulting in parking to the street.
- The use does not meet the objectives of the zone or Short-Term Accommodation Policy.
- The location of outdoor living area is within close proximity to neighbouring bedrooms.
- The common wall spanning the entire length with the subject property has main living areas and bedrooms, which exacerbates noise and impacts to amenity.
- Introducing a commercial operation within a quiet, residential street.

As summary of submissions and the Applicant's response is included as **Attachment 5**. Administration has provided a response to submissions which is included as **Attachment 6**.

Design Review Panel (DRP):

Referred to DRP: No

The proposal was not referred to the DRP. This is because the application does not propose any modifications to the existing built form and does not meet the requirements for referral outlined in the DRP Terms of Reference.

LEGAL/POLICY:

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

Planning and Development Act 2005

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

City of Vincent Local Planning Scheme No. 2 - Scheme Amendment No. 13

Amendment No. 13 was initiated to ensure alignment with amendments made to the *Planning and Development Regulations 2015* as part of the State's STRA reforms. Amendment No. 13 includes replacing existing STRA land uses with new land uses. There is no material change to the permissibility of STRA uses than what is currently set out in LPS2.

The Minister for Planning approved Amendment No. 13 on 5 January 2025, with amendment to come into full 'force and effect' upon its imminent gazettal.

Adopted Short Term Accommodation Policy

At its 12 August 2025 meeting, Council approved the adoption of the City's Draft Short-Term Accommodation Policy, with an endorsed date for January 2026. This is now considered a fully endorsed Policy in accordance with clause 67(g) of the *Planning and Development (Local Planning Schemes) Regulations 2015.* In summary, the adopted Policy:

- Places greater emphasis on protecting long-term housing supply in Residential zones;
- Seeks to locate short term accommodation near established commercial and cultural activity and high
- frequency public transport; and
- Requires that noise and amenity impacts be proactively managed through scale, location and management measures.

Beaufort Street Town Centre Planning Framework

At its 12 August 2025 meeting, Council approved the adoption of the BSTCPF, which guides future development along Beaufort Street and surrounding properties. The framework applies to properties within the core of the Town Centre. The boundary of the Town Centre ends short of the site, ending at the intersection of Kaata Lane and Harold Street.

Draft Local Planning Strategy

The City's Draft Local Planning Strategy (draft strategy) was endorsed by Council on 8 April 2025 to commence advertising and is currently pending WAPC approval before this can occur. The City's Local Planning Strategy (LPS) identifies the Harold Street area as a 'existing urban footprint' area, based on draft of the Strategic Plan. Other than this, the Draft Strategy does not specifically reference the subject site.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application, provided the decision is based on a proper consideration of the planning framework and is supported by clear reasoning.

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. The proposal relates to a change of use from Single House to Single House and Unhosted STRA with no building works. There is limited opportunity through this application to influence the built form or environmental performance of the existing dwelling.

PUBLIC HEALTH IMPLICATIONS:

There are no public health implications arising from this application beyond the general amenity and noise considerations addressed in the planning assessment.

FINANCIAL/BUDGET IMPLICATIONS:

There are no direct financial or budget expenditure implications arising from the determination of this application. However, as with any discretionary planning decision, there is a possibility that the determination may be subject to review by the SAT, which can result in legal and consultant costs being incurred by the City.

COMMENTS:

Summary Assessment:

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

- The subject site is located mid-block on a predominantly residential street and, with adjoining development comprising single dwellings. The site does not directly adjoin non-residential land uses, however, is located across Harold Street from an Educational Establishment (Kensington International College). The Educational Establishment operates primarily during daytime hours and generates periodic pedestrian activity associated with student and staff arrivals and departures. It is also a noise-sensitive use and does not generate sustained evening or late-night activity.
- The proposed Unhosted STRA would introduce a transient visitor accommodation use into a location where the prevailing character outside daytime hours is residential and comparatively low in ambient activity. This increases the likelihood that guest turnover, arrivals and departures, and use of outdoor areas would be disruptive to adjoining residents.
- The outdoor living area is located to the eastern side of the site, directly adjacent to neighbouring major openings. This proximity, combined with the transient nature of short-stay guests, would result in elevated noise levels and disturbance, adversely affecting adjoining residential amenity.
- While a Management Plan and Code of Conduct have been provided, these measures rely on self-regulation, operational controls and do not address the fundamental physical interface and locational limitations of the site, including the shared boundary wall arrangement and close proximity of outdoor living areas to neighbouring bedrooms.
- The proposal does not meet the objectives and locational intent of the City's Short-Term Accommodation Policy, which seeks for such uses to be appropriately located, designed, and operated to minimises impacts of noise and activity on the amenity of the surrounding community.

Land Use

In considering the acceptability of the Unhosted STRA land use, Council is required to consider the objectives of the Short Term Accommodation Policy, objectives of the Residential zone under LPS2, and the matters to be considered under Clause 67 of the Deemed Provisions, including the compatibility of the use with its setting and the likely effect on the amenity of the locality.

Applicant's Management Plan and Code of Conduct

The applicant has prepared written justification and a Management Plan and Code of Conduct to support the proposal, included in **Attachment 3 and 4,** respectively.

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

- Guest screening, which requires guests to provide their contact details, a government issued identification, written reviews from other hosts, and their reason for booking the property.
- Prohibition of parties and gatherings.
- A maximum of six guests. No additional guests or visitors other than those booked at permitted at stay at the property.
- Excessive noise would be monitored through a noise monitoring system. This system would identify when guests are making excessive noise, particularly during the identified quiet time after 9:00pm. The system would notify the operator when excessive noise is detected, allowing the operator to take immediate action to resolve the issue. This could include eviction of guests or extra charges applied. in the event of an approval, it is recommended a noise monitoring device is utilised during operation.
- A complaints procedure, including the provision of contact details of the operator to adjoining and adjacent properties to ensure any issues can be resolved promptly.

Administration's Comment

Council is to consider whether the proposed land use is appropriate for this location and whether it would have adverse impacts on the amenity of neighbouring properties or the broader locality. The Deemed Provisions defines amenity as "*…all those factors which combine to form the character of an area and include the present and likely future amenity."*

Land Use Acceptability

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

- Increased Intensity of Site: The proposed Unhosted STRA would introduce a short-stay visitor accommodation use into a predominantly residential setting. Unlike permanent residential occupation, Unhosted STRA involves transient occupancy patterns, guest turnover and visitor behaviour that can generate activity, particularly during evenings and weekends. With a capacity of up to six guests and bookings from a minimum three-night stay, the proposal is likely to increase comings and goings, outdoor area use and associated noise in a manner that is inconsistent with the prevailing residential character and amenity expectations of the locality.

- Impact on the Broader Context:

    - Incompatibility with the Character and Activity Profile of the Immediate Area: The subject site is located within an established residential area that is characterised by lower levels of ambient noise. The Educational Establishment across Harold Street operates primarily during daytime hours and generates periodic pedestrian activity at start/finish times, but does not contribute to sustained evening or late-night activity. Furthermore, the Educational Establishment is considered a 'noise-sensitive land-use' as per the definitions of the *Environmental Protection (Noise) Regulations 1997* and State Planning Policy 5.4: Road and Rail Noise.

      The subject site does not interface with activity-generating commercial uses that could reasonably absorb or moderate the impacts associated with short-stay visitor turnover. In this context, the proposed use is more likely to introduce noticeable disruptions, particularly in relation to noise and late-day activity.

      The subject site does not interface with noise generating commercial properties that could assist in moderating the noise impacts and short-stay visitor turnover associated with the Unhosted STRA. In this context, the proposed use would introduce noticeable disruptions, particularly in relation to noise, parking demand, and activity.

    - Separation from Beaufort Street Commercial Activity: Commercial and hospitality uses associated with Beaufort Street are located approximately 125 metres west of the subject site and are separated by intervening residential development. This creates a clear transition from the higher-activity District Centre environment to the quieter residential character of Harold Street at this location. While the street may experience some general background activity due to its proximity to Beaufort Street, the prevailing streetscape character remains predominantly residential, and the closest non-residential interface is noise-sensitive rather than noise-generating.

- Impact on the Immediate Context:

    - Adjoining Residential Properties: The subject site is adjoined by residential development, with the adjoining lots to the east and west most directly impacted. As shown in **Figure 3** below, the western property shares a double storey boundary wall with the subject property and the eastern neighbouring property has major openings to bedrooms facing the subject site's outdoor living area.

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

    - Use of Outdoor Living Areas: Unhosted STRA often results in more frequent, irregular and intensive use of outdoor spaces, particularly during evenings and weekends. The City's Short Term Accommodation Policy recognises this risk and requires adequate separation to protect residential amenity. The proximity of neighbouring outdoor living areas means the proposed use increases the potential for noise, activity and disturbance, adversely affecting the amenity of adjacent properties.

Figures 3 and 4 below illustrates the location of outdoor living area and major openings for the subject site and the adjoining properties.





Figure 3 (left): *Subject site and adjoining properties site layouts*

Figure 4 (right): *Site visit photo taken on the Eastern Boundary of 128A Harold from August 2025 showing proximity of outdoor living area to openings*

Further to the existing outdoor living area context, the subject site also has a separate development approval, valid until 21 June 2026, for works including a pool and decking above the rear garage facing the laneway.

While these works are not part of the current application, the approval remains valid and could be implemented independently of this proposal. If constructed, the pool and decking would introduce an additional outdoor living area at the property.

This area would be located in close proximity to the adjoining rear open space of No. 126 Harold Street, which may increase the potential for outdoor activity and noise affecting neighbouring properties.

If the dwelling were to operate as Unhosted Short-Term Rental Accommodation, the pool and decking could also be used by guests in the same way as other outdoor living areas within the dwelling. In that context, the presence of this additional outdoor area is relevant to the assessment of amenity impacts on adjoining residential properties and would likely further contribute to noise and activity affecting nearby dwellings.

Code of Conduct and Management Plan

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

Residential amenity is influenced by the physical layout of a site and its relationship to adjoining properties. In this case, the subject site's outdoor living area directly adjoins major openings of the neighbouring property and the dwelling shares a full-length boundary wall with the adjoining dwelling. These interface characteristics are not altered by operational controls. Although the property may be able to be managed responsibly, the proposed measures are largely reactive and do not adequately mitigate the amenity risks arising from the site's layout and immediate context. As such, management alone cannot ensure that the use will not result in an undue impact on the surrounding residential amenity.

Time Limited Approval

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

In this case, a time-limited approval is not supported. The subject site does not present an appropriate setting for short-term accommodation due to its close interface with adjoining residential properties and the physical configuration of the site. The likely noise and amenity impacts arise from site characteristics that would not change during a trial period and cannot be adequately mitigated through temporary approval or management measures.


SUBJECT SITE
R50
R80
CU
Harold St
Clarence St
Urban Lane
Tramway Lane
Mereny Lane
Broome St
Stirling St
Smith St
Plunkett St
Curtis St
Barlee Street
Wright Street
Beaufort Street
Mary Street
Harold Street
Clarence Street
Stirling Street
Smith Street
Plunkett Street
Beaufort St
Belle Place
Pleasant Park
Highgate
Tommy Cook Avenue
Kaa
53
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Consultation and Location Map
No. 128A Harold Street, Mount Lawley
Extent of Consultation
N


SUBJECT SITE
Clarence St
Harold St
Stirling St
CITY OF VINCENT
The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).
No. 128A Harold Street, Mount Lawley
N



COVERING LETTER

CITY OF VINCENT
RECEIVED
23 Jun 2025

June 2025

City of Vincent
244 Vincent Street,
Leederville

APPLICATION FOR SHORT-TERM ACCOMMODATION.
128A HAROLD STREET MOUNT LAWLEY

The reason for applying for Change of Use to short-term accommodation is the owner shares his time between Thailand and Perth. When he is in Perth he stays at he property which would make it unsuitable for a long-term tenant.

A maximum of 6 guests will be able to occupy the property during each booking.

A no visitor policy will apply. Any visitors must be approved by the Manager.

Minimum bookings: 3 nights.
Maximum bookings: 90 nights.

Parking for two vehicles in a lock-up garage at the rear of the property.

If approval is granted, the property will be managed by Cloud BNB.

We specialise in Short-Term Accommodation management and have procedures in place to ensure neighbours and surrounding property owners are not adversely affected.

Guests must agree to a strict Code of Conduct during their stay which includes minimising noise and only parking in designated areas.

We install noise monitors in most properties to alert us if guests are making excessive noise. We then deal with the disturbance immediately by contacting the guests. If they continue to disturb neighbours the Terms of Occupancy give us the authority to insist they vacate the property.

Accompanying this letter is a comprehensive Management Plan which details complaints management, guest behaviour, check-in and check-out procedures, waste management and parking information.

We look forward to a positive response to this application.

Yours Sincerely

Leonardo de Paula

Director.

4/228 James Street
Northbridge 6003
0410326308

CHARLES (BUSH) PARKER
LICENSED SURVEYOR
A.B.N 81906881373
Email : bushparker.wa@gmail.com

Client: Zupanov Building Co.
Address: 128 Harold Street, Mount Lawley

Plan: 692 Lot: 20	SCALE: 1:200	DRAWN: C.S	DATE: 23/03/2019

LEGEND

SEC Dome	
Power Pole	
Phone Pits	
Water Comm.	
TP 0.00	Top Pillar/Post
TW 0.00	Top Wall
TR 0.00	Top Retaining
TF 0.00	Top Fence

MISCLOSE 0.011 m

SOIL Sand Refer to Survey

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Woodbine Park PTY LTD accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

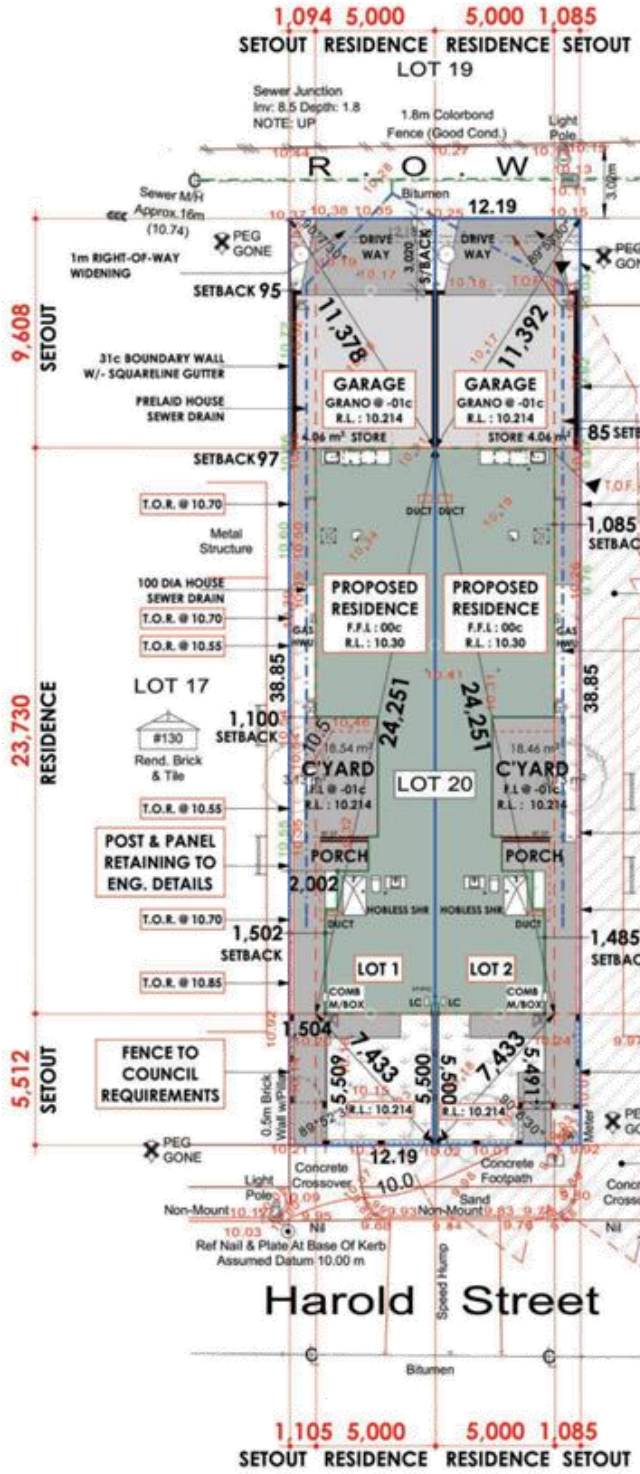
DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

CITY OF VINCENT
RECEIVED
23 Jun 2025

LOT 1	
SITE COVERAGE	
ZONED	R50
% ALLOWED	60%
SITE AREA	236.97m²
SITE COV. AREA	139.00m²
SITE COV. =58.7%	

LOT 2	
SITE COVERAGE	
ZONED	R50
% ALLOWED	60%
SITE AREA	236.39m²
SITE COV. AREA	139.00m²
SITE COV. =58.8%	





R . O . W
12.19m
6.094m 6.096m
LOT 1 236.97m² LOT 2 236.39m²
38.85m 38.85m 38.85m
6.105m 6.085m
12.19m
Harold Street

PROPOSED STRATA LAYOUT
N.T.S.

OVERSHADOWING CALCS	
NEIGHBOURS LOT 21 AREA:	472.976m²
OVERSHADOW AREA:	106.43m²
PERCENTAGE COVERED:	22.5%

POST & PANEL RETAINING TO ENGINEERS DETAILS

DROPPED FOOTINGS TO ENGINEERS DETAILS

SITE PLAN
SCALE 1:200

Scale 1:200
0 2 4 6 8

REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE
front fence	01	GC	27-02-19
DA plans	00	JK	13-05-19
Council Letter 7-6-19	02	GC	20-06-19
Working Drawings	03	PH	06-09-19
Amended	04	JK	04-10-19
Amended	05	ES	30-10-19
Amended	06	JK	29-11-19
Amended	07	JK	06-12-19
COUNCIL LETTER	08	ES	31-01-20
AMENDMENTS FOR AC	09	ES	17-02-20

client: SILAY PTY LTD
address: LOT 20 (#128) HAROLD STREET MOUNT LAWLEY.
reference: SITE PLAN
drawn by: JENNY KANNIS
date drawn: 06-09-19
sheet size: A2
scale: 1:200
danielcassettaidesign
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1b/157 Main Street Osborne Park W.A. Australia T: (08) 9201 9993 w: dcdesign.com.au e: admin@dcdesign.com.au
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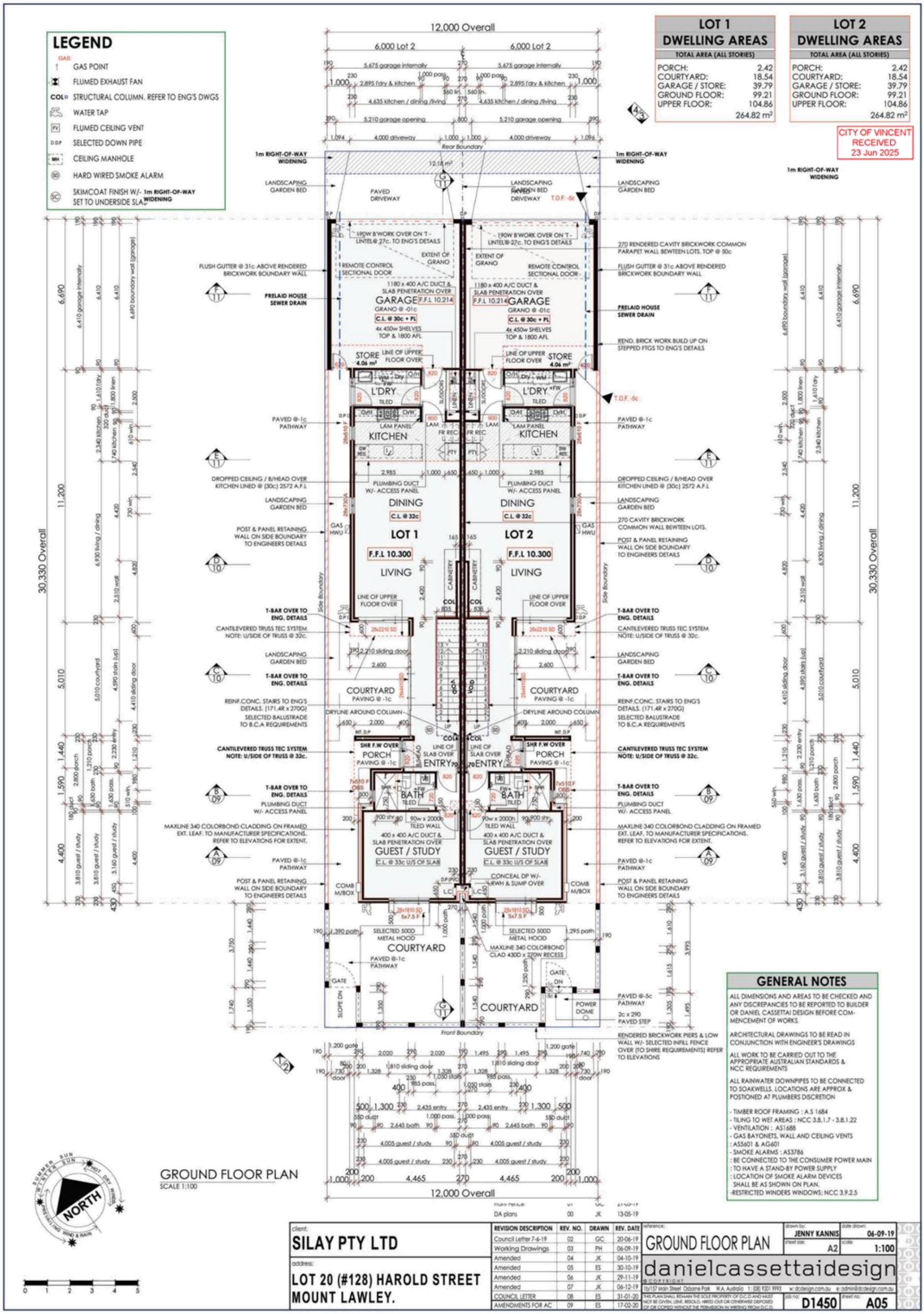
job no: D1450
sheet no: A02



GROUND FLOOR PLAN
SCALE 1:100

REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE
Council Letter 7-6-19	02	GC	20-06-19
Working Drawings	03	PH	06-09-19
Amended	04	JK	04-10-19
Amended	05	ES	30-10-19
Amended	06	JK	29-11-19
Amended	07	JK	06-12-19
COUNCIL LETTER	08	ES	31-01-20
AMENDMENTS FOR AC	09	ES	17-02-20
DA plans	00	JK	13-05-19

client: SILAY PTY LTD

address: LOT 20 (#128) HAROLD STREET MOUNT LAWLEY.

reference: GROUND FLOOR PLAN

drawn by: JENNY KANNIS | date drawn: 06-09-19

sheet size: A2 | scale: 1:100

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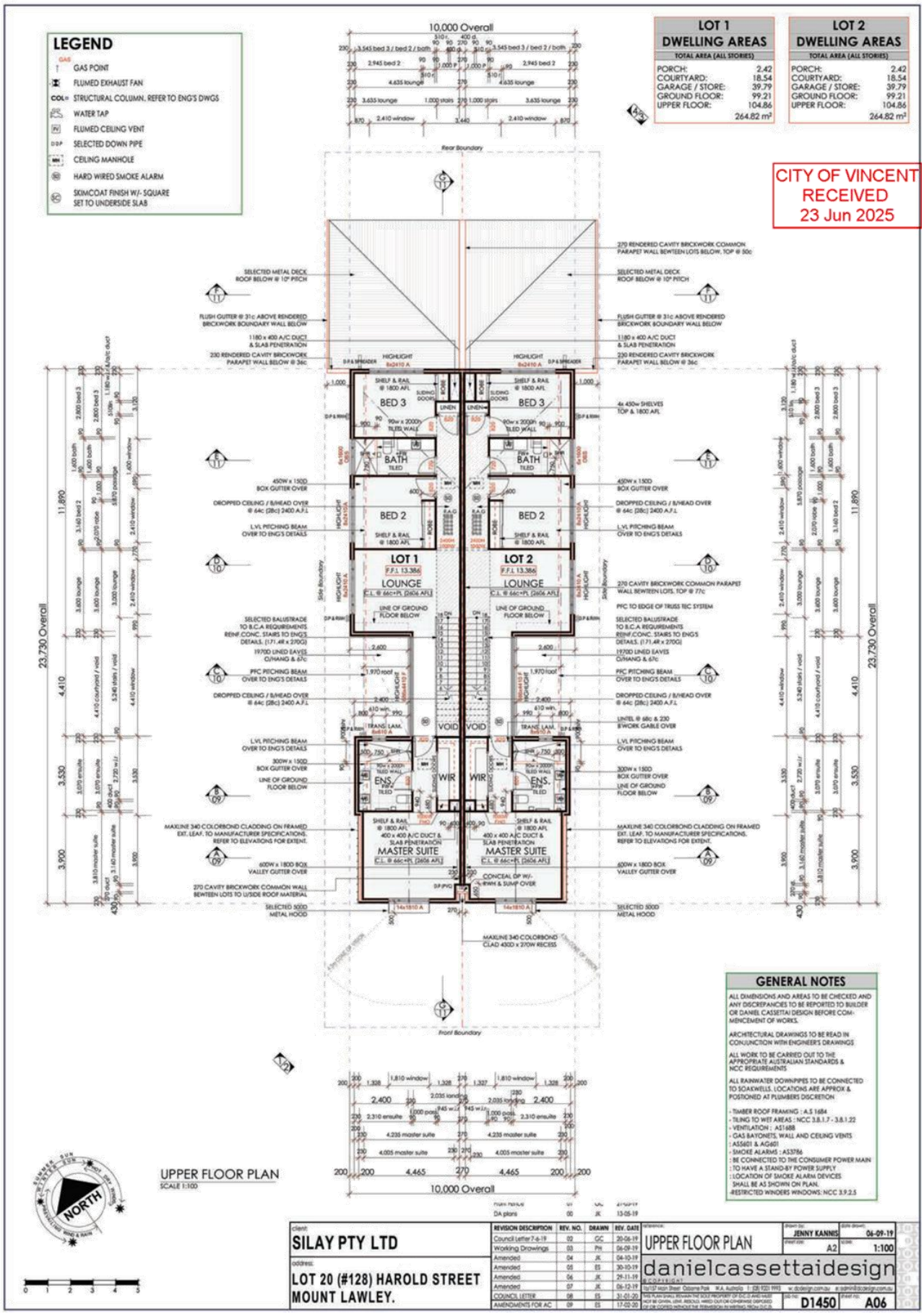
job no: D1450 | sheet no: A05


LEGEND
GAS POINT
FLUMED EXHAUST FAN
COL= STRUCTURAL COLUMN. REFER TO ENG'S DWGS
WATER TAP
FLUMED CEILING VENT
SELECTED DOWN PIPE
CEILING MANHOLE
HARD WIRED SMOKE ALARM
SKIMCOAT FINISH W/- SQUARE SET TO UNDERSIDE SLAB
LOT 1 DWELLING AREAS
TOTAL AREA (ALL STORIES)
PORCH: 2.42
COURTYARD: 18.54
GARAGE / STORE: 39.79
GROUND FLOOR: 99.21
UPPER FLOOR: 104.86
264.82 m²
LOT 2 DWELLING AREAS
TOTAL AREA (ALL STORIES)
PORCH: 2.42
COURTYARD: 18.54
GARAGE / STORE: 39.79
GROUND FLOOR: 99.21
UPPER FLOOR: 104.86
264.82 m²
CITY OF VINCENT RECEIVED 23 Jun 2025
10,000 Overall
Rear Boundary
Front Boundary
Side Boundary
BED 3
BED 2
BATH
LOT 1
F.F.L 13.386
LOUNGE
LOT 2
F.F.L 13.386
LOUNGE
VOID
WIR
ENS.
MASTER SUITE
23,730 Overall
11,890
4,410
3,530
3,900
GENERAL NOTES
ALL DIMENSIONS AND AREAS TO BE CHECKED AND ANY DISCREPANCIES TO BE REPORTED TO BUILDER OR DANIEL CASSETTAI DESIGN BEFORE COMMENCEMENT OF WORKS.
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS
ALL WORK TO BE CARRIED OUT TO THE APPROPRIATE AUSTRALIAN STANDARDS & NCC REQUIREMENTS
ALL RAINWATER DOWNPIPES TO BE CONNECTED TO SOAKWELLS. LOCATIONS ARE APPROX & POSITIONED AT PLUMBERS DISCRETION
- TIMBER ROOF FRAMING : AS 1684
- TILING TO WET AREAS : NCC 3.8.1.7 - 3.8.1.22
- VENTILATION : AS1688
- GAS BAYONETS, WALL AND CEILING VENTS : AS5601 & AG601
- SMOKE ALARMS : AS3786
: BE CONNECTED TO THE CONSUMER POWER MAIN
: TO HAVE A STAND-BY POWER SUPPLY
: LOCATION OF SMOKE ALARM DEVICES SHALL BE AS SHOWN ON PLAN.
-RESTRICTED WINDERS WINDOWS: NCC 3.9.2.5
UPPER FLOOR PLAN
SCALE 1:100
NORTH
client: SILAY PTY LTD
address: LOT 20 (#128) HAROLD STREET MOUNT LAWLEY.
REVISION DESCRIPTION | REV. NO. | DRAWN | REV. DATE
Council Letter 7-6-19 | 02 | GC | 20-06-19
Working Drawings | 03 | PH | 06-09-19
Amended | 04 | JK | 04-10-19
Amended | 05 | ES | 30-10-19
Amended | 06 | JK | 29-11-19
Amended | 07 | JK | 06-12-19
COUNCIL LETTER | 08 | ES | 31-01-20
AMENDMENTS FOR AC | 09 | ES | 17-02-20
DA plans | 00 | JK | 13-05-19
UPPER FLOOR PLAN
JENNY KANNIS 06-09-19
A2 1:100
danielcassettaidesign
D1450 A06

CITY OF VINCENT
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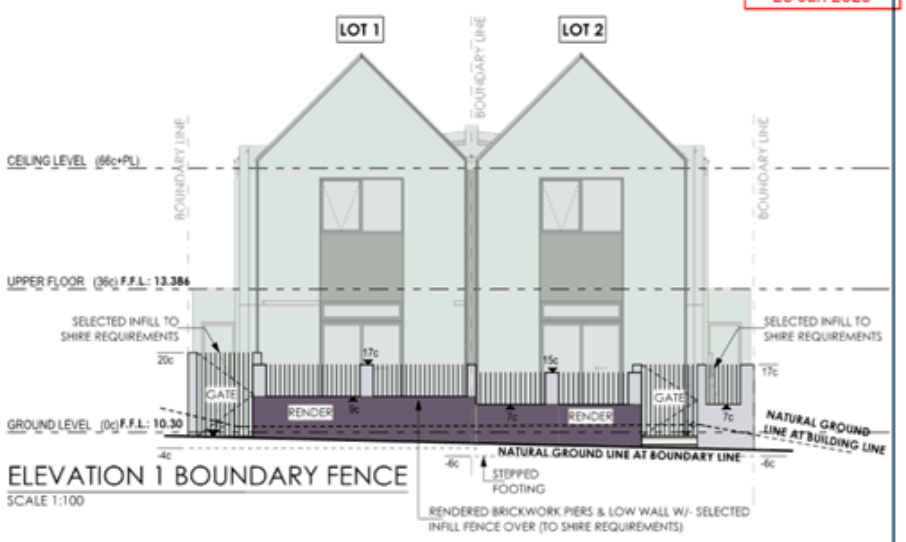
23 Jun 2025

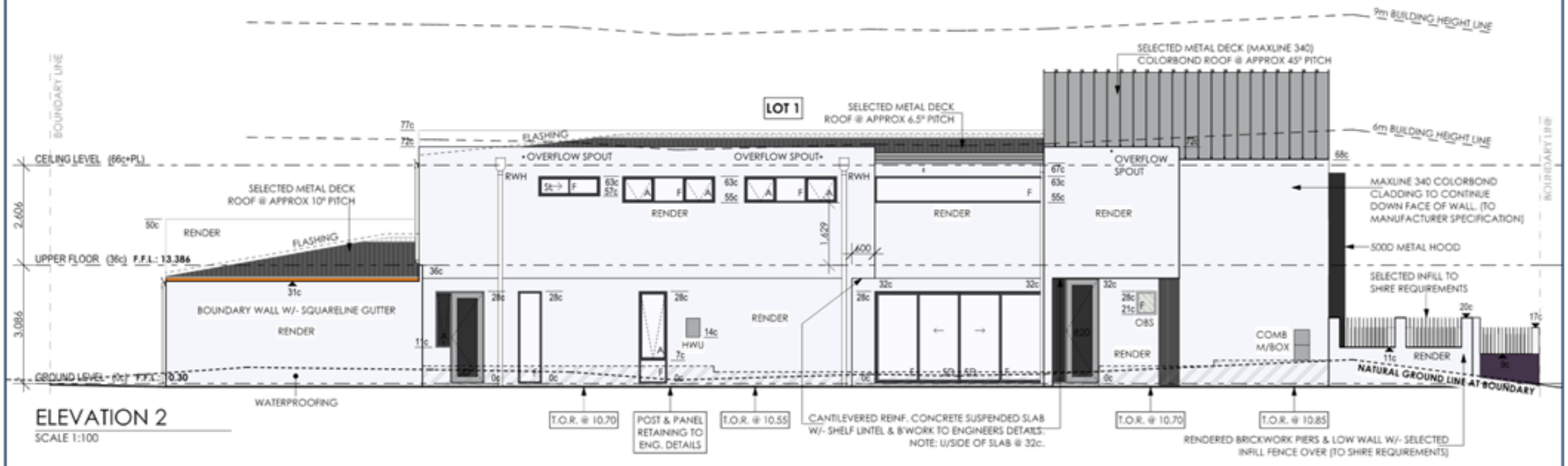


ELEVATION 1
SCALE 1:100

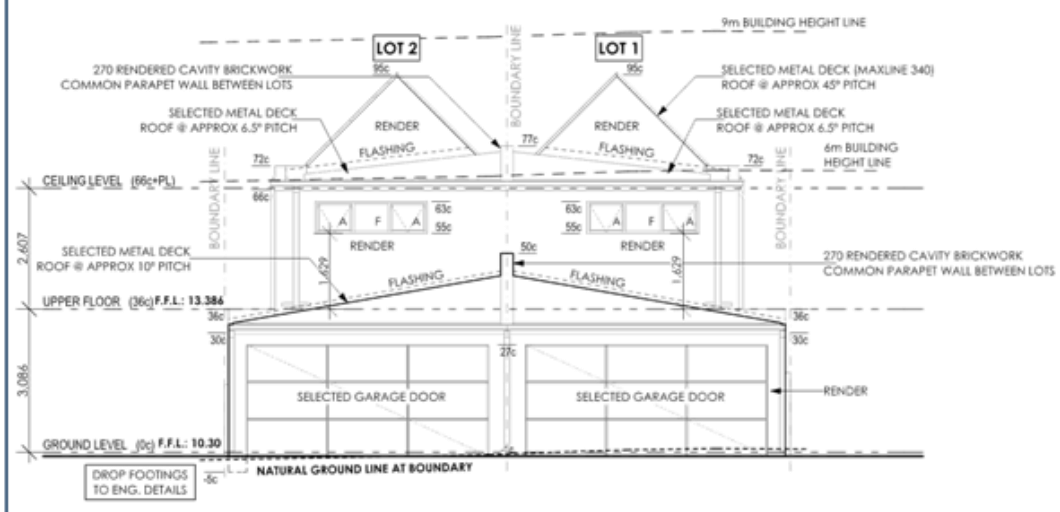
NOTE: BOUNDARY FENCE OMITTED FOR CLARITY



ELEVATION 1 BOUNDARY FENCE
SCALE 1:100



ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100

COLOUR SCHEDULE

MAIN RENDER	LEXICON
METAL HOODS	MONUMENT
CONTRASTING RENDER	WESTERN MYALL
WINDOW FRAMES	CHARCOAL PEARL
ROOF SHEETING	MONUMENT
FRONT SCREEN WALL	PURPLE VERBENA
MIDDLE BLADE WALL	PURPLE VERBENA

ELEVATION 4
SCALE 1:100

REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE
Council Letter 7-6-19	02	GC	20-06-19
Working Drawings	03	PH	06-09-19
Amended	04	JK	04-10-19
Amended	05	ES	30-10-19
Amended	06	JK	29-11-19
Amended	07	JK	06-12-19
COUNCIL LETTER	08	ES	31-01-20
AMENDMENTS FOR AC	09	ES	17-02-20
DA plans	00	JK	13-05-19

client: **SILAY PTY LTD**

address: **LOT 20 (#128) HAROLD STREET MOUNT LAWLEY.**

reference: ELEVATIONS

drawn by: JENNY KANNIS | date drawn: 06-09-19

sheet size: A2 | scale: 1:100

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job no: D1450 | sheet no: A08



MANAGEMENT PLAN.
SHORT TERM ACCOMMODATION

CITY OF VINCENT
RECEIVED
23 Jun 2025

128A HAROLD STREET MOUNT LAWLEY

Prepared for: The City of Vincent June 2025



cloud bnb

4/228 James Street
Northbridge 6003
0410326308



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1: COVERING LETTER
2: PROPERTY DESCRIPTION/USE
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- INTRODUCTION
- COMPLAINTS MANAGEMENT
- Level One Complaint (Minor noise disturbance and/or complaint
- Level Two Complaint (Major noise disturbance or party)
- CHECK-IN AND CHECK-OUT
- ON-SITE REGISTER
- MAINTENANCE
- GUEST GUIDE
- MANAGER'S GUIDE AND RESPONSIBILITIES
- CODE OF CONDUCT FOR GUESTS AND VISITORS
- General Principles
- General Requirements
- Noise and Residential Amenity
- Visitors
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- Parking
- Waste Management
- Security
- Outdoor Areas
- Smoking
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- Motorcycles and Bicycles
- Damage and Breakages
- Compliance
4: MANAGEMENT CONTACT INFORMATION
5: ATTACHMENTS
- Floor Plans
- Site Plan
- Location
- Certificate of Title

4/228 James Street
Northbridge 6003
0410326308



COVERING LETTER

June 2025

City of Vincent
244 Vincent Street,
Leederville

APPLICATION FOR SHORT-TERM ACCOMMODATION.
128A HAROLD STREET MOUNT LAWLEY

The reason for applying for Change of Use to short-term accommodation is the owner shares his time between Thailand and Perth. When he is in Perth he stays at he property which would make it unsuitable for a long-term tenant.

A maximum of 6 guests will be able to occupy the property during each booking.

A no visitor policy will apply. Any visitors must be approved by the Manager.

Minimum bookings: 3 nights.
Maximum bookings: 90 nights.

Parking for two vehicles in a lock-up garage at the rear of the property.

If approval is granted, the property will be managed by Cloud BNB.

We specialise in Short-Term Accommodation management and have procedures in place to ensure neighbours and surrounding property owners are not adversely affected.

Guests must agree to a strict Code of Conduct during their stay which includes minimising noise and only parking in designated areas.

We install noise monitors in most properties to alert us if guests are making excessive noise. We then deal with the disturbance immediately by contacting the guests. If they continue to disturb neighbours the Terms of Occupancy give us the authority to insist they vacate the property.

Accompanying this letter is a comprehensive Management Plan which details complaints management, guest behaviour, check-in and check-out procedures, waste management and parking information.

We look forward to a positive response to this application.

Yours Sincerely

Leonardo de Paula

Director.

4/228 James Street
Northbridge 6003
0410326308



MANAGEMENT PLAN
PROPERTY DESCRIPTION/USE

128A Harold Street Mount Lawley is a terrace house which consists of a guest bedroom/study, a bathroom, living room, dining/kitchen and laundry on the ground floor.

Upstairs is the master suite with ensuite, lounge, two bedrooms and a bathroom.

The outdoor area is a small courtyard separated from the neighbour and screened by a high fence.

Number of guests per booking: 6
Minimum duration of each booking: 3 nights.

Maximum duration of each booking: 90 nights.

Parking (Lock-up garage at the rear of the property): 2 vehicles.

The location is close to restaurants, taverns, shopping, a supermarket a major road artery and public transport.



4/228 James Street
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MANAGEMENT PLAN INTRODUCTION

This Short-Term Accommodation Management Plan has been prepared to demonstrate to the City of Vincent that if a change of use to Short-Term Accommodation is approved the property will be professionally managed to minimise any adverse impact on nearby residents.

Cloud BNB specialise in managing short-stay accommodation and have the procedures in place to ensure guests comply with a Strict Code of Conduct.

We use specialised software during the booking process to screen guests and only accept guests with a 5 star rating from AirBNB.

This software also requires guests to provide detailed identification information which is verified prior to bookings being accepted.

These additional checks flag potentially undesirable guests and discourages any anti-social behaviour.

If approved, guests will be able to book a stay via short-stay accommodation websites such as Airbnb, Bookings and Stayz.



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MANAGEMENT PLAN
COMPLAINTS MANAGEMENT

Complaints can be resolved via the Manager.

If neighbours believe guests are not adhering to the Code of Conduct, they can contact the Manager.

The Manager's contact details are as follows:

Leonardo de Paula

Mobile 0410326308

Email contact@cloudbnb.com.au

A Register of Complaints will be maintained by the Manager and available for inspection by an authorised Council Officer.

The complaints register will contain the following information:

1: The date and time of the complaint;
2: The name and address of the complainant;
3: The nature of the complaint;
4: Investigations carried out;
5: Action taken; and
6: Response provided to complainant.

A copy of this Management Plan will be made available to neighbours.

Neighbours will also be provided with the contact details of the Manager and owner.

Neighbours can to be provided with the following:

1: A copy of the Code of Conduct;
2: A copy of the complaints management procedure;
3: Contact details which allows neighbours to engage with the Manager in the event of anti-social behaviour, particularly after hours.

SHORT-STAY PROPERTY MGMT
cloud bnb

4/228 James Street
Northbridge 6003
0410326308



MANAGEMENT PLAN
COMPLAINTS MANAGEMENT

Complaints are divided into two categories, the process for each is detailed below:

Level 1: Complaint (minor noise disturbance and/or complaint)

In the event of a Level 1 complaint the following procedure is to be adopted:

1: The neighbour is encouraged to contact the Manager via phone or text.

3: The Manager will contact the guests to advise them of the complaint and remind them of their obligations under the Code of Conduct.

4: If the issue is not resolved and a further complaint is received within 12 hours, the Manager or an appointed security firm will attend the site;

5: In the event of a further complaint being received and the complaint validated, the guests will be evicted in accordance with the Code of Conduct.

Level 2 Complaint (major noise disturbance)

Guests are encouraged to enjoy their time on the property, but as specified in the Code of Conduct, social gatherings are not permitted and noise should be minimised after 9pm and before 7am.

If a Level 2 complaint is received, the following procedure is to be adopted:

1: The Manager or security firm will attend the premises within one hour of the complaint to verify if this is a major noise disturbance.

2: If the complaint and the issue is deemed to be a level 1 complaint then the procedure for Level 1 shall be followed.

3: If the complaint is verified as a Level 2 complaint, the guests will be evicted in accordance with the Code of Conduct.

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MANAGEMENT PLAN
CHECK-IN AND CHECK-OUT

Check-In

At the time of booking online, guests must review and agree to accept the house rules which specifically state:

1: No social gatherings.

2: Quiet house after 9.00 pm

Check-In from 3:00 pm

Guests are provided with a code for keypad entry into the property.

Check-Ins are not permitted after 10.00 pm.

If guests arrive at the property after 10.00 pm they should contact the manager to assist with check-in the minimise any disturbance to neighbours.

Check-out

Check-out time is before 10:00 am on the day of departure, unless other arrangements have been made with the Manager.

In the event that the Manager grants approval for check-out before 7.00am, guests are to ensure that noise is kept to a minimum to avoid disturbing neighbours.



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MANAGEMENT PLAN
ON-SITE REGISTER / MAINTENANCE

On-site register.

A register of all occupants will be kept by the Manager and be available for inspection by an authorised Council Officer, and shall contain:

1: The full names and usual place of residence of all occupants

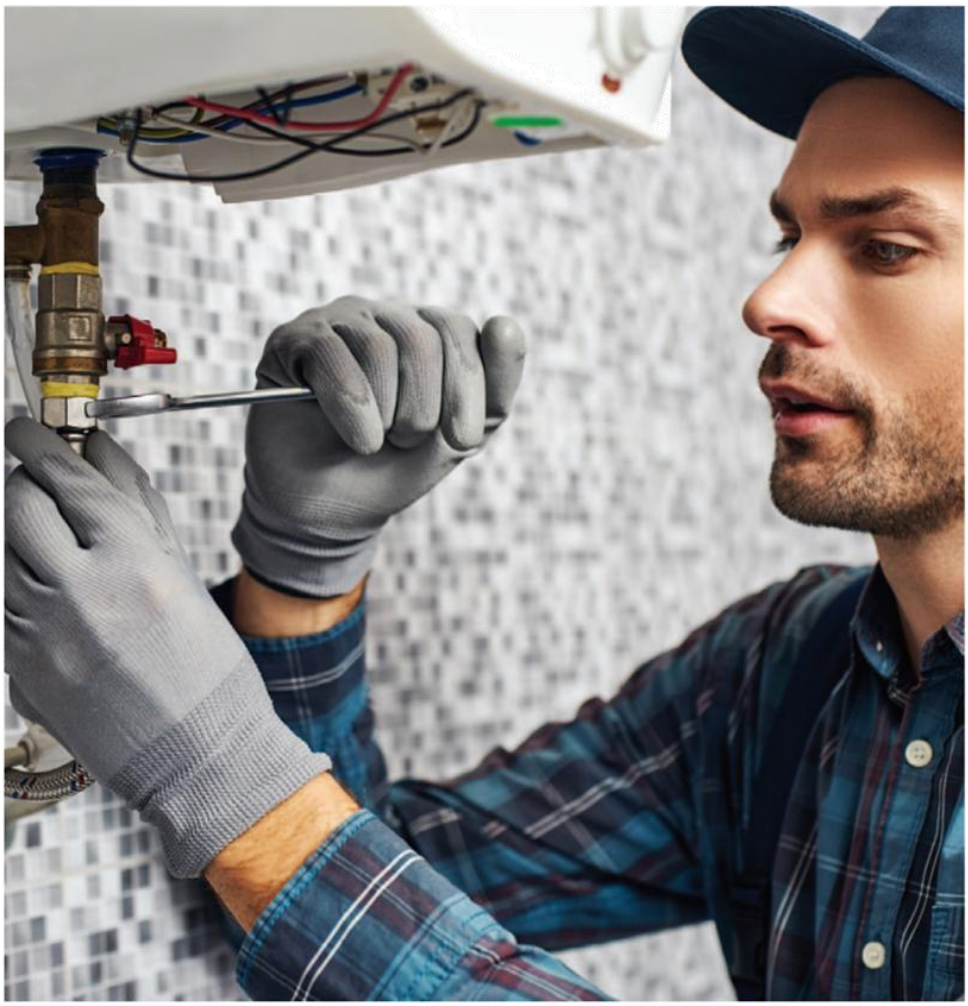
2: The dates of arrival and departure of the occupants.

Maintenance.

Maintenance of the property will be managed by the Manager.

Maintenance will preferably be performed at a time between occupancy unless it is urgent and requires attendance at time of occupancy.

Other than in the case of an emergency, any maintenance contractors or staff will be engaged to attend during normal business hours to minimise disruptions to neighbours.



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MANAGEMENT PLAN
GUEST GUIDE

A guide containing the following information shall be prepared for guests and kept in a folder on the premises:

1: Manager name and contact details.
2: Code of Conduct.
3: Procedure in the event of the house alarm activating.
4: Wi-Fi Device name and password.
5: Key lockbox code.
6: TV Information.
7: Air Conditioner operation.
8: Location of the first aid kit.
9: Extra towels and sheets.
10: Hot water systems operation.
11: Rubbish bin location and procedure for collection of rubbish bins.
12: Check-in time.
13: Check-out time.
14: Local restaurants and shopping.
15: Local parks and recreation services.
16: Other major attractions.
17: Important contact numbers.
18: Any other information as required.

Manager's Guide and Responsibilities.

A guide documenting tasks and processes will be retained by the Manager for the following:

1: General hosting (Including liaisons with clients, providers and Local Government);
2: Cleaning information between occupants;
3: Procedure for bin collection;
4: Laundry requirements;
5: Garden preventative maintenance; and
6: Building preventative maintenance.

The Manager shall maintain:

The Register of Complaints as referred to in this Management Plan;

A register of all occupants referred to in this Management Plan;

4/228 James Street
Northbridge 6003
0410326308



MANAGEMENT PLAN
CODE OF CONDUCT FOR GUESTS AND VISITORS

The Code of Conduct is provided at the property to ensure that guests and visitors know and comply with specific behaviour governing their permission to enter and occupy the property.

The Code of Conduct will be displayed in a conspicuous place in the property so that it can be easily viewed by guests and visitors.

General Principles

Short-Term Accommodation is a unique experience and the guiding principles of this Code of Conduct are:

1: Treat the property as if it is your own home.

2: Respect your neighbours.

3: Leave it in the appropriate condition as it was upon occupation.

General Requirements

1: Guests and visitors must comply with this Code of Conduct and instructions from the Manager during their stay.

2: Guests must notify the Manager of any disputes or complaints from neighbours as soon as practicable.

Noise and Residential Amenity

1: Guests and visitors must not create noise which is offensive or has the potential to create a nuisance to occupiers of neighbouring properties especially between 9pm and 7am Monday to Saturday and 9pm – 9am on Sunday and public holidays, during arrival and departure, and at any time throughout the occupancy.

2: Offensive noise is prohibited and may result in termination of permission to occupy the property, eviction, loss of rental paid and extra charges for security and other expenses, which may be deducted from the security deposit or bond under the terms and conditions.

3: Guests and visitors must not engage in any anti-social behaviour and must minimise their impact upon the residential amenity of the neighbours and the local community.

Visitors

1: No visitors or guests other than those who are booked to stay at the property can stay in the property without first obtaining the Manager's approval.

2: If the Manager's approval is obtained for visitors, guests are responsible for ensuring that visitors comply with this Code of Conduct.

4/228 James Street
Northbridge 6003
0410326308



MANAGEMENT PLAN
CODE OF CONDUCT FOR GUESTS AND VISITORS

Gatherings and Functions.

Strictly prohibited.

Parking.

1: Parking for two vehicles in a lock-up garage.

Garbage and Recycling

1: Rubbish and recycled goods are to be disposed of in accordance with the usual practice at the property in the allocated bins, and excess rubbish must not be left in a public area.
2: Rubbish and recycling arrangements at the property are in the form of a Lime Green FOGO bin. Collected weekly. A yellow RECYCLING bin. Collected fortnightly and a red GENERAL WASTE bin. Collected fortnightly.

Posters with instructions of how to sort waste for the respective bins will be attached to the refrigerator and a caddy with a supply of biodegradable bags will be located on the kitchen bench.

3: Bins will be placed on the verge after 12pm on the day before collection day.

The Manager is to check by 6pm on the evening prior to collection day that the bins have been placed on the verge. In the event that bins are not placed on the verge by 6pm on the evening prior to collection day, the Manger will place the bins on the verge.

The Manager is to check by 6pm on the day of collection that the bins have been brought onto the property and are not on the verge. In the event that bins are still on the verge at 6pm on the day of collection, the Manger will bring the bins back on the property.

Security.

1: Whenever guests are absent from the property they must close and lock all windows and doors to maintain security and prevent rain and water damage.

2: At all other times, doors and windows should be secured as a general security measure.

3: The mains electricity RCD's (Residual Current Devices) are located in the property's meter box.

In the event of the house security alarm being accidentally activated, guests are to endeavour to stop the alarm sounding as soon as possible and advise the Manager of the incident.

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4/228 James Street
Northbridge 6003
0410326308



MANAGEMENT PLAN
CODE OF CONDUCT FOR GUESTS AND VISITORS

Outdoor Areas.

1: Guests are to respect the privacy of neighbours when utilising outdoor areas.

2: Guests are to also minimise noise when in the outdoor areas.

Smoking.

Smoking is not permitted within the residence.

Pets.

Not permitted.

Motorcycles and Bicycles.

Motorbikes and bicycles are not permitted within the residence.

Damages and Breakages.

Any damage or breakages must be reported to the Manager.

Compliance.

1: Breach of the Code of Conduct is a breach of The Terms and Conditions of Contract and permission to occupy of the property.

2: The owner and Manager reserve the right, in accordance with the law, to terminate permission to occupy and to evict from the property guests or visitors who refuse to follow the Code of Conduct, or who cause a nuisance.



4/228 James Street
Northbridge 6003
0410326308



MANAGEMENT PLAN
MANAGEMENT CONTACT INFORMATION

The Manager's contact details are as follows:

Leonardo de Paula

Mobile 0410326308

Email contact@cloudbnb.com.au

4/228 James Street
Northbridge 6003
0410326308



FLOOR PLAN- GROUND FLOOR

CITY OF VINCENT
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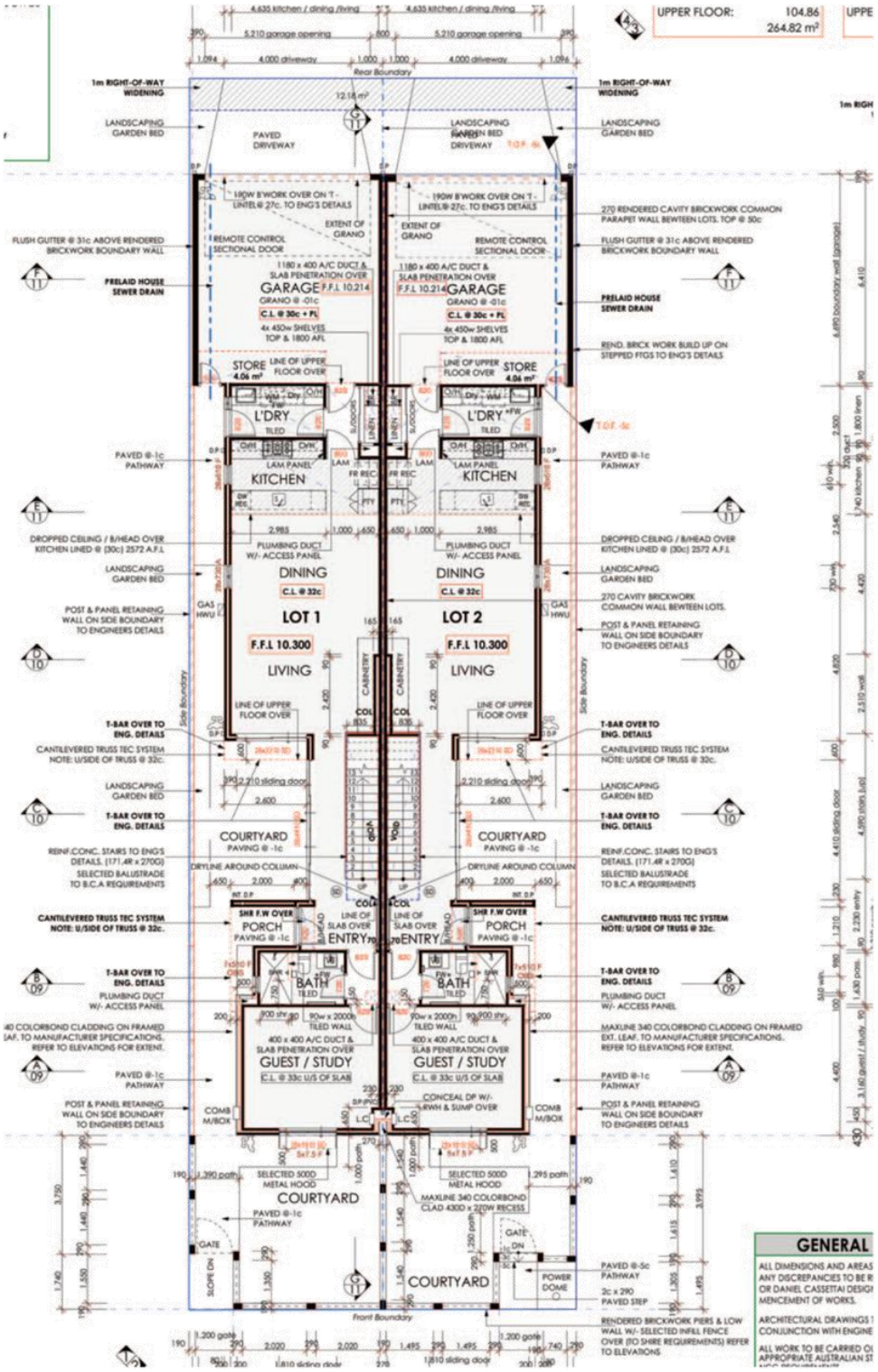
23 Jun 2025



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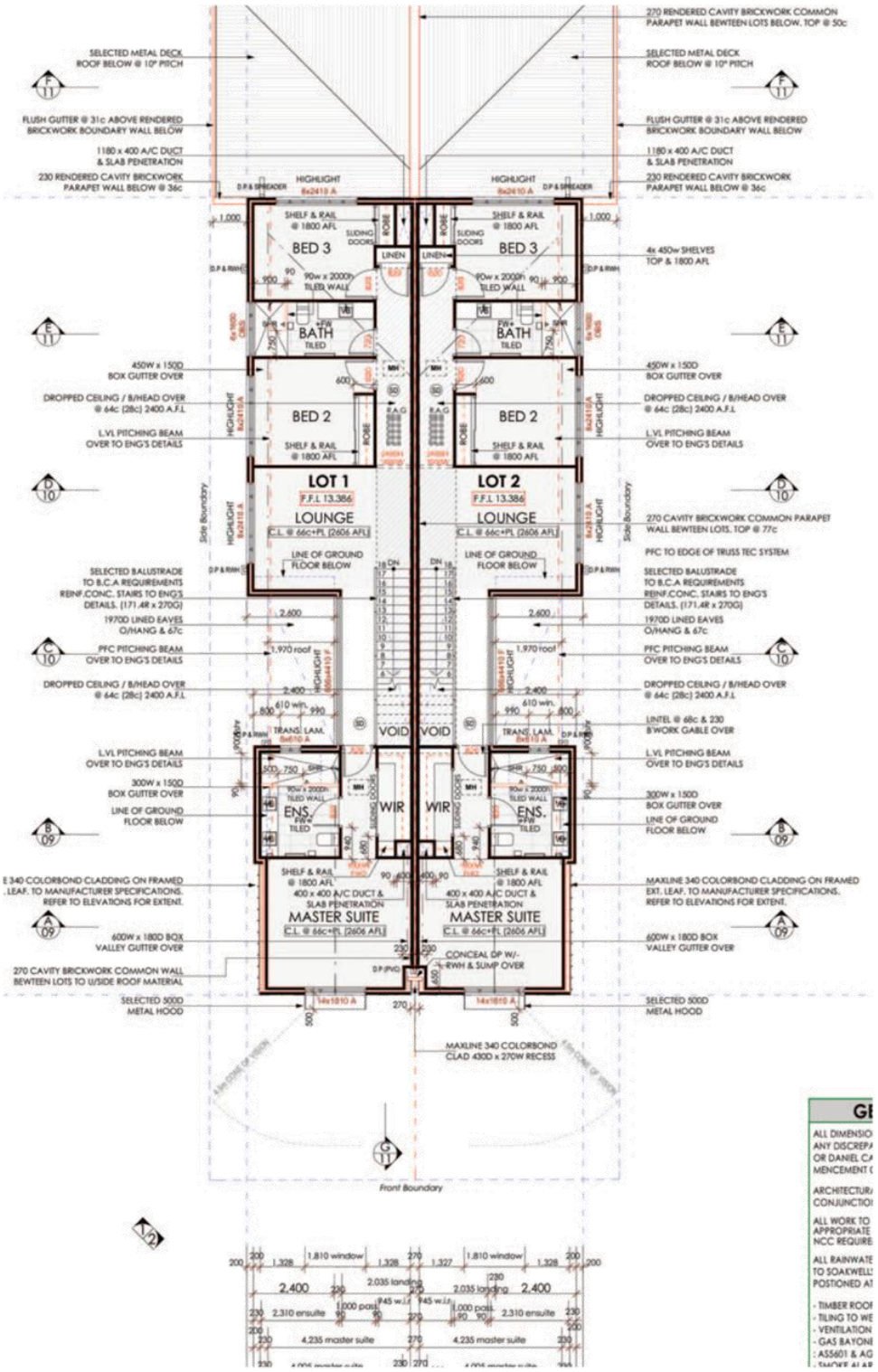
FLOOR PLAN- FIRST FLOOR

CITY OF VINCENT
RECEIVED
23 Jun 2025



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SITE PLAN

CITY OF VINCENT
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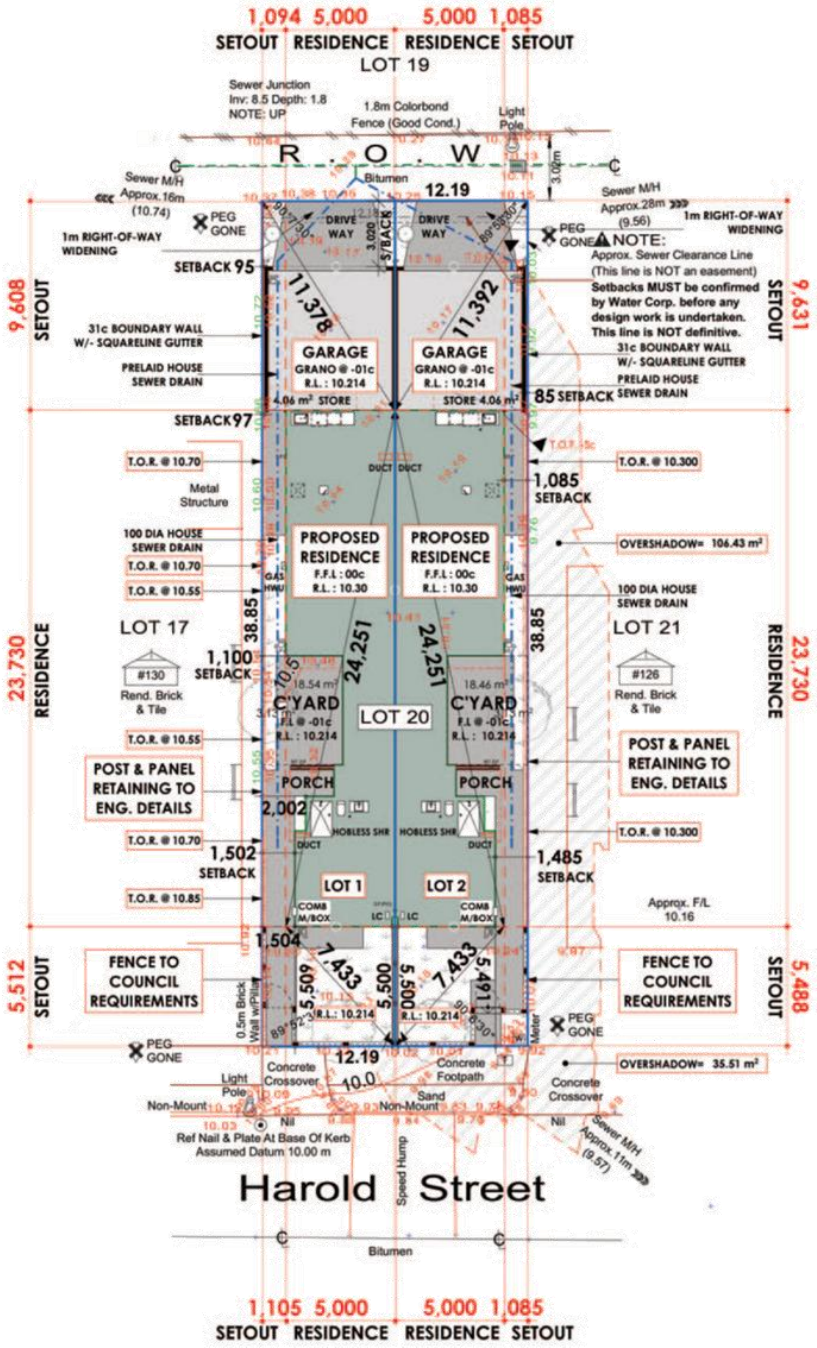

SITE PLAN
SCALE 1:200

4/228 James Street
Northbridge 6003
0410326308



LOCATION TO SUPERMARKET, CAFES ETC

CITY OF VINCENT
RECEIVED
23 Jun 2025



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4/228 James Street
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LOCATION TO TRAIN STATION

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LOCATION TO MAIN ROAD, BUS SERVICE

CITY OF VINCENT
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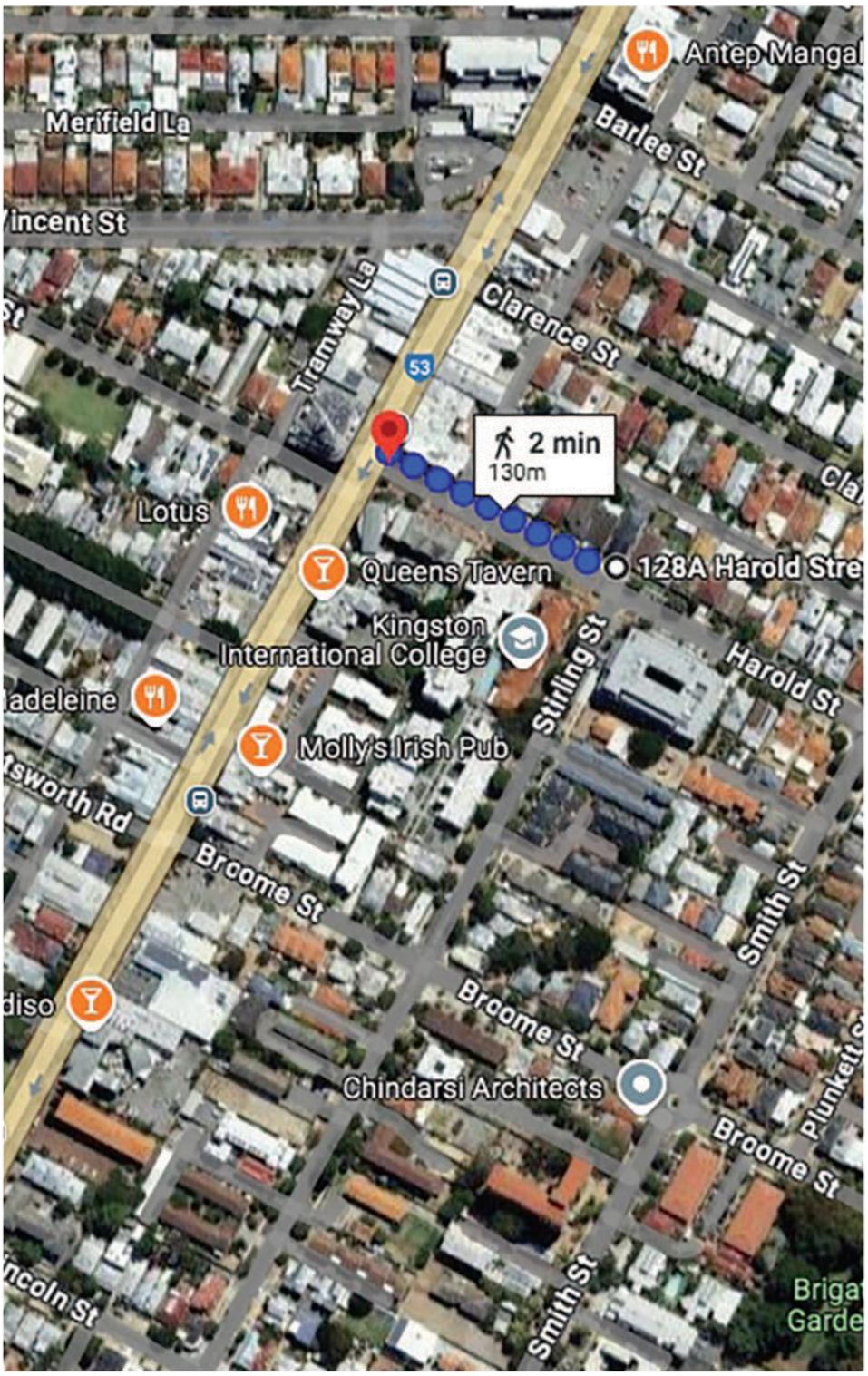
23 Jun 2025



cloud bnb
4/228 James Street
Northbridge 6003
0410326308



MANAGEMENT PLAN
CODE OF CONDUCT FOR GUESTS AND VISITORS

Gatherings and Functions.

Strictly prohibited.

Parking.

1: Parking for two vehicles in a lock-up garage.

Garbage and Recycling

1: Rubbish and recycled goods are to be disposed of in accordance with the usual practice at the property in the allocated bins, and excess rubbish must not be left in a public area.
2: Rubbish and recycling arrangements at the property are in the form of a Lime Green FOGO bin. Collected weekly. A yellow RECYCLING bin. Collected fortnightly and a red GENERAL WASTE bin. Collected fortnightly.

Posters with instructions of how to sort waste for the respective bins will be attached to the refrigerator and a caddy with a supply of biodegradable bags will be located on the kitchen bench.

3: Bins will be placed on the verge after 12pm on the day before collection day.

The Manager is to check by 6pm on the evening prior to collection day that the bins have been placed on the verge. In the event that bins are not placed on the verge by 6pm on the evening prior to collection day, the Manger will place the bins on the verge.

The Manager is to check by 6pm on the day of collection that the bins have been brought onto the property and are not on the verge. In the event that bins are still on the verge at 6pm on the day of collection, the Manger will bring the bins back on the property.

Security.

1: Whenever guests are absent from the property they must close and lock all windows and doors to maintain security and prevent rain and water damage.

2: At all other times, doors and windows should be secured as a general security measure.

3: The mains electricity RCD's (Residual Current Devices) are located in the property's meter box.

In the event of the house security alarm being accidentally activated, guests are to endeavour to stop the alarm sounding as soon as possible and advise the Manager of the incident.

cloud bnb

4/228 James Street
Northbridge 6003
0410326308



MANAGEMENT PLAN
CODE OF CONDUCT FOR GUESTS AND VISITORS

Outdoor Areas.

1: Guests are to respect the privacy of neighbours when utilising outdoor areas.

2: Guests are to also minimise noise when in the outdoor areas.

Smoking.

Smoking is not permitted within the residence.

Pets.

Not permitted.

Motorcycles and Bicycles.

Motorbikes and bicycles are not permitted within the residence.

Damages and Breakages.

Any damage or breakages must be reported to the Manager.

Compliance.

1: Breach of the Code of Conduct is a breach of The Terms and Conditions of Contract and permission to occupy of the property.

2: The owner and Manager reserve the right, in accordance with the law, to terminate permission to occupy and to evict from the property guests or visitors who refuse to follow the Code of Conduct, or who cause a nuisance.



4/228 James Street
Northbridge 6003
0410326308



MANAGEMENT PLAN
MANAGEMENT CONTACT INFORMATION

The Manager's contact details are as follows:

Leonardo de Paula

Mobile 0410326308

Email contact@cloudbnb.com.au

SHORT-STAY PROPERTY MGMT
cloud bnb

4/228 James Street
Northbridge 6003
0410326308

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Applicant's response to each comment.

Comments Received in Objection:	Applicant Comment:
General • Concerns about the use of housing to provide short-term accommodation in the current housing crisis.	This is a personal opinion which is not relevant to this application
• Increased turnover of occupants straining local infrastructure and services, including parking and waste management.	Short-Term Guests do not increase pressure on local services. Waste management includes checking bins and removing excess waste and redistributing waste into the correct bines. This does not happen in a long-term rental or owner/occupier. Parking can be provided within the property. A no visitor policy applies so there is no need for street parking
• The use does not meet the objectives of the zone or Short-Term Accommodation Policy.	This is for Town Planning or the Council to decide.
• Introducing a commercial operation within an existing quiet, residential street.	Harold Street is not a quiet suburban street. It is a link between Lord Street and Beaufort Street. It also contains an International college, Mt Lawley TAFE, large apartment complexes (Monarc) and St Marks Apartments and IMC Perth Campus.
Noise and Amenity • Increased noise levels anti-social behaviour and disturbances associated with short-stay guests, impacting the quality of life for permanent residents, particularly at night.	There have been no instances of noise complaints or anti-social behaviour with this property. The no visitor policy restricts occupants to booked guests. Noise monitors also track noise levels and instantly alert hosts. It is now very rare for short stay properties to be booked for social gatherings because of the screening processes before bookings are accepted. The three day minimal stay would also deters anyone looking for a social venue. Guests who have stayed at this property are either professionals or families and they have had no adverse impact on the quality of life for permanent residents.
• Concerns relate to the turnover of short-stay guests impacting the relationship within the community, leading to less community cohesion.	People come and go from suburbs all the time. How many people does anyone even know if their street
• The location of outdoor living area is within close proximity to neighbouring bedrooms.	The outdoor area is a small courtyard which was part of the original approved building plan. Anyone who occupies the property could use this area including the owner or a long term tenant,
• The common wall spanning the entire length with the subject property has main living areas and bedrooms, which exacerbates noise and impacts to amenity.	Short term tenants do not make more noise. Noise monitors provide instant alerts to the host. The owner or long term tenants can turn them off.
• Decreased sense of safety due to guests accessing the property throughout the year.	Guests must provide extensive identification information. They do not pose a safety risk.
• Concern regarding guests not following the parking requirements.	Anyone can park on the street when they are visiting the area. Guests will be instructed to park in the on-site garage.

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
Management of the Property • Concerns in regard to the management/operations of the land use, including previous communications with guests and neighbouring properties.	Surrounding properties will have contact information to reach the managers via phone, text, email and messaging 24 hours a day 7 days a week. Again, we are not aware of any issues regarding communications with guests by surrounding properties.
• Parking not being made available on site for guests, resulting in guests parking on Harold Street.	There is a two car garage at the rear of the property which will be available to guests.

None of these submissions are directly related to this property. They are general opinions of short-term accommodation and should not be considered as part of this application.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Administration's response to each comment.

Comments Received in Objection:	Administration Comment:
General	
• Concerns about the use of housing to provide short-term accommodation in the current housing crisis.	• Administration acknowledges the broader community concern regarding housing availability. In this instance, the proposed use for short-term accommodation must be considered as submitted. The potential for the site to be used for an alternative purpose, such as permanent residential housing, is not to be considered under Clause 67 of the Planning Regulations.
• Increased turnover of occupants straining local infrastructure and services, including parking and waste management.	• The proposal meets specific technical requirements, including the provision of two on-site parking bays in accordance with the Short-Term Accommodation Policy, and waste management arrangements comparable to a standard residential dwelling. If the application were approved, guests would be responsible for bin placement and collection as outlined in the applicant's Management Plan. • However, while these aspects of the proposal are supported, the City maintains concerns regarding the potential amenity impacts on neighbouring properties. In particular, the frequency of guest turnover may lead to increased vehicle movements and greater use of the site's outdoor areas. These impacts are discussed in further detail in the Comments section this report.
• The use does not meet the objectives of the zone or Short-Term Accommodation Policy.	• While the dwelling itself remains residential in form, the nature of the Unhosted Short Term Rental Accommodation land use introduces a level of intensity and transience that is not consistent with the objectives of the Residential Zone. In particular, the use is considered incompatible with the established residential character of the area, with potential for undue amenity impacts, especially in relation to noise and activity from guests. This is reinforced with the Short-Term Accommodation Policy that the location of the Unhosted Short Term Rental Accommodation is incompatible with the residential context due to proximity to neighbours and the amenity impacts associated with the use.
• Introducing a commercial operation within an existing quiet, residential street.	• Unhosted Short Term Accommodations can be expected to be used more intensely than standard dwellings and are best considered as a commercial land use. The Unhosted Short Term Rental Accommodation land use is not supported in this location because it is introducing a noise generating land use in a residential area, which would adversely impact the amenity of the locality.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
Noise and Amenity	
• Increased noise levels anti-social behaviour and disturbances associated with short-stay guests, impacting the quality of life for permanent residents, particularly at night.	• The site shares a boundary wall with the adjoining property as well as the sites outdoor living area of the subject site is directly adjacent to major openings of the neighbouring property at 126 Harold Street. Given this proximity, the proposed use of the site as a Unhosted Short Term Rental Accommodation is likely to result in undue amenity impacts, particularly from noise generated by guests. The layout of the site and its relationship to neighbouring dwellings increases the likelihood of conflict, which cannot be fully mitigated through management measures alone. • The applicant has advised that noise monitoring devices would be installed, which would activate once a pre-set noise threshold is exceeded. These devices are intended to notify the off-site management company if elevated noise levels are detected. In the event of an approval it is recommended an inclusion of a condition that noise monitoring devices are utilised. As there is no host or operator present on-site, any response to issues may be delayed and therefore not effective in mitigating impacts as they arise. This is of particular concern in a residential setting where noise generated during night-time hours can significantly affect the amenity and quiet enjoyment of neighbouring properties.
• Concerns relate to the turnover of short-stay guests impacting the relationship within the community, leading to less community cohesion.	• It is acknowledged that a frequent turnover of short-stay guests to a capacity of six people may affect the sense of community and neighbour familiarity within a predominantly permanent residential area. While social cohesion is not a standalone planning objective, the broader social implications – such as impacts on neighbourhood character and residential amenity – have been taken into account as part of the overall assessment of the proposal.
• The location of outdoor living area is within close proximity to neighbouring bedrooms.	• The outdoor living area of the subject site is directly adjacent to major openings of the neighbouring property at 126 Harold Street. Given this proximity, the proposed use of the site as a Unhosted Short Term Rental Accommodation is likely to result in undue amenity impacts, particularly from noise generated by guests. This proximity, combined with the transient nature of guests would result in elevated noise levels, adversely impacting adjoining residential amenity.
• The common wall spanning the entire length with the subject property has main living areas and bedrooms, which exacerbates noise and impacts to amenity.	• The subject site shares a double storey boundary wall with the neighbouring property at 128B Harold Street. Given that there are multiple major bedrooms and loungeroom areas backing onto each other on both levels of the house, the close proximity of the proposed use of the site as a Unhosted Short Term Rental Accommodation is likely to result in undue amenity impacts, particularly from noise generated by guests. This proximity, combined with the transient nature of guests would result in elevated noise levels, adversely impacting adjoining residential amenity.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
• Decreased sense of safety due to guests accessing the property throughout the year.	• If approved, guests would be required to comply with all relevant laws and the approved management plan, including respecting neighbouring properties. Matters relating to unlawful behaviour fall outside the scope of planning controls and should be referred to the police or appropriate authority if they arise.
• Concern regarding guests not following the parking requirements.	• The proposal includes the provision of two on-site car parking bays, which meets the requirements of the City's Short-Term Accommodation Policy. While the application meets the technical parking standard, concerns regarding guest behaviour and the potential for overflow parking or non-compliance have been noted. In the event of an approval, it would be conditioned that onsite car parking remain available to guests.
Management of the Property • Concerns in regard to the management/operations of the land use, including previous communications with guests and neighbouring properties.	• The proposal includes the provision of two on-site car parking bays, which meets the requirements of the City's Short-Term Accommodation Policy. While the application meets the technical parking standard, concerns regarding guest behaviour and the potential for overflow parking or non-compliance have been noted.
• Parking not being made available on site for guests, resulting in guests parking on Harold Street.	• The proposal includes the provision of two on-site car parking bays, which meets the requirements of the City's Short-Term Accommodation Policy. While the application meets the technical parking standard, concerns regarding guest behaviour and the potential for overflow parking or non-compliance have been noted.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

Clause 67 – Relevant Matters to be Considered by Local Government Assessment

Clause 67 – Matters to be Considered	
Matter	**Administration Comment**
a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.	LPS2 contains broader aims applicable to the entire Scheme area, separate to objectives for each zone. LPS2 aims relevant to this proposal include: *(a) to cater for the diversity of demands, interests and lifestyles by facilitating and encouraging the provision of a wide range of choices in housing, business, employment, education, leisure, transport and access opportunities;* *(b) to protect and enhance the health, safety and general welfare of the City's inhabitants and the social, environmental and cultural environment;* *(c) to ensure that the use and development of land is managed in an effective and efficient manner within a flexible framework which –* *(i) recognises the individual character and needs of the five community precincts within the Scheme area; and* *(ii) can respond readily to change;* In summary, the proposal is inconsistent with the aims of LPS2. The site is not suitably located for the introduction of a Unhosted Short Term Rental Accommodation land use, given its context within a residential area. The increased intensity and commercial nature of the proposed use, when compared to a typical dwelling, is likely to result in unreasonable impacts on the amenity of the surrounding area, particularly in relation to noise. As such, the proposal is not aligned with the objectives of the zone.
g) Any local planning policy for the Scheme area.	An assessment has been undertaken against the City's relevant local planning policies, including the Short-Term Accommodation Policy. The proposed use is not supported as it does not meet the objectives of the Short-Term Accommodation Policy, for the reasons outlined in the Comments section of this report.
m) The compatibility of the development with its setting including – (i) The compatibility of the development with the desired future character of its setting. (ii) The relationship of the development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development.	The proposed development is not considered compatible with its residential setting, as the introduction of a Unhosted Short Term Rental Accommodation land use would adversely impact the future character of the area and the amenity of adjoining properties. The commercial nature of the use within a residential context is likely to result in unreasonable noise impacts, particularly from guests making more intensive and extended use of the outdoor living area than would typically occur in a permanent residence. While the applicant has proposed management measures to address noise, these are largely reactive rather than proactive, and do not provide sufficient assurance that unacceptable levels of noise will be avoided. Further detail is provided in the Comments section of this report.
n) The amenity of the locality including the following – (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development.	
w) the history of the site where the development is to be located	The site and immediately adjoining properties were constructed as single houses and have historically been used for permanent residential purposes. The subject site is currently operating as an un-hosted Short-Term Rental Accommodation under an exemption granted by the Planning Regulations, which allows such use for up to 90 nights without requiring development approval. The temporary nature of the exemption does not provide sufficient justification or planning weight to support the ongoing approval of the Unhosted Short Term Rental Accommodation use in perpetuity.

	The acceptability of the proposed use must be assessed on its long-term implications, rather than its short-term operation under an exemption.
y) any submissions received on the application	The key matters raised in the submissions that are relevant planning considerations have been addressed within this report. A summary of the submissions and the Applicant's response is provided in **Attachment 5**, with the Administration's response included in **Attachment 6**. While the number of submissions received for or against the proposal is not, in itself, a determining factor, the substance of the submissions is relevant to the assessment. Objections were received raising concerns relating to amenity impacts, parking, and noise. These matters are discussed in further detail throughout the Consultation section of the report.

9.3 NO. 1/652 (LOT: 105; D/P: 63423) NEWCASTLE STREET, LEEDERVILLE - PROPOSED CHANGE OF USE FROM WAREHOUSE TO TAVERN AND ALTERATIONS AND ADDITIONS

Ward: South

Attachments:

1. Consultation and Location Plan
2. Development Plans
3. Acoustic Report
4. Venue Management Plan
5. Traffic Impact Statement
6. Parking Management Plan
7. Waste Management Plan
8. Clause 67 Assessment
9. Summary of Submissions - Administration's Response
10. Summary of Submissions - Applicant's Response
11. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for a proposed Change of Use from Warehouse to Tavern and Additions and Alterations at No. 1/652 (Lot: 105; D/P: 63423) Newcastle Street, Leederville in accordance with the plans provided in Attachment 2, subject to the following conditions with the associated determination advice notes in Attachment 11:

1. Development Approval

This approval relates to a Change of Use from Warehouse to Tavern including Additions and Alterations as shown on the approved plans dated 17 November 2025 and 20 February 2026. 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 hours of operation of the Tavern shall be limited to:

- **7:00am to 12:00am Monday to Sunday.**
- **The alfresco seating area facing Carr Place is to be closed from 10:00pm.**

2.3 The Tavern shall be limited to a maximum of 200 patrons at any one time;

3. Building Design

3.1 Prior to the issue of a building permit, a detailed schedule of external finishes (including materials, colour schemes and details) shall be submitted to and approved by the City. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development, to the satisfaction of the City;

3.2 Prior to the issue of a building permit, amended plans are to be submitted to and approved by the City, demonstrating a low-level wall and roof structure enclosing the bin store, consistent in height and design with the proposed boundary fence, to the satisfaction of the City;

3.3 All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and surrounding properties to the satisfaction of the City; and

3.4 The roof of the proposed addition shall have a maximum solar absorptance rating of 0.4, to the satisfaction of the City;

4. Façade Design

4.1 Doors and windows and adjacent floor areas fronting Newcastle Street shall maintain an active and interactive relationship with the street, with exception of the faux window to the toilet facilities, to the satisfaction of the City;

4.2 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, to the satisfaction of the City; 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. Landscaping

5.1 Prior to the lodgement of a building permit, a detailed landscape and reticulation plan for the development site and the adjoining road verge, shall be lodged with and approved by the City.

The plan shall be drawn to a scale of 1:100, be generally in accordance with the landscaping plans dated 20 February 2026, and shall show the following to the satisfaction of the City:

- **The location and type of proposed trees and plants;**
- **Areas to be irrigated or reticulated;**
- **The provision on-site of a minimum of three trees with connection to deep soil and on-structure planting areas provided; and**
- **The provision of three trees to the Carr Place verge.**

5.2 All works shown in the approved landscape and reticulation plan as identified in Condition 5.1 shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

6. Access and Bicycle Facilities

6.1 Prior to occupancy or use of the development, redundant or "blind" crossovers to Carr Place and Newcastle Street shall be removed and the verge and kerb made good to the satisfaction of the City, at the applicant/owner's full expense;

6.2 All pedestrian access levels shall match into existing verge and footpath levels, to the satisfaction of the City; and

6.3 Six bicycle parking spaces shall be provided on-site in accordance with Australian Standard AS2890.3 prior to the occupation or use of the development, to the satisfaction of the City;

7. 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;

8. Waste Management

8.1 The Waste Management Plan dated 17 November 2025 shall be implemented at all times to the satisfaction of the City;

8.2 Waste collection shall be limited to between 7:00am to 7:00pm Monday to Saturday; and

8.3 Waste and refuse generated on the site by the development shall be collected by a private contractor at the expense of the applicant/landowner;

9. Acoustic Report

9.1 All operational measures, recommendations and construction specifications outlined in the approved Acoustic Report (prepared by Stantec, dated 2 December 2025) shall be implemented prior to the occupation or use of the development the subject of this approval, and maintained thereafter, to the satisfaction of the City at the expense of the owners/occupiers; and

9.2 The Tavern shall operate in accordance with operational scenarios and recommendations of the approved Acoustic Report at all times, to the satisfaction of the City;

10. Venue Management

The premises shall operate in accordance with the approved Venue Management Plan dated 20 February 2026, at all times, to the satisfaction of the City;

11. Construction Management Plan

Prior to the issue of a Building Permit, a Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding (including demolition and/or forward works). The Construction Management Plan is required to address the following matters that relate to any works to take place on the site:

- **Public safety, amenity and site security;**
- **Contact details of essential site personnel;**
- **Construction operating hours;**
- **Noise control and vibration management;**
- **Air, sand and dust management;**
- **Stormwater and sediment control;**
- **Soil excavation method;**
- **Waste management and materials re-use;**
- **Traffic and access management;**
- **Parking arrangements for contractors and subcontractors;**
- **Consultation plan with nearby properties; and**
- **Compliance with AS4970-2009 relating to the protection of trees on the verge adjacent to the development site; and**

12. Public Art Contribution

12.1 In accordance with City's Local Planning Policy - Percent for Art the application is required to make a public art contribution of $20,000 being one percent of the $2 million cost of development.

To comply with the Policy, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration prior to the issue of a building permit stipulating the choice of:

Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant

OR

Option 2: Owner/Applicant chooses to pay cash-in-lieu. Owner/Applicants who choose Option 2 will receive a 15 percent discount on the Percent for Art contribution; and

12.2 The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Policy No. 7.5.13 – Percent for Public Art in conjunction with the above chosen option:

Option 1:

Prior to the issue of a building permit for the development, obtain approval for the Public Art Project and associated Artist; and

Prior to the occupation or use of the development, install the approved public art project, and thereafter maintain the art work;

OR

Option 2:

Prior to the occupation or use of the development pay the above cash-in-lieu contribution amount.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for a Change of Use from Warehouse to Tavern including alterations and additions to an existing single storey building at No. 1/652 Newcastle Street, Leederville (the subject site). The site has two street frontages to Carr Place and to Newcastle Street.

The subject site is zoned Centre under the City's Local Planning Scheme No. 2 (LPS2) and is located within the Town Centre Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

The site is located in a Mixed Use area (Urban Frame Type A) under the Draft Leederville Precinct Structure Plan (Draft LPSP), which is a seriously entertained planning instrument and is afforded substantial weight in decision making.

The proposal represents adaptive reuse of an existing commercial building within the Leederville Town Centre and contributes to the intended hospitality and entertainment function of the precinct.

The proposed works include new additions to Newcastle Street to accommodate toilet facilities and a storeroom, and a raised dining platform addressing the street. The existing building would undergo an internal fit-out to accommodate the Tavern use with associated kitchen and dining areas. Pergola structures are proposed adjacent to the Carr Place boundary, with new front fencing to both street frontages and landscape works incorporated within the alfresco dining areas.

The key areas of discretion being sought under the planning framework relate to the land use acceptability in a Mixed Use area and proximity to nearby residential homes particularly on Carr Place, hours of operation and shortfall to deep soil areas.

The land use compatibility and its interface to Carr Place, where residential properties are located opposite and adjacent to the site, has been addressed through:

- Closure of the Carr Place alfresco at 10:00pm;
- Operational controls within a consolidated Venue Management Plan;
- Acoustic mitigation measures. An Acoustic Report submitted confirms that noise levels generated from the would comply with the assigned noise levels under the *Environmental Protection (Noise) Regulations 1997 (*Noise Regulations); and
- Supervised patron dispersal and behavioural management after 10:00pm.

The proposed hours of operation from 7:00am–12:00am daily are appropriate within the Leederville Town Centre context, with external activity limited at 10:00pm to balance late-night activity with residential amenity.

Parking and traffic impacts have been assessed through a Traffic Impact Statement and Parking Management Plan, and are supported by public car park occupancy data including the recently opened Newcastle Street public car park located adjacent to the site. The site's proximity to public transport and the removal of redundant crossovers to facilitate additional on-street parking and service provision also would contribute to accommodating parking demand generated by the premises.

Landscaping and deep soil provision have been maximised within the constraints of an adaptive reuse site, with additional verge tree planting opportunities, four new trees, planters and on-structure planting incorporated. A detailed landscaping plan is secured by condition to ensure canopy and streetscape outcomes are delivered.

The identified areas of discretion have been addressed through design modifications and operational controls. The proposal is recommended for approval subject to conditions.

PROPOSAL:

The application seeks approval for:

- Change of Use from Warehouse to Tavern;
- Alterations and additions to the existing single-storey building, including single-storey additions fronting Newcastle Street (toilets and storeroom) and a raised dining platform;
- Internal fit-out for kitchen and dining areas;
- Two pergola structures adjacent to the Carr Place boundary;
- Alfresco seating to Newcastle Street and Carr Place;
- Maximum capacity of 200 patrons and 10 staff;
- 7:00am–12:00am daily trading, with the Carr Place alfresco closing at 10:00pm;
- Six on-site bicycle bays and no on-site car parking;
- Removal of redundant crossovers to Newcastle Street and Carr Place and verge reinstatement;
- New front fencing to both street frontages;
- Bin storage to the southern Newcastle Street boundary; and
- Landscaping works to both street frontages and alfresco areas.

Plans of the proposal are included as **Attachment 2**.

The applicant's supporting documentation includes an Acoustic Report, Venue Management Plan (VMP), Traffic Impact Statement (TIS), Parking Management Plan (PMP) and Waste Management Plan (WMP) included as **Attachments 3** – **7**, respectively.

Delegation to Determine Applications:

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

This is because the delegation does not extend to applications for development approval that propose a Tavern land use where a Tavern Licence is not already issued or where more than 120 patrons are proposed.

The application proposes a Tavern land use on a premises that does not have a historic Tavern Licence and proposes a maximum of 200 patrons.

BACKGROUND:

Landowner:	Ploumari Pty Ltd of care of Harden East & Conti Pty Ltd
Applicant:	Hospitality Total Services (Aus) Pty Ltd on behalf of Kerasma Hospitality Pty Ltd
Client:	Hospitality Total Services (Aus) Pty Ltd on behalf of Kerasma Hospitality Pty Ltd
Date of Application:	17 November 2025
Zoning:	MRS: Urban LPS2: Centre Draft LPSP: Mixed Use R-AC0
Built Form Area:	Town Centre
Existing Land Use:	Warehouse
Proposed Use Class:	LPS2 Tavern – No land use permissibility in Centre zone Draft LPSP Tavern – 'A' Use in the Mixed Use zone
Lot Area:	785m²
Right of Way (ROW):	Not Applicable
Heritage List:	Not Applicable

Site Context

The subject site and surrounding properties are located within the Leederville Town Centre, as shown the location plan included at **Attachment 1**.

The site has a dual frontage to Newcastle Street (south) and Carr Place (north). It adjoins single-storey commercial buildings to the east and west.

Opposite Newcastle Street are two-storey commercial office buildings.

Opposite Carr Place are residential properties, including grouped dwellings and a four-storey mixed-use development with apartments facing the site.

The site contains a single-storey commercial building historically used as a warehouse with incidental retail. Previous approvals formalised on-site car parking within setback areas. The site has therefore operated as a low-intensity industrial/commercial premises with servicing and parking occupying much of the street frontage areas.

Surrounding Context

Immediate Context

The immediate context reflects a transition between commercial and residential uses.

To Carr Place (north):

- A café next door.
- Two-storey grouped dwellings to the north-east and north-west.
- A mixed-use development directly opposite containing ground floor office and 14 apartments above, with several balconies orientated toward the site.
- A single-storey office and grouped dwellings further along Carr Place.

Carr Place has an established residential character with some small-scale commercial uses that generally operate during daytime hours.

To Newcastle Street (south):

- Two-storey office buildings opposite the site.
- A hairdresser next door.
- Larger commercial premises and offices extending west toward Oxford Street.
- A mixed use development ('Foundry') toward Loftus Street, comprising 32 apartments, a restaurant and offices.

Newcastle Street functions as a commercial corridor and key vehicular entry to the Leederville Town Centre, with higher movement and lower residential sensitivity.

Broader Context

The surrounding locality comprises a mix of residential, commercial and mixed-use development.

To the north on Carr Place, development is predominantly mixed-use, with commercial tenancies at ground floor and multiple dwellings above.

To the north-east on Carr Place, where development transitions out of the commercial town centre area, the area comprises established single houses and grouped dwellings generally between one and two storeys.

To the east, development includes a combination of commercial premises and mixed-use buildings, including several higher-density mixed-use developments of up to seven storeys.

To the south, development is predominantly commercial, consisting largely of one- to two-storey office and commercial uses fronting Newcastle Street.

To the west, toward Oxford Street, development is predominantly single-storey commercial buildings accommodating restaurants/cafés, small bars, taverns and shops.

Planning Context

The applicable controls for the development under the planning framework are contained within the City's LPS2, the Draft LPSP and the City's local planning policies, including the Built Form Policy, Licensed Premises Policy and Policy 7.5.21 – Sound Attenuation (Sound Attenuation Policy).

Local Planning Scheme No. 2 and Policy No. 7.1.1 – Built Form

The site and surrounding properties are zoned Centre under LPS2 and is located within the Town Centre Built Form Area.

Under LPS2, land use permissibility in the Centre zone is determined having regard to an applicable structure plan. In this case, that is the Draft LPSP.

Draft Leederville Precinct Structure Plan

Leederville is identified as a Secondary Centre under State Planning Policy 4.2. The Draft LPSP has been prepared to guide future development and land use within the town centre and is intended to replace the former Leederville Masterplan.

At its 14 September 2021 Ordinary Council Meeting, Council endorsed the Draft LPSP. While it has not yet been approved by the WAPC, it is a seriously entertained planning instrument and is afforded substantial weight in decision-making as a due regard matter.

Under the Draft LPSP, the site is zoned Mixed Use R-AC0 and is located within the Urban Frame Type A sub-precinct.

Urban Frame Type A is intended to function as a mixed-use transition area between the commercial core and surrounding residential areas. Development is expected to:

- Contribute to street activation;
- Support a mix of commercial and residential uses; and
- Carefully manage amenity impacts on nearby residential properties.

Under LPS2, the Centre zone does not assign fixed land use permissibility. Permissibility is guided by the Draft LPSP zoning.

Within the Mixed Use zone, a Tavern is an 'A' use. This means the use is not permitted unless Council exercises its discretion to approve following advertising.

Section 3 of the Draft LPSP notes that a Tavern would not usually meet the objectives of the Mixed Use zone. This means the application must demonstrate on its merits that the use can operate in a manner consistent with the objectives of the sub-precinct, particularly in relation to residential interface and amenity.

Administration's assessment below addresses those matters.

DETAILS:

Planning Assessment

This application has been assessed against LPS2, the Draft LPSP and relevant local planning policies, including the Built Form Policy, Non-Residential Parking Policy, Licensed Premises Policy and Sound Attenuation Policy. These are to be given due regard in the assessment of this application.

Planning Instrument Relationship

The Draft LPSP is a seriously entertained planning instrument and is afforded substantial weight.

Where there is any inconsistency between the Draft LPSP and existing local planning policies, greater weight is given to the Draft LPSP, as it represents Council's endorsed strategic framework for the Leederville Town Centre. There are no provisions under the Leederville Masterplan that would apply to the subject development application.

Summary Assessment

The table below identifies the elements of the proposal that require the exercise of Council's discretion under the planning framework. Each of these matters is addressed in the Detailed Assessment section that follows:

Planning Element	Use Permissibility/ Deemed-to-Comply/ Acceptable Outcomes (or equivalent)	Requires Discretion of Council	
		Draft LPSP	LPS2/ Local Planning Policies
Land Use		✓	✓
Building Setbacks		✓	
Building Height/Storeys	✓		
Street Setback	✓		
Projections and Awnings/Façade Design		✓	✓
Car Parking and Bicycle Parking		✓	✓
Landscaping		✓	✓
Public Domain Interface			✓
Roof Design	✓		
Sustainable Design		✓	✓
Licensed Premises Policy (Hours of Operation)			✓
Sound Attenuation Policy	✓		

Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Land Use	
Deemed-to-Comply Standard	**Proposal**
LPS2 – Zoning Table Permitted 'P' use.	Tavern – Land uses within the Centre zone are not assigned permissibility under LPS2, which refers to the Draft LPSP. Under the Draft LPSP, the subject site is zoned Mixed Use. *Mixed Use zone:* Tavern – 'A' use

Building Setbacks		
Deemed-to-Comply Standard		**Proposal**
Draft LPSP Clause 5.4 Podium side setback Requirement: 3.0 metres	**Built Form Policy Volume 3 Clause 1.3 – Side and Rear Setbacks** Ground, First and Second Floor Setback Requirement: Nil	Eastern setback: 1.55 metres proposed

Projections and Awnings / Façade Design		
Deemed-to-Comply Standard		**Proposal**
Draft LPSP Clause 5.1.1 – Projections and Awnings The building is to provide a continuous protective awning over the pedestrian footpath.	**Built Form Policy Volume 3 Clause 1.13 – Façade Design** The building is to provide a continuous protective awning over the pedestrian footpath.	The proposal does not include an awning over the pedestrian footpath along Newcastle Street or Carr Place.

Car and Bicycle Parking		
Deemed-to-Comply Standard		**Proposal**
Draft LPSP *Car Parking* Minimum required – Nil Maximum permitted – 5 bays	**Non-Residential Development Parking Policy – Table 1** 30 parking bays required based on total number of patrons of 200	Nil on-site parking provided which complies with the Draft LPSP
Bicycle Parking Minimum required: 4 bays Maximum – Unlimited	3.8 (4) short-term and 8.4 (9) long-term bicycle parking spaces required	6 short-term bicycle parking spaces provided
Service Bay Minimum & Maximum required: 1 bay	Minimum required: 1 bay	Nil service bays provided

Landscaping		
Deemed-to-Comply Standard		**Proposal**
Draft LPSP Deep soil areas: 12% of site area	**Built Form Policy Volume 3 Clause 1.5 – Tree Canopy and Deep Soil Areas** *Deep Soil Areas:* 12% of site area (94.2m^2) *Planting areas:* 3% of site area (23.55m^2)	Deep soil and planting areas provided: 0.4 per cent (3.2m^2)

Public Domain Interface		
Deemed-to-Comply Standard		**Proposal**
Draft LPSP Bin Stores: No requirement	**Built Form Policy Volume 3 Clause 1.7.1 – Public Domain Interface** Bins are not located within the primary street setback or in locations visible from the primary street.	Bin store provided within the front setback
Environmentally Sustainable Design		
Acceptable Outcome		**Proposal**
Draft LPSP All buildings within the Precinct Structure Plan area are to comply with the Environmentally Sustainable Design requirements contained under the City of Vincent Local Planning Policy No. 7.7.1 – Built Form.	**Built Form Policy Clause 1.17 – Environmentally Sustainable Design** The development shall incorporate recovery and re-use of rainwater, storm water, grey water and/or black water. The development achieves one of the following environmental performance standards: • Green Star Rating; • Life Cycle Assessment; or • Sustainability of Construction Works.	The proposed roof would not incorporate reuse or recovery of rainwater. The application has not demonstrated that one of the performance standards have been achieved.

Licensed Premises Policy (Hours of Operation)	
Policy Standard	**Proposal**
Policy No. 7.5.7 – Licensed Premises Sundays closing time: 10:00pm	Sundays closing time: 12:00am

The above elements of the proposal do not meet the specified prescribed standards and are discussed 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 from 14 January 2026 to 27 January 2026.

The method of consultation included a notice on the City's website, the erection of a sign on site and 52 letters being mailed to all the owners and occupiers of the adjoining properties (as shown in **Attachment 1**) in accordance with the City's Community and Stakeholder Engagement Policy.

During the consultation period, the City received a total of 22 submissions comprising:

- 19 submissions of support;
- Two objections; and
- One submission that neither supported nor objected to the proposal but provided comments.

Submissions of support generally raised that the proposal:

- Revitalises an underutilised warehouse site through adaptive reuse;
- Activates Newcastle Street and improves street presence and safety;
- Contributes to the character and vibrancy of the Leederville Town Centre;
- Supports local businesses and the evening economy; and
- Adds diversity to hospitality offerings in the precinct.

The objections and concerns raised focused on the following planning matters:

- Potential noise impacts from patrons, particularly at night;
- Patron dispersal and behaviour affecting nearby residential amenity;
- Adequacy of proposed operating hours and management controls;
- Parking demand and potential pressure on surrounding residential streets;
- Traffic and delivery movements in the absence of dedicated on-site service bays;
- Limited deep soil and landscaping provision; and
- The cumulative impact of another licensed venue in proximity to housing.

A summary of submissions and Administration's response is included as **Attachment 9**. The applicant has provided a response to submissions which is included as **Attachment 10**.

Design Review Panel (DRP):

Referred to DRP: Yes

The application was presented to the City's DRP prior to lodgement on 10 September 2025 and following lodgement on 28 January 2026.

Design Review Progress	
	Supported
	Pending further attention
	Not supported
	No comment provided/Insufficient information

	DRP Member	
	DRP 1 *10 September 2025*	*DRP 2* *28 January 2026*
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**		

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

- Functional and well-arranged spaces supporting opportunities for a high amenity and vibrant food and beverage venue.
- The boundary fence to Newcastle Street allows for streetscape engagement, passive surveillance and activation with enhanced sight lines being achieved.
- The landscaped alfresco space on Newcastle Street provides enhanced activation, passive surveillance and streetscape interaction.
- The elimination of gas in favour of an all-electric operation supports sustainability objectives.
- The concept of building retention and adaptive re-use is a fundamental contribution to context and character and sustainability objectives.
- The inclusion of raised garden beds within the alfresco space fronting Carr Place provides additional tree canopy and improved patron amenity.

Given the substantial sustainability benefit achieved through adaptive reuse, the DRP noted that the Sustainability principle was not applicable for this proposal.

The DRP is largely supportive of the development. Several matters were identified for refinement. These are addressed below.

DRP Comments Received	Administration's Comment
Principle 1 – Context and Character	
• Context diagrams in relation to view corridors along with a full streetscape elevation illustrating the proposal in its immediate surrounds have not yet been provided.	The proposal retains the existing building footprint and scale within an established town centre streetscape. Sufficient detailed in plans have been provided to assess massing, interface and activation, and demonstrates it would integrate with the streetscape. The development does not introduce additional height or bulk beyond the existing form.
• Consider reducing the length and extent of the Newcastle Street fence to better open up the entire alfresco to the street. In conjunction with this, consider relocating the security gate to the eastern end of the fence to free up the entry.	The fence is visually permeable and maintains passive surveillance and activation to Newcastle Street. Its extent reflects operational and licensing requirements while still achieving streetscape engagement consistent with Urban Frame Type A objectives.
• Consider bringing the alfresco all the way to the Newcastle Street boundary to address and interact with the street.	The alfresco already presents openly to Newcastle Street with clear sightlines and activation. The minor setback does not diminish interaction with the public realm and provides functional circulation and would meet the objectives of the Urban Frame Type A sub-precinct.
Principle 2 – Landscape Quality	
• The DRP strongly recommends provision of a professionally prepared landscape plan.	A landscape plan has been submitted and is recommended as a condition of approval to ensure planting, species selection and canopy outcomes are delivered.
• Consider an additional tree in the eastern end of the service area on Newcastle Street to support improved greening and canopy cover outcome – noting the limited DSA that is being achieved on the project.	The service area accommodates waste, deliveries and staff circulation and must remain unobstructed. Tree planting is instead concentrated within alfresco areas to maximise canopy without compromising functionality. Further landscaping has been provided to the Newcastle Street frontage.
• Olive trees should be located directly into the ground to maximise the growth potential of the tree canopy. If trees remain in pots, ensure no solid base to allow for root access to deep soil.	The revised plans confirm open-based planters allowing root access to deep soil. Planting methodology will be verified through the detailed landscaping condition.
• It is likely that Council will condition removal of the existing Carr Place crossover and replacing with landscaping. It is recommended to allow for this in your plans.	A recommended condition of approval requires removal of the redundant crossover on Carr Place to be reinstated to the City's satisfaction. This would improve the landscaping outcome and public realm presentation.
• Consider additional olive tree canopy in the Carr Place courtyard to improve greening and DSA calculations.	The proposal incorporates multiple trees and raised/open-based planters to maximise canopy within site constraints. The adaptive reuse context limits deep soil area and the landscaping outcome has maximised opportunities to improve the existing condition.
• Consider verge landscaping and parklet programs to enhance landscape quality (in consultation with the City).	Removal of redundant crossovers facilitates verge landscaping. Any future parklet would be through separate assessment process and appropriateness in context.

DRP Comments Received	Administration's Comment
Principle 4 – Functionality and Build Quality	
• Drainage from awnings should be considered to avoid impact on patrons. However, the DRP recommends increased tree canopy in the courtyard over fixed and retractable awnings.	Detailed drainage requirements will be addressed at building permit stage and subject to engineering compliance. The courtyard layout incorporates pergolas and tree planting to provide shade and amenity consistent with a hospitality use.
• Consider creating a low-level wall (same height as the proposed boundary fence) with a roof to enclose the bins and help contain odours adjacent to the public footpath.	A recommended condition of approval requires amended plans to fully enclose and screen the bin store to the City's satisfaction.
• Identify the location of any screening required of HVAC equipment. Equipment should not be visible from the public realm.	A recommended condition of approval requires external plant and equipment to be screened and located to minimise visual and acoustic impacts.
Principle 10 – Aesthetics	
• Whilst the timber pergola and retractable blinds provide patron amenity they remain at odds with the industrial aesthetic of the existing built form. Explore options for a light-weight and fixed metal structure.	The pergolas are lightweight and subordinate to the retained building. They provide patron amenity without materially altering the scale or character of the existing structure.
• The architecture of the entry does not relate to the industrial context and character of the area. Whilst the desire for a faux Greek Taverna aesthetic is understood, it might be able to supplement this with modest or subtle references to the industrial history of the building and the immediate area.	The proposal retains the existing built form and introduces contemporary elements appropriate to adaptive reuse. Final materials and finishes are secured by a condition of approval to ensure a cohesive outcome.
• Explore incorporating a fixed trellis with grapes to replace operable awning.	The operable awning provides necessary flexibility for weather protection and venue operation. Landscaping and tree canopy contribute to visual softening.
• No material palette has been provided for the development. The description of proposed materials including the timber and 'fibreglass fence' is ambiguous and makes the assessment challenging.	A recommended condition of approval requires submission of a detailed schedule of external materials and finishes prior to the issue of a building permit.
• Whilst the faux treatments to the toilet block facing Newcastle Street provide for some light and the appearance of activation, the 'faux' nature of the gesture has the capacity to undermine the integrity and authenticity of the design reducing it to an ironic pastiche of a Greek Taverner.	The façade provides activation and surveillance to Newcastle Street. Final detailing will be refined through the materials schedule via a recommended condition of approval.
• Consider incorporating high level windows that can bring light and ventilation into the spaces that currently sit behind the 'faux' shop front.	Internal layout and operational requirements limit additional glazing. Ventilation and lighting would be addressed through the building permit process.

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;
- Draft Leederville Precinct Structure Plan;
- Community and Stakeholder Engagement Policy;
- Local Planning Policy – Non-Residential Parking;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.2.21 – Sound Attenuation;
- Policy No. 7.5.7 – Licensed Premises;
- Percent for Art Policy; and
- Leederville Town Centre Masterplan and Built Form Guidelines.

Planning and Development Act 2005

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

LPS2

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

- *To designate land for future development as a town centre or activity centre.*
- *To provide a basis for future detailed planning in accordance with any relevant state planning policy.*

The LPS2 zoning table does not assign land use permissibility within the Centre zone. Clause 18(7) of LPS2 provides that where no uses are identified in the zoning table, the local government is to have due regard to any applicable structure plan, activity centre plan or local development plan.

The applicable strategic framework to be given due regard then is the Draft Leederville Precinct Structure Plan (Draft LPSP).

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Clause 67(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015,* Council must have due regard to relevant planning matters when determining a development application.

The matters relevant to this application including land use compatibility, amenity, traffic, parking and landscaping are addressed in **Attachment 8**.

Draft LPSP

At its 14 September 2021 Ordinary Council Meeting, Council endorsed the Draft LPSP and recommended its approval to the WAPC subject to modifications.

The WAPC at its State Planning Committee (SPC) meeting on 28 May 2024 (see Agenda and Minutes) considered the Draft LPSP and carried a motion to require the City to:

1. *Prepare a Community Needs Analysis that identifies desired infrastructure items that may be appropriate to deliver through development incentives in the Leederville Precinct Structure Plan;*
2. *Modify the Leederville Precinct Structure Plan (Attachment 1) in accordance with the Schedule of Modifications (Attachment 7) and the outcomes of the Community Needs Analysis;*
3. *Readvertise the modified PSP; and*
4. *Resubmit the modified plan to the Western Australian Planning Commission for consideration.*

Administration has undertaken the requested modifications and prepared proposed Scheme Amendment 14 to incorporate key provisions of the Draft LPSP into LPS2. The City is currently awaiting WAPC approval to readvertise the modified Draft LPSP and Scheme Amendment concurrently. Following readvertising and Council consideration, the amended framework would be referred back to the WAPC for final determination. This is anticipated in mid to late 2026.

The site is located within the Urban Frame Type A sub precinct. This sub-precinct's objectives are to be:

a) A medium to large-scale residential (Urban Frame Type B) and mixed use area (Urban Frame Types A and C).
b) Carefully designed to avoid impacts on existing neighbours.
c) An attractive and safe entry point to the core of Leederville for pedestrian, cyclists and vehicles.
d) Well-landscaped with lots of shade, green spaces and places to relax.

Level of Regard Given to Draft LPSP

The Draft LPSP is a seriously entertained planning instrument and is afforded substantial weight in the assessment of this application.

This is because:

1. The Draft LPSP is acceptable to rely upon as it applies directly to the subject site and, if approved, would provide the planning controls for the proposal if approved.
2. There is a high degree of certainty regarding the provisions relevant to this application, as the WAPC did not request modifications to the parts of the Draft LPSP that apply to the subject site.
3. The Draft LPSP is directly relevant, having been prepared in response to State Planning Policy 4.2 and aligning with its objectives, with its strategic intent supported by the Department of Planning, Lands and Heritage.
4. The amended Draft LPSP is expected to return to the WAPC for final determination following readvertising and Council consideration. This is anticipated imminently in 2026.

Where inconsistencies arise between the Draft LPSP and existing local planning policies, greater weight is given to the Draft LPSP as the City's contemporary strategic framework for the Leederville Town Centre. Local planning policies remain relevant and have been considered as part of a balanced assessment under Clause 67 of the Regulations.

RISK MANAGEMENT IMPLICATIONS:

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

Key risks include potential SAT review in relation to the exercise of discretion under the planning framework.

These risks are mitigated through a clear and transparent planning assessment, proper application of the relevant statutory and policy framework, and a decision that is grounded in planning merit and supported by appropriate conditions where required.

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 has limited capacity to contribute to broader environmental sustainability outcomes. There is limited ability for the development to influence the environmental impact of the entire building on the site through this application as it relates the adaptive reuse of an existing building.

The development adaptively reuses the existing building, reducing the need for new construction materials and minimising waste, in alignment with sustainability goals.

PUBLIC HEALTH IMPLICATIONS:

The proposal is relevant to the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Reduced harmful alcohol use

The application has been assessed and recommendation made based on planning grounds under the planning framework, with conditions directed to managing amenity impacts.

FINANCIAL/BUDGET IMPLICATIONS:

There are no direct financial or budget expenditure implications arising from the determination of this application.

As with any discretionary planning decision, there is a possibility that the determination may be subject to review by the SAT, which can result in legal and consultant costs being incurred by the City. These costs cannot be quantified at this stage and would be managed within existing budgets if they arise, otherwise through budget review processes. The capacity to do so will depend on the number of SAT appeals and complexity of any review proceedings.

COMMENTS:

Summary Assessment

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

- A Tavern is an 'A' use in the Mixed Use area. In this Urban Frame Type A location, the proposal enables the adaptive reuse of an existing warehouse into an active hospitality use that increases day and night-time street-level activity This is consistent with the Draft LPSP's intent for a mixed-use transition area, subject to amenity management.
- The Tavern land use is contemplated in the Centre zone and the City's Licensed Premises Policy recommends that licensed premises such as this be concentrated within Town Centre areas.
- Carr Place is the most sensitive interface with the nearest residents. Amenity impacts are mitigated through closure of the Carr Place alfresco at 10:00pm, containment of internal noise after 10:00pm, supervised patron dispersal and ongoing compliance with the Acoustic Report and Venue Management Plan to be secured by condition of approval.
- Proposed 7:00am–12:00am daily trading is acceptable in a town centre context, with outdoor activity to Carr Place alfresco restricted from 10:00pm to protect residential amenity.
- The proposal aligns with the Draft LPSP approach with nil on-site parking within the Town Centre. Public parking supply including the 122-bay Newcastle Street public car park nearby to the site, together with proximity to public transport, demonstrate that parking demand can be accommodated within the existing town centre parking. This would reduce the likelihood of overflow into Carr Place with residential homes. Crossover removals also enable additional on-street parking on Newcastle Street and Carr Place.
- Deep soil is constrained by adaptive reuse of the existing built form. Landscaping has been maximised through on-site trees in deep soil and planters, green walls and planter beds, and verge reinstatement via crossover removal.
- The proposal delivers a well-proportioned and articulated street presentation through high-quality materials, extensive glazing for activation and surveillance, appropriate massing that fits the streetscape, integrated screening of services and landscaping that softens the built form.

A more detailed assessment against the discretionary aspects of the application is set out below.

Land Use

In considering the appropriateness of the use, due regard has been given to objectives of the 'Urban Frame' sub-precinct, the objectives of the Draft LPSP and the objectives of LPS2. The land use is acceptable for the following reasons:

- Location Acceptability: The site is located at the edge of the Urban Frame Type A sub-precinct, acting as a transition between the Village sub-precinct, the commercial core of Leederville, and high density living. The Draft LPSP anticipates mixed-use and hospitality uses in this location, subject to careful design to avoid impacts on neighbours.
- Interface Context:
    - Newcastle Street – A commercial corridor and public transport route with higher traffic volumes and limited residential sensitivity. The proposal would activate an underutilised warehouse frontage and is compatible with this context.
    - Carr Place – A cul-de-sac road with an established residential character, including homes with outdoor living areas facing the site. This means it is more sensitive to late-night noise generating uses. In the immediate context there are some small-scale commercial and office uses, including a café next door. While these non-residential uses contribute to a mixed-use environment during the day, they are generally low-intensity and operate within standard business hours. This means they do not establish a prevailing late-night entertainment noise environment. Further west, beyond approximately 40 metres, the Commercial zone of the Draft LPSP contains existing venues with a night-time noise and activity profile. This represents a materially different amenity context.
- Noise and Amenity Management: The proposal includes an outdoor dining area and the main patron entry facing Carr Place, with a smaller secondary alfresco area to Newcastle Street. Given Carr Place's established residential character and the absence of existing late-night entertainment uses in its immediate context, unmanaged external patron activity at night has the greatest potential to impact surrounding dwellings.

  The Acoustic Report and Venue Management Plan (**Attachments 3** and **4**) demonstrate compliance with the *Environmental Protection (Noise) Regulations 1997*. Compliance alone with the Regulations is not determinative in amenity consideration, and operational controls are also important.

  Key measures include:

    - Closure of the Carr Place outdoor dining area at 10:00pm;
    - Doors closed after 10:00pm to contain internal noise;
    - No amplified external music, as well as sound level caps and bass control;
    - Designated staff supervising patron dispersal from Carr Place after 10:00pm;
    - Upgrade building acoustics through incorporating acoustic glazing/doors, sealing and heavier walls;
    - Set plant noise limits and manage noise resulting from delivery and waste collection; and
    - Maintain a complaints log and respond promptly.

  These built form and operational controls provide a clear framework. A condition of approval is recommended requiring implementation of, and ongoing compliance with, the Acoustic Report and Venue Management Plan to ensure the proposal would not unduly impact the residential amenity.
- Contribution to Town Centre: The proposal introduces an active hospitality use within the Leederville Town Centre, increasing diversity of uses, supporting employment and strengthening the evening economy consistent with the Draft LPSP intent.
- Site Location and Alternative Modes of Transport: The site is within a highly walkable town centre environment, adjacent to a high-frequency bus route and approximately 500 metres from Leederville Train Station, supporting reduced reliance on private vehicles.
- Streetscape Character: The alterations and additions retain and adapt the existing building while introducing active alfresco edges to both street frontages. This contributes to street-level activation and aligning with the mixed commercial character of the area.
- Passive Surveillance: Active frontages, extensive glazing and alfresco areas to both Newcastle Street and Carr Place provide ongoing surveillance of the public realm during trading hours.
- Site Activation: The proposal reactivates an existing warehouse site, contributing to increased daytime and night-time activity within the town centre.
- Consistency with Licensed Premises Policy: The Licensed Premises Policy supports concentration of licensed venues within town centre locations. The proposal is consistent with that locational intent, subject to amenity management.
- Sustainability and Adaptive Reuse: The adaptive reuse of the existing building reduces embodied carbon and construction waste, prolongs the life of the built form and aligns with sustainable development objectives for the town centre.

- Waste Management: A Waste Management Plan (**Attachment 7**) has been submitted and is recommended as a condition of approval, including private collection arrangements and daytime servicing to protect amenity.
- Venue Management: A consolidated Venue Management Plan has been provided addressing patron behaviour, security, queuing, complaints handling and operational controls. This is recommended as a condition to ensure ongoing compliance.

Licensed Premises and Hours of Operation

The application proposes trading hours of 7:00am–12:00am (midnight) Monday to Sunday, with the Carr Place outdoor seating area closing at 10:00pm daily.

Policy Context

The Licensed Premises Policy provides guidance on operating hours for Taverns in various zones.

While the Policy does not specifically reference the current Centre zone under LPS2, this is because it predates the gazettal of Amendment 7 to LPS2. Prior to Amendment 7, the site was zoned Regional Centre, a town centre designation functionally comparable to the current Centre zone.

In that context, the District Centre/Commercial zone trading hours under the Policy provide the most relevant guidance:

- Monday to Saturday: 7:00am – 12:00am;
- Sunday: 7:00am – 10:00pm.

The proposal aligns with the Policy for Monday to Saturday and seeks a two-hour extension on Sundays to midnight.

Separate to planning approval, licensed premises operate under the *Liquor Control Act 1988*, which provides broader permissible trading hours for Taverns:

- Monday to Saturday: 6:00am – 12:00am;
- Sunday: 10:00am – 12:00am.

Liquor licensing is administered independently of the planning framework by Racing, Gaming and Liquor. While it provides context regarding typical trading expectations for Taverns, the planning assessment must determine whether the proposed hours are appropriate having regard to land use compatibility and residential amenity.

Local Context and Comparison

The site is located within the Leederville Town Centre, approximately 40 metres from the Village sub-precinct under the Draft LPSP, where established late-night venues operate. This includes The Leederville Hotel.

Approvals for similar venues such as Roberts on Oxford and The Leederville Hotel include trading to midnight and beyond under liquor licensing. However, those venues are located within a materially different amenity context and nearby to venues that operate into the evening.

Carr Place does not presently have land uses that are late-night entertainment or hospitality venues. Existing non-residential uses in the immediate vicinity generally operate during standard business hours.

While midnight trading occurs in the Leederville Town Centre core, the acceptability of hours at the subject site requires consideration whether impacts to residential properties along Carr Place can be effectively managed.

Applicant Justification

An Acoustic Report and Venue Management Plan have been submitted (**Attachments 3 and 4**).

The Acoustic Report confirms that, at the proposed occupancy of 200 patrons, the venue can comply with the *Environmental Protection (Noise) Regulations 1997* during the proposed trading hours.

Key noise mitigation measures include:

1. External Noise

    - The Carr Place outdoor dining area will close to patrons at 10:00pm daily.
    - All external doors (including bi-fold doors) will remain closed after 10:00pm to contain internal noise.
    - Any outdoor music will be background only and will not exceed patron noise levels.
    - Patrons in the Newcastle Street outdoor area will be directed to minimise noise after 10:00pm.
    - Dedicated staff will be stationed at the Carr Place entry after 10:00pm to monitor patron noise and manage dispersal.

2. Internal Noise

    - Live music will be limited to a maximum sound power level of 90 dB(A) and only permitted with all doors closed.
    - Background music will be set so it is not audible at nearby residential properties and remains below patron noise levels.
    - The sound system will incorporate frequency equalisation to control low-frequency (bass) noise.
    - Speakers will be mounted on anti-vibration fittings and not fixed to lightweight roof structures.
    - Access to the sound system will be restricted to the Licensee or Approved Manager to prevent unauthorised volume increases.
    - Patron movement between indoor and outdoor areas will be actively managed to ensure associated noise does not become a dominant source at the site boundaries.

Administration Comments

The Acoustic Report demonstrates that the Tavern can operate within the prescribed noise limits during the proposed trading hours. This provides a technical basis for Council to consider the proposed Sunday trading to midnight.

In the Urban Frame Type A sub-precinct, the Draft LPSP requires development to be carefully designed to avoid impacts on existing neighbours. This means amenity protection relies not only on acoustic compliance, but also on operational controls. This means assessment must also consider behavioural noise and patron dispersal.

In this regard:
- The outdoor dining area facing Carr Place would close at 10:00pm;
- External doors would be closed after 10:00pm to contain internal noise; and
- Patron entry, exit and dispersal from Carr Place would be actively managed.

Liquor licensing provisions provide context only. Operating hours must be assessed under the planning framework, having regard to land use compatibility, residential interface and enforceable management measures.

Objectives of the Licensed Premises Policy are considered to be addressed in the below assessment:

- Residential Amenity Impact: Carr Place is the most noise-sensitive interface due to its established residential character and absence of existing late-night entertainment uses. While the Acoustic Report confirms regulatory compliance, amenity protection is further secured through recommended conditions of approval for the implementation of the Acoustic Report, Noise Management measures and Venue Management Plan, particularly the closure of external areas and dispersal controls after 10:00pm.
- Town Centre Function and Activity: The site is within the Leederville Town Centre, where extended evening trading is anticipated. The proposed operating hours support the centre's hospitality and entertainment function while incorporating targeted controls to protect the more sensitive residential interface.
- Venue Management: Subject to conditions requiring ongoing compliance with the Venue Management Plan and acoustic controls, the venue can be managed in a manner that does not adversely impact the existing neighbourhood amenity. Management measures address patron behaviour, supervised dispersal, complaint response procedures and responsible service obligations, ensuring impacts can be managed.

Car and Bicycle Parking

Prescribed Parking Standards

The applicable Parking Policy requires on-site car, bicycle and service bays based on patron numbers. Under that policy, the proposal results in a shortfall of car and long-term bicycle bays.

The Draft LPSP, which is a seriously entertained planning instrument, adopts a different approach within the Leederville Town Centre. It provides:

- Nil minimum car parking requirement (maximum five bays);
- Minimum four bicycle bays (no maximum);
- One service bay.

The Draft LPSP prioritises consolidated public parking, walkability and alternative transport over individual site-based parking provision.

The Draft LPSP is afforded substantial weight. When approved, it will replace the Non-Residential Parking Policy within this precinct. In that context, greater weight is given to the Draft LPSP framework in assessing this application, though assessment against the Non-Residential Parking Policy has still been considered.

The proposal provides:

- No on-site car parking;
- Six on-site bicycle bays (exceeding the Draft LPSP minimum); and
- No on-site service bay.

Importantly, the proposal removes redundant crossovers to both Carr Place and Newcastle Street. The City's Engineering team has confirmed this enables:

- One additional 15-minute on-street bay on Carr Place; and
- One dedicated on-street service bay on Newcastle Street.

This would improve the public parking and servicing outcome relative to the existing situation.

Applicant Justification

The applicant has submitted a Traffic Impact Statement (TIS) and Parking Management Plan (PMP) (**Attachments 5** and **6**).

The TIS confirms:

- The site is within the Leederville Town Centre;
- It is adjacent to a high-frequency bus route and approximately 500 metres from Leederville Train Station;
- The precinct has strong pedestrian and cycling infrastructure;
- Patron arrivals are expected to be staggered across the evening; and
- Traffic volumes generated are unlikely to adversely affect the local road network.

The TIS and PMP identify available parking within walking distance, including:

- Frame Court and The Avenue public car parks;
- On-street parking on Carr Place, Newcastle Street and surrounding streets; and
- The new Newcastle Street public car park (122 bays).

The PMP includes measures to reduce private vehicle demand, including:

- Promoting public transport use;
- Providing on-site bicycle parking;
- Encouraging rideshare and carpooling;
- Providing clear patron communication regarding parking locations and transport options.

Administration Comments

City of Vincent On-Street Car Parking Data

The City undertook parking occupancy surveys in April and May 2025 for the Leederville Town Centre. Surveys were conducted Thursday to Sunday during business hours.

Importantly:

- No 6:00pm data was collected for Newcastle Street; and
- No evening data was collected for either Carr Place or Newcastle Street.

Given the Tavern's anticipated peak demand is in the evenings and on weekends, the survey data does not directly capture peak operating conditions.

Notwithstanding this limitation, the survey results show:

1. Carr Place Occupancy

    - Weekdays: 78 percent (9:00am), 88 percent (2:00pm);
    - Weekends: 69 percent (9:00am), 84 percent (2:00pm).

    Carr Place remains relatively well utilised across both periods, with weekday daytime demand higher than weekends.

2. Newcastle Street (Loftus to Oxford Streets) Occupancy

    - Weekdays: 100 percent (9:00am), 75 percent (2:00pm);
    - Weekends: 29 percent (9:00am), 37 percent (2:00pm).

Newcastle Street demonstrates significantly lower weekend daytime occupancy relative to weekdays.

While evening data is not available, the lower weekend daytime demand is relevant, as the Tavern's peak demand is expected to occur on evenings and weekends.

Complaint Data

Ranger Services advise that on-street parking in this area is an issue. In 2025:

- Carr Place – 40 parking-related complaints;
- Newcastle Street – 49 parking-related complaints.

This demonstrates an existing level of community sensitivity to parking impacts, particularly on Carr Place with residential homes.

Newcastle Street Public Car Park

Since the City's 2025 survey was undertaken, the 122-bay Newcastle Street public car park has opened. It is located less than 100 metres from the site.

Weekend occupancy data from January 2026 and based on ticket purchase records, indicates:

- 9:00am – 0 percent
- 12:00pm – 2 percent
- 2:00pm – 2 percent
- 6:00pm – 18 percent

While this data is limited to January weekends, it demonstrates substantial available capacity during late afternoon and early evening periods.

Assessment of Available Supply

The available evidence indicates:

- Carr Place experiences relatively high daytime use and is parking-sensitive;
- Newcastle Street experiences lower weekend demand;
- The new 122-bay public car park on Newcastle Street has significant available capacity during the weekend, including late afternoon and early evening periods; and
- No direct survey data exists for late evening conditions.

Having regard to:

- The Draft LPSP's strategic intent to consolidate parking in public facilities;
- The proximity and capacity of the Newcastle Street car park;
- The removal of crossovers enabling additional on-street parking including a 15-minute bay on Carr Place and service bay on Newcastle Street; and
- The Parking Management Plan measures to direct patrons to appropriate parking locations.

Administration considers that demand generated by patrons arriving by private vehicle can reasonably be accommodated within existing public supply and that this would reduce the likelihood of on-street parking impacts to residential properties along Carr Place.

The proposed parking would satisfy the Objectives of the Draft LPSP and the Objectives of the Parking Policy for the following reasons:

- Car Parking – Draft LPSP Consistency: The Draft LPSP prioritises consolidated public parking within the Town Centre. It establishes a transport hierarchy that prioritises pedestrians, cyclists and public transport over private vehicles. The proposal aligns with this approach. Demand from patrons arriving by private vehicle can reasonably be accommodated within existing public supply, including the 122-bay Newcastle Street car park and available on-street capacity during anticipated peak periods. This would reduce the likelihood of on-street parking impacts to residential properties along Carr Place.
- Bicycle Parking: Six on-site bicycle bays are provided that exceed the Draft LPSP minimum. An additional 12 bicycle bays are located within 100 metres of the site. This supports the Draft LPSP objective of facilitating modal shift away from private vehicles.
- Public Transport and Accessibility: The site is immediately adjacent to a high-frequency bus route and within approximately 500 metres of Leederville Train Station. In a highly walkable town centre environment, the absence of on-site car parking reinforces the strategic intent to encourage alternative transport modes.
- Cash-in-Lieu: Administration does not support requiring cash-in-lieu contributions under the Non-Residential Parking Policy for a shortfall in parking. The proposal aligns with the Draft LPSP parking framework, adequate public parking supply is available in close proximity, and the adaptively reused warehouse site is physically constrained to provide more on-site parking. Provision of on-site parking would compromise landscaping, activation and public realm outcomes along Carr Place and Newcastle Street.
- Additional Service Bay and On-Street Bay: Removal of the existing 5.8-metre-wide Newcastle Street crossover enables the establishment of a new on-street service bay. The removal of the existing Carr Place crossover also provides for another 15-minute on-street bay. This has been confirmed by the Engineering team and a condition of approval has been recommended to secure this.
- Parking Management Plan: The submitted PMP outlines measures to manage demand, including public transport promotion, bicycle provision, rideshare encouragement and clear patron communication. These measures are incorporated into the Venue Management Plan and secured by a recommended condition of approval.

Landscaping

The proposed development satisfies to the element objectives of the Built Form Policy relating to Landscaping and the objectives of the Draft LPSP for the following reasons:

- Deep Soil and Site Constraints: The development involves adaptive reuse of an existing commercial building with established structures and services that limit at-grade deep soil opportunities. Landscaping is distributed strategically across both external and internal areas to maximise greening within the site's physical constraints.

- Streetscape Contribution: The development would deliver an improved landscaping outcome which facilitates streetscape activation and engagement with the alfresco dining areas to both street frontages. The setback provided by the development allows for the provision of landscaped areas which include a tree and small plantings within these areas. This landscaping would assist with softening the impact of the proposed built form on the street.
- Tree Canopy: The application proposes four new trees (three of which with access to deep soil) across the subject site. These trees would make an effective contribution to the City's green canopy and the amenity of Newcastle Street and Carr Place. The location of these trees would provide shading to the alfresco dining spaces. The development would also provide smaller planting across the site to assist in reducing the impact of the urban heat island effect.
- Internal Amenity: Landscaping is proposed in different areas across the site which would increase the amenity for visitors and users of the development. This includes landscaping within the alfresco dining areas, comprising green walls, trees and planter boxes that provide shade and contribute to the overall visual amenity of the development.
- Landscaping Plan: A recommended condition of approval requires submission of a detailed landscaping and reticulation plan prior to building permit, including appropriate species selection consistent with City standards and demonstration of canopy contribution within deep soil and planter areas.

Façade Design, Public Domain Interface and Building Setbacks

The proposed development satisfies to the element objectives of the Built Form Policy relating to Façade Design and Public Domain Interface and the objectives of the Draft LPSP, in relation to Projections and Awnings and Building Setbacks, for the following reasons:

- Consistency with the Street and Building Scale: The front addition is proportionate to the existing building, does not exceed the existing roofline and is compatible with the mixed commercial character of Newcastle Street. The massing is well-proportioned and provides articulation without creating visual bulk.
- Materiality: The façade incorporates complementary materials and finishes, including textured render, aluminium louvres, painted aluminium windows and fencing panels, creating a contemporary response that respects the retained building. Expansive glazing enhances visual engagement and transparency to Newcastle Street. The diverse range of materiality derived from the surrounding context was supported by the DRP Chairperson.
- Public Domain Interface, Landscaping and Activation: Setbacks accommodate alfresco areas and soft landscaping to both frontages. This contributes to street activation and softening the built form. Extensive glazing and active edges provide strong passive surveillance to Newcastle Street and Carr Place.
- Awnings and Setbacks: Given the building is setback and incorporates alfresco areas within the frontage, provision of a footpath awning is not practical and is consistent with nearby commercial developments that do not provide awnings. The built form nevertheless establishes an appropriate urban edge to the street.
- Services and Screening: Service elements, including the bin store, are positioned toward side boundaries and occupy limited frontage. A recommended condition of approval requires enclosure via a low-level wall and roof structure to ensure appropriate screening and presentation to the public realm.

Environmentally Sustainable Design

Clause 1.17 of the Built Form Policy relating to Environmentally Sustainable Design (ESD) sets out acceptable outcomes to be achieved for commercial development. This is for an ESD report to be provided that includes an assessment against the Green Building Council of Australia's Green Star Rating System Report or Life Cycle Assessment.

The proposed development satisfies to the element objectives of the Built Form Policy relating to Environmentally Sustainable Design and the objectives of the Draft LPSP for the following reasons:

- Adaptive Reuse: The development makes use of the existing building structure and façade, significantly reducing the environmental impact otherwise associated with demolition and new construction. Retaining the existing built form avoids substantial embodied carbon, reduces the production and transport of new materials, and limits construction waste. This ensures the development considers its whole-of-life environmental impact and adopts measures that reduce that impact over the building's lifespan.

- Natural Light and Ventilation: The open, permeable interface and alfresco configuration support natural light and ventilation, reducing reliance on mechanical systems and artificial lighting.
- Landscaping: Lightweight pergolas, operable blinds and trellis planting provide seasonal shade. Trees and on-structure planting add shade to paved areas and façades. These measures reduce summer heat loads and allow passive solar access in winter.

Percent for Art

The proposal is subject to the City's Local Planning Policy – Percent for Art.

The Policy applies to commercial and mixed-use developments above the prescribed value threshold. As the estimated cost of development is $2 million, the proposal is required to allocate 1 percent of the project cost, equating to $20,000, toward public art.

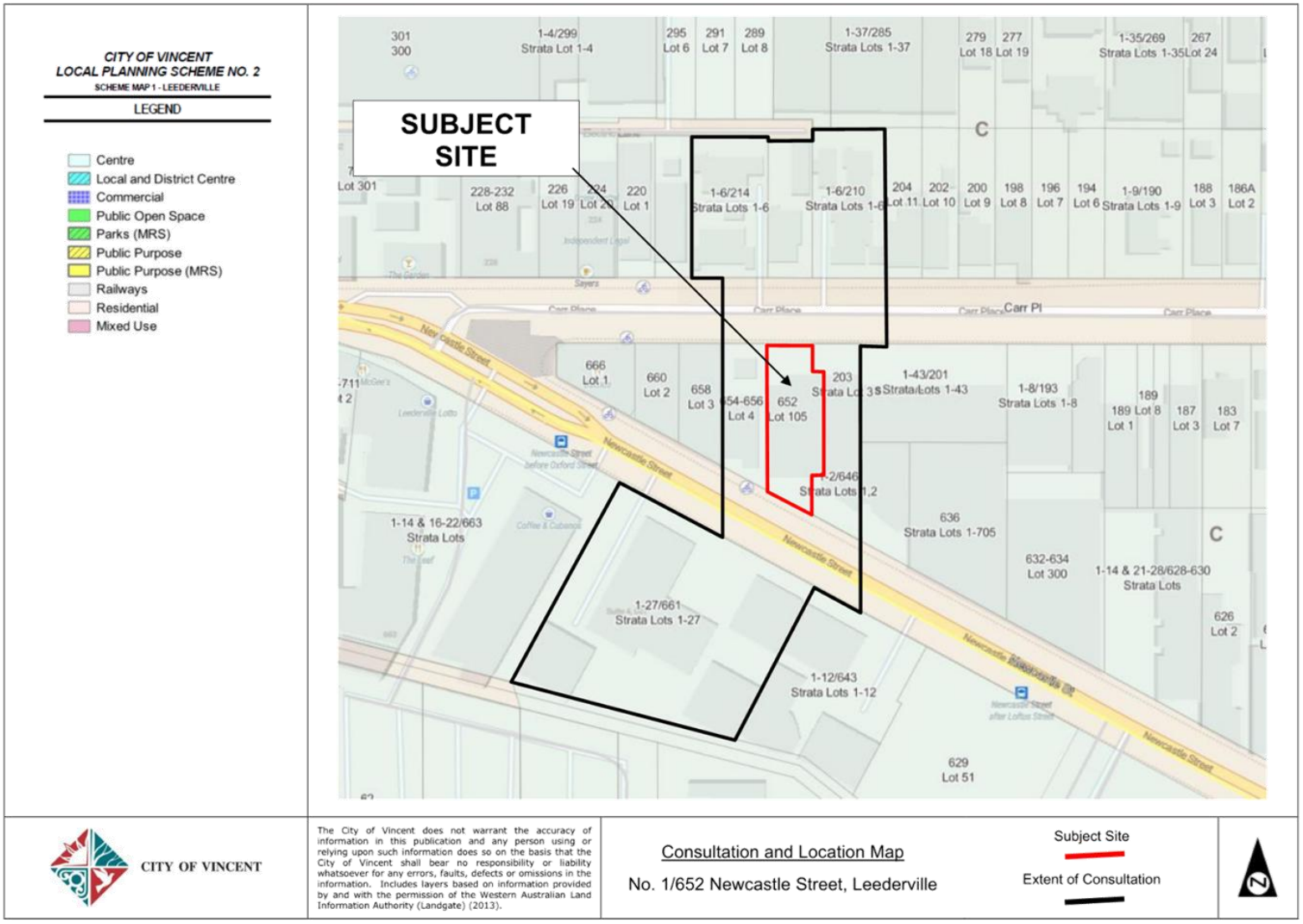
The Policy allows flexibility in how the contribution is delivered. It can be incorporated into the development through integrated public art elements such as artistic building features, bike racks, gates, seating or other functional infrastructure with an artistic component.

The Policy provides two compliance pathways:

- Option 1: The owner/applicant coordinates and delivers an approved public art project; or
- Option 2: Payment of a cash-in-lieu contribution (with a 15 percent discount applicable under the Policy).

A condition of approval has been imposed requiring compliance with the Policy and confirmation of the selected option prior to building permit, with either installation of the approved artwork or payment of the contribution prior to occupation.

This ensures the development contributes to the cultural and public realm objectives of the Leederville Town Centre in accordance with the City's adopted policy framework.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE
LEGEND
Centre
Local and District Centre
Commercial
Public Open Space
Parks (MRS)
Public Purpose
Public Purpose (MRS)
Railways
Residential
Mixed Use
SUBJECT SITE
Carr Pl
Newcastle Street
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Consultation and Location Map
No. 1/652 Newcastle Street, Leederville
Subject Site
Extent of Consultation



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No. 1/652 Newcastle Street, Leederville

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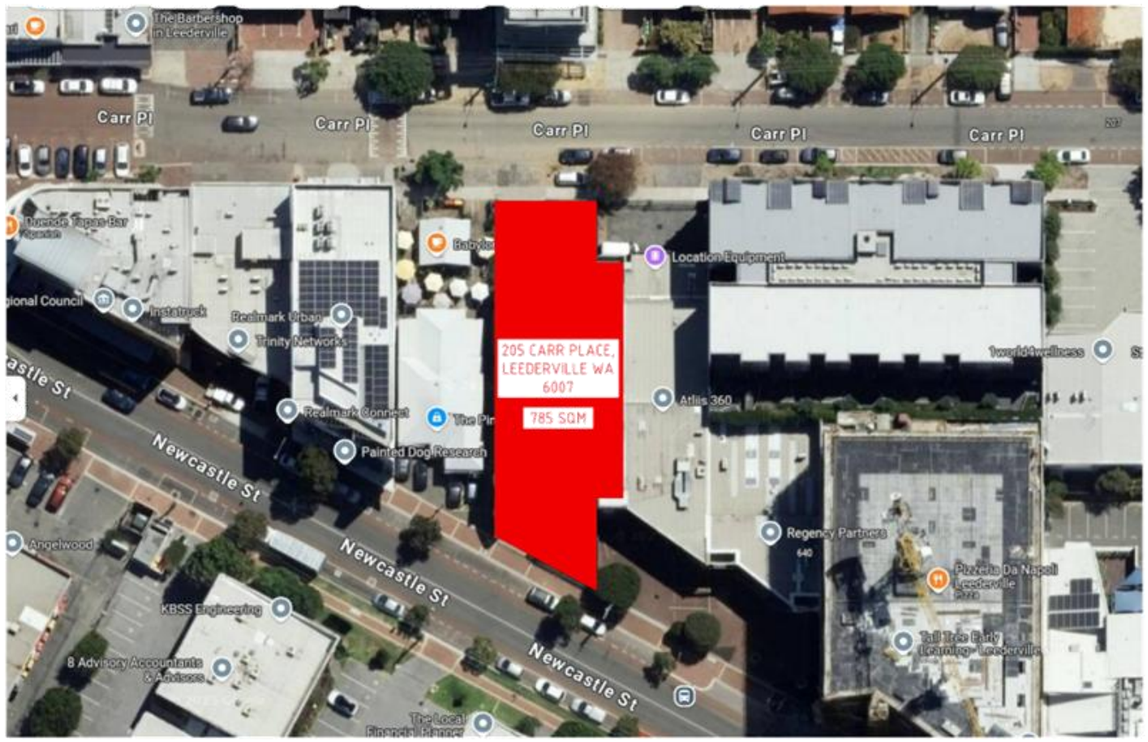

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PROJECT:

24/10/2025
DATE:

205 Carr Place,
Leederville WA 6007
OWNER / CLIENT:

TT/CT
INITIAL:

DATE	ISSUE	DES.
14.07.25	FOR DA APPLICATION	DA1
25.08.25	FOR DRP PRESENTATION	DA2
24.10.25	FOR DRP SUBMISSION	DA3

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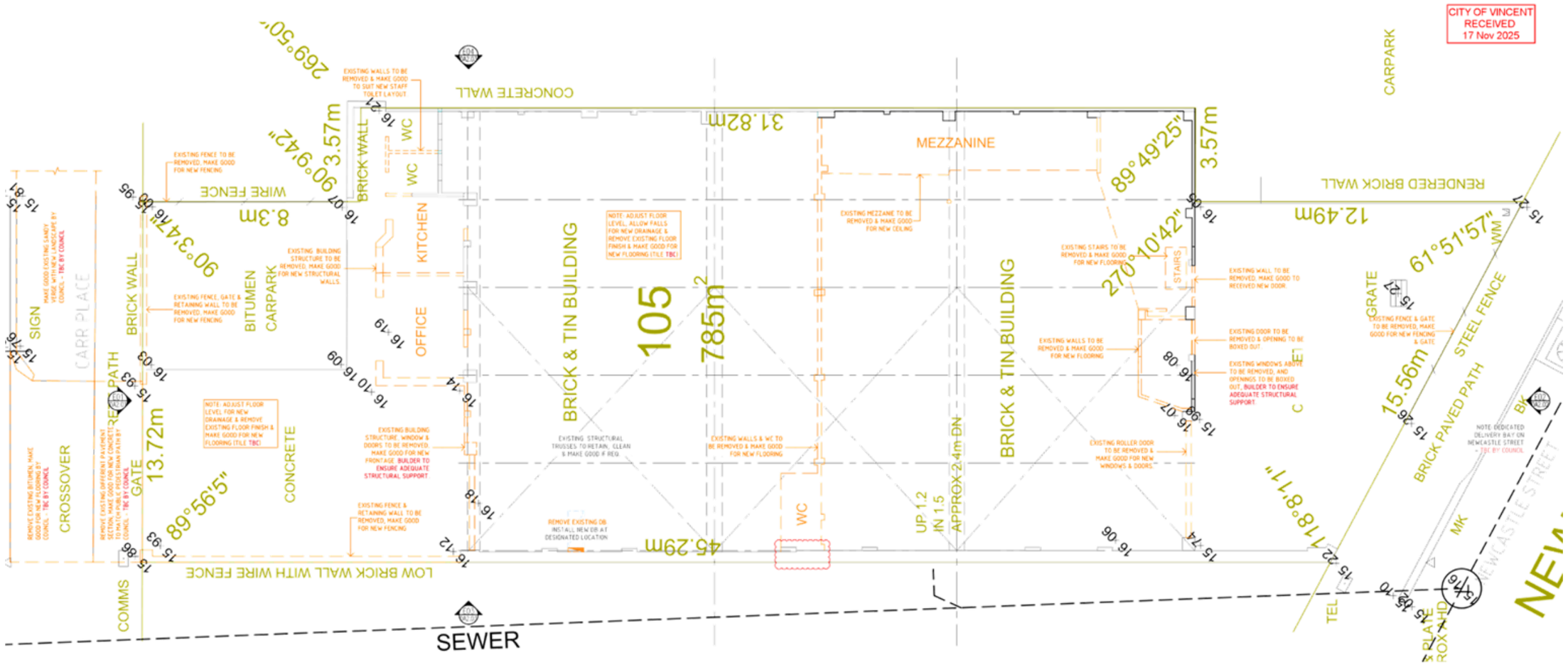
SCALE:

DA1.01/DA3
SHEET NUMBER:



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14.07.25	FOR DA APPLICATION	DA1
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20.02.26	FOR INFORMATION	DA4

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Proposed Plan
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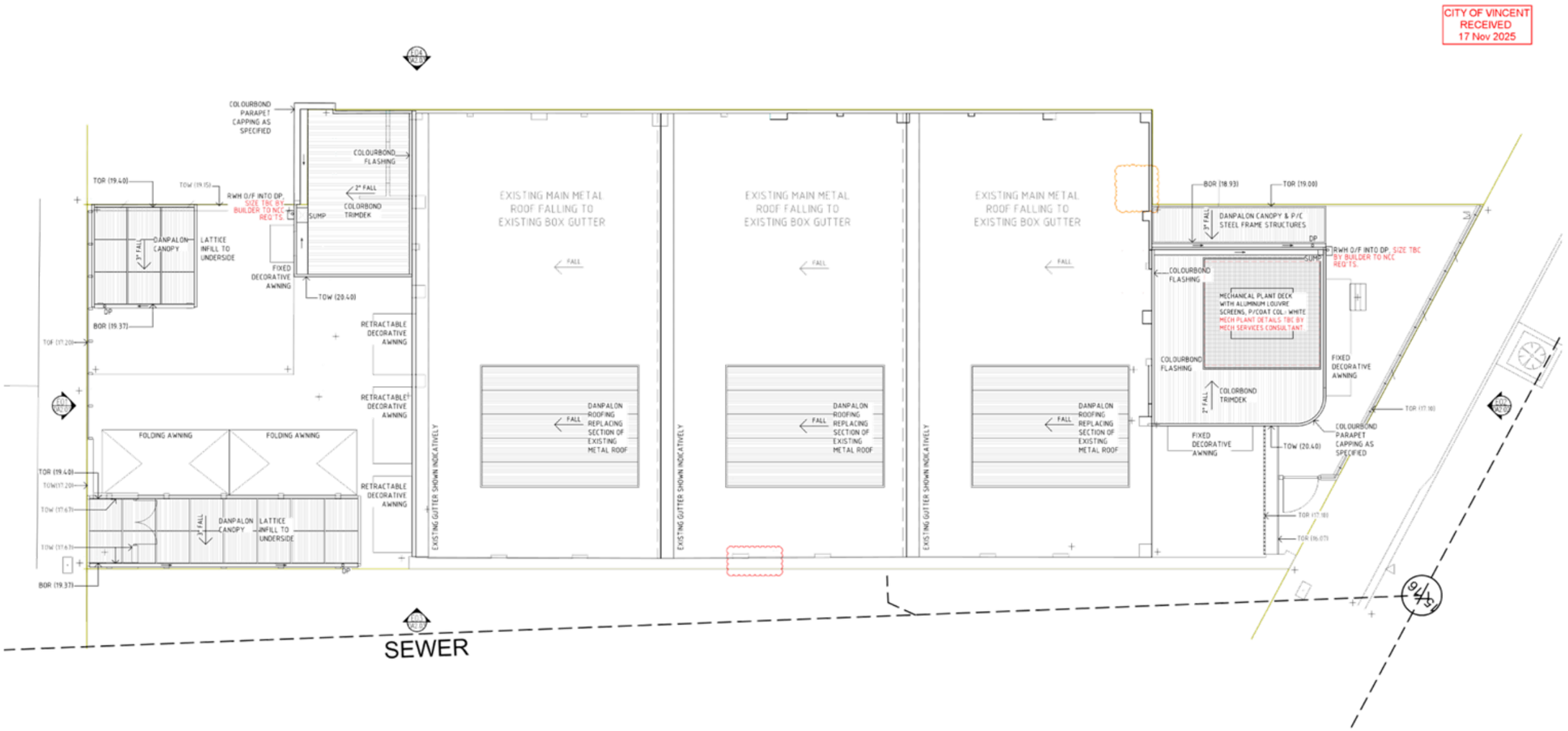

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DA1.90/DA1	SHEET NUMBER

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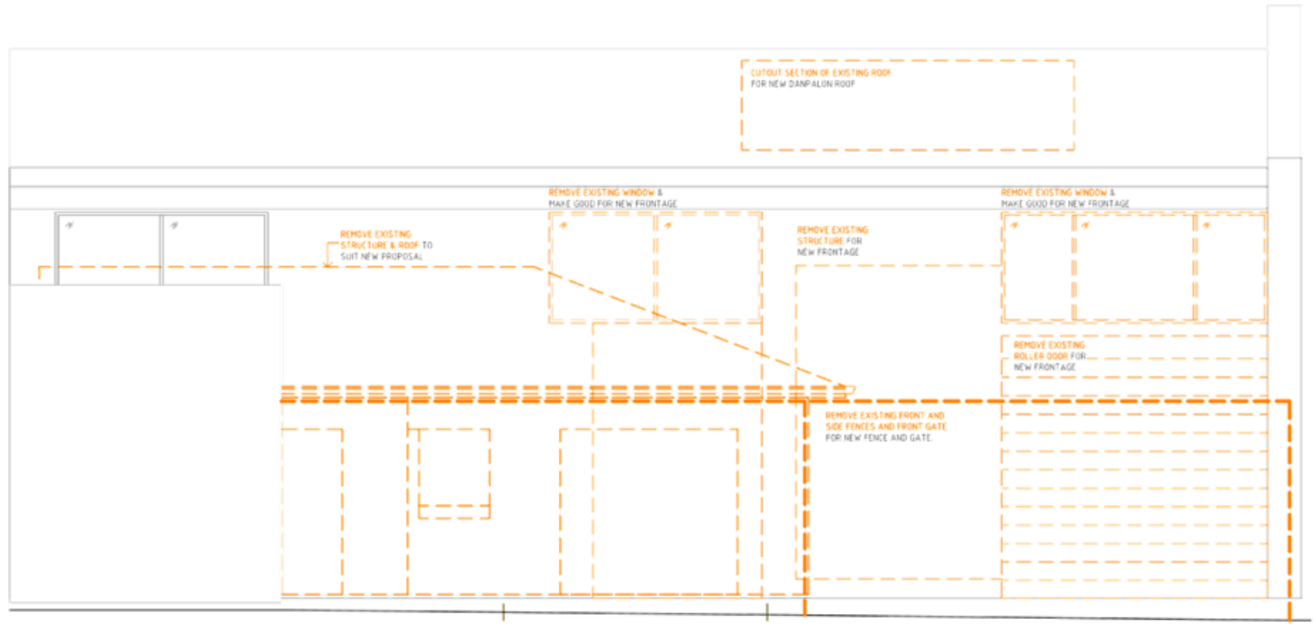

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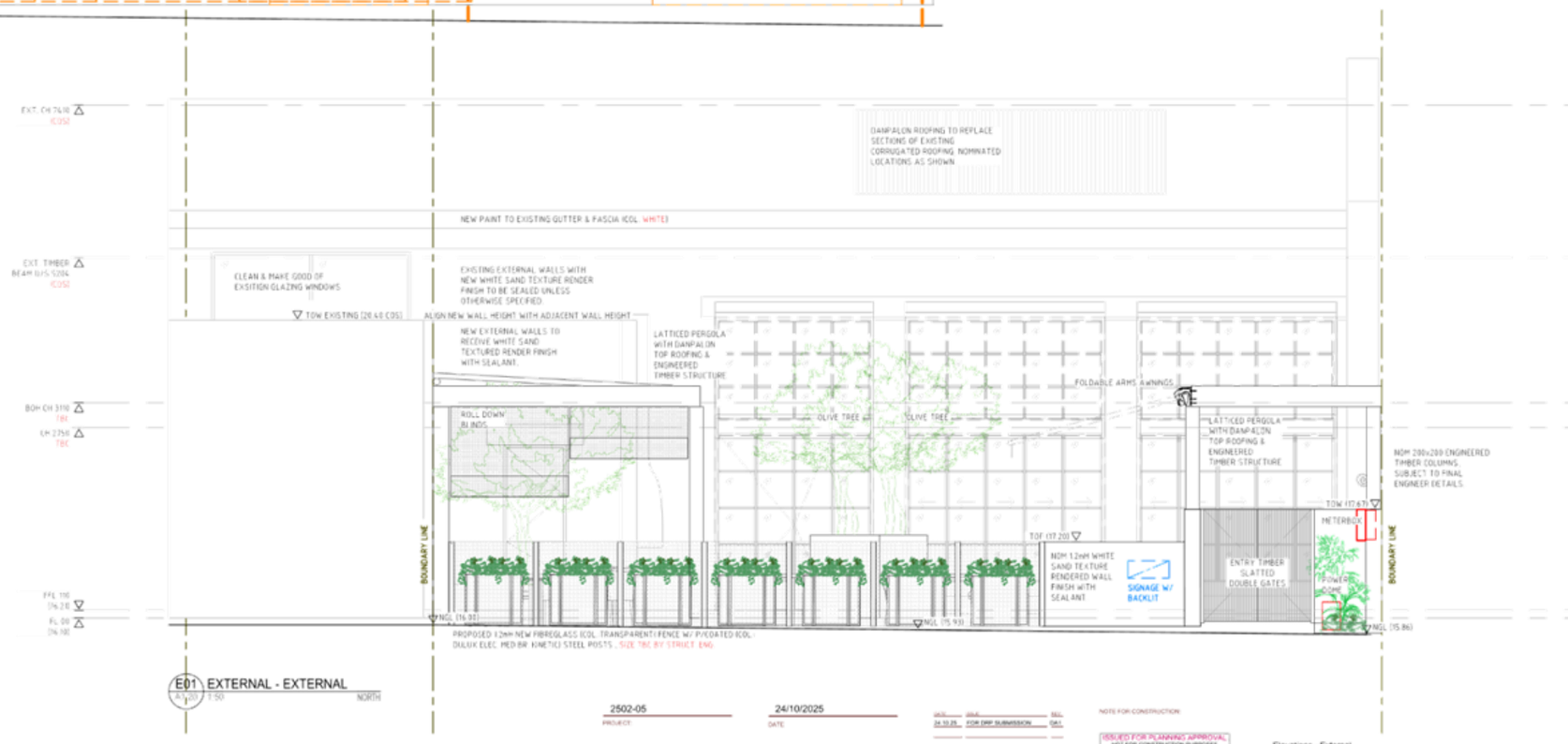

E01 EXTERNAL - EXTERNAL
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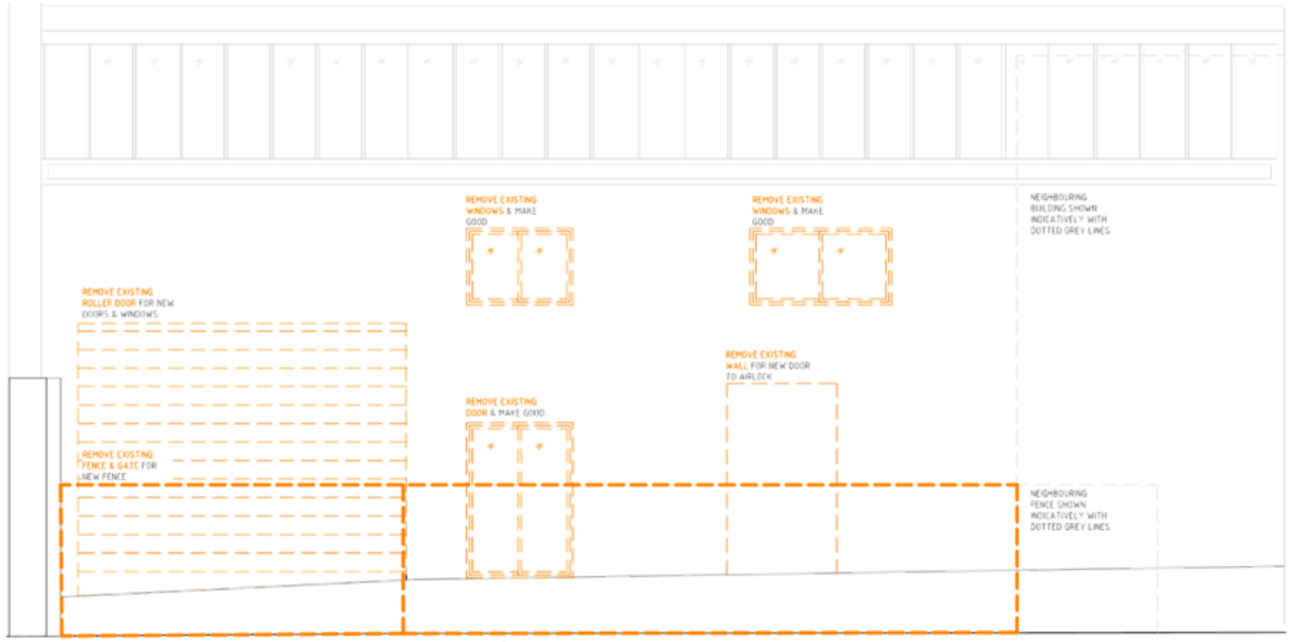

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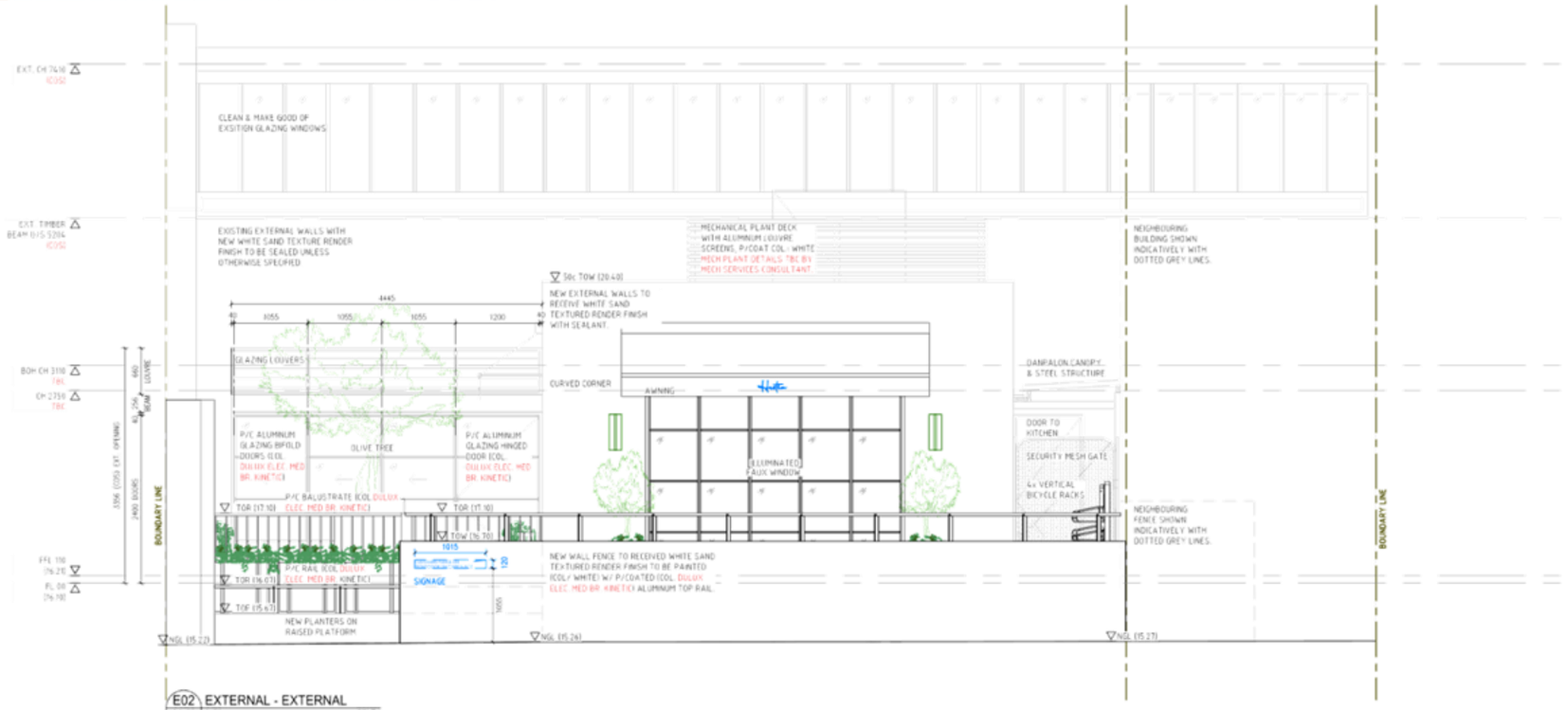

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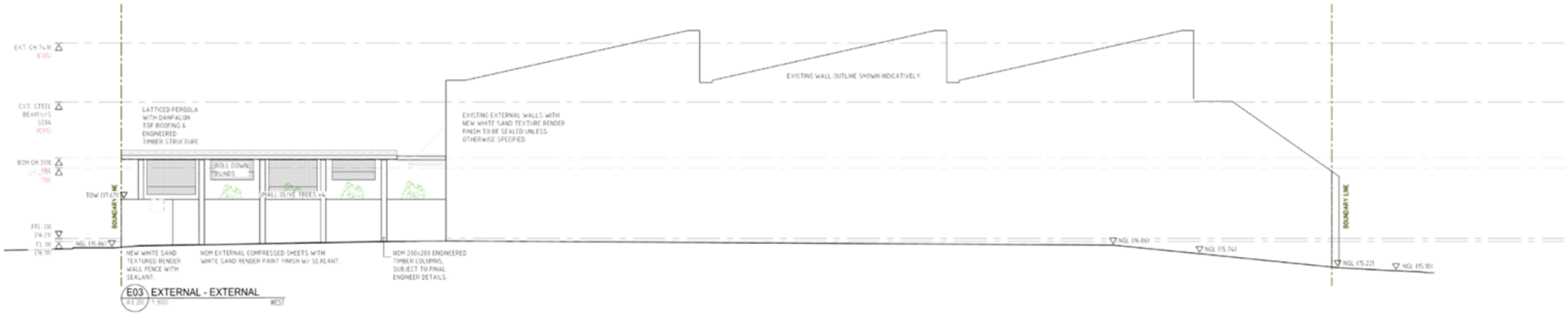

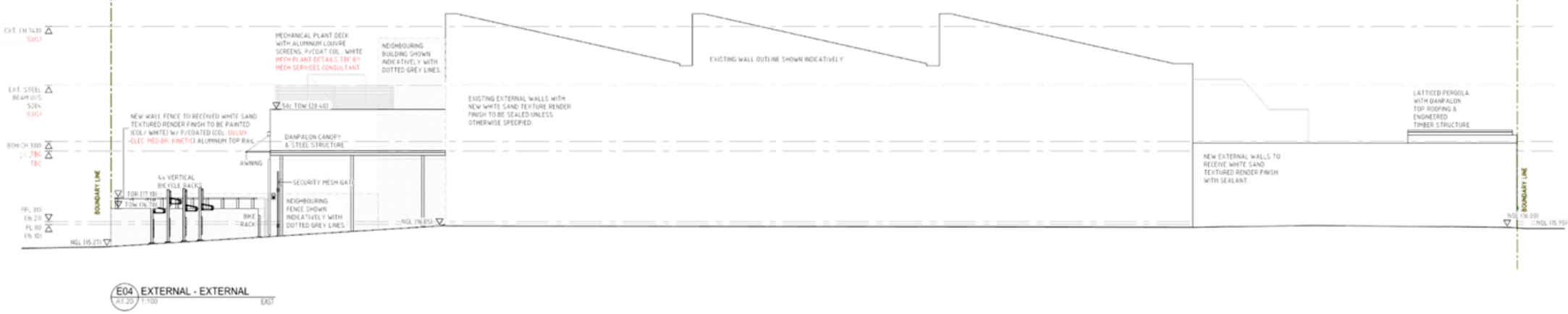

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E03 - E04
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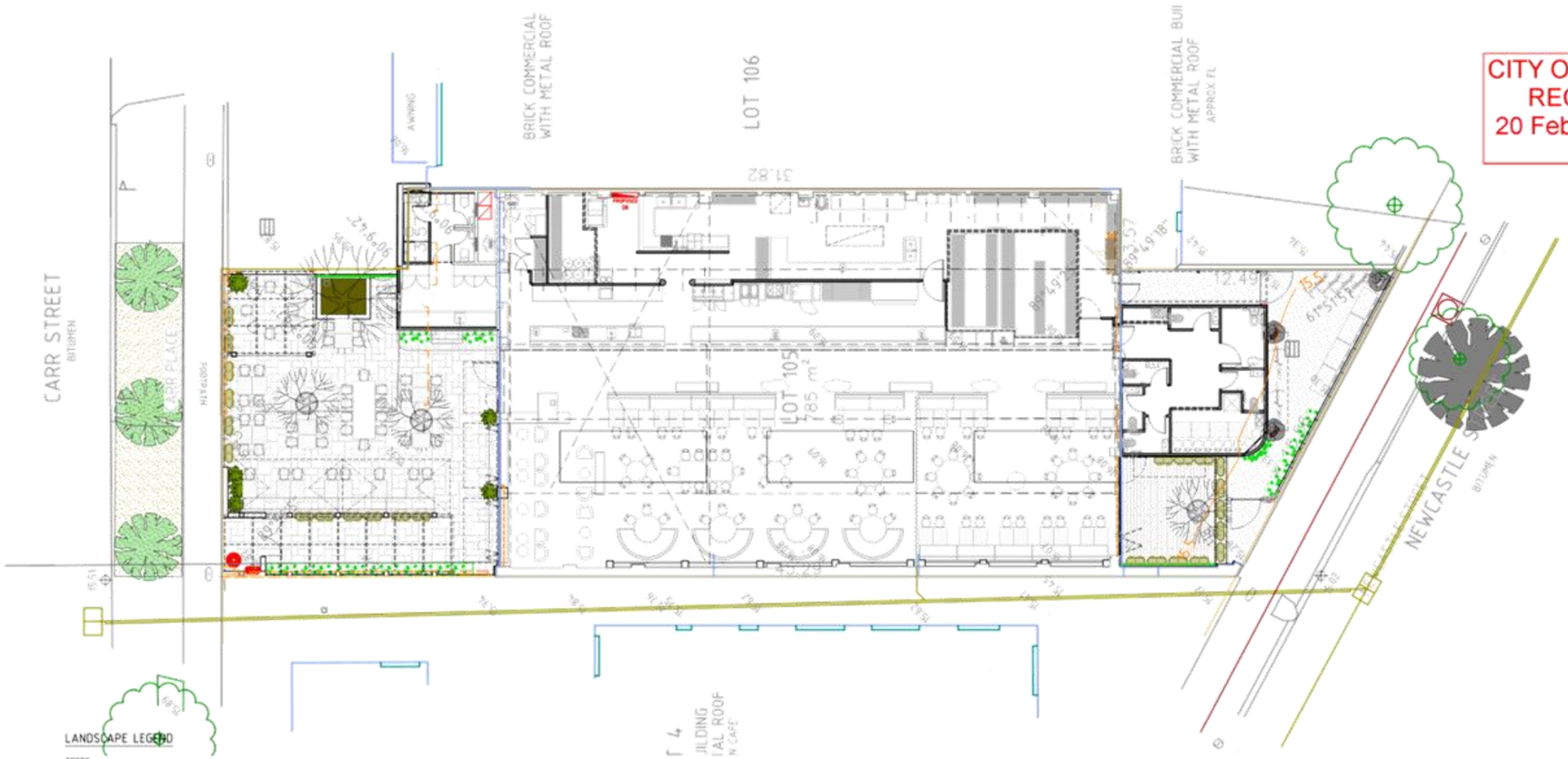

TREE	
Olea europaea (Olive Tree)	2.5–4m mature height
SHRUBS, CLIMBERS & FEATURE PLANTS	
Lavandula spp. (Lavender)	0.5–0.8m height
Westringia fruticosa (Coastal Rosemary)	0.8–1.2m height
Thymus vulgaris (Thyme)	0.15–0.25m height
Anigozanthos (Kangaroo Paw)	0.6–1.0m height
Casuarina glauca 'Cousin It' (Cousin It)	0.1–0.2m, spreads widely
Olearia axillaris 'Beach Ball' (Coastal Daisy Bush)	0.6–1m
Acacia cognata 'Limelight' (Limelight)	0.6–1m
Hibbertia scandens (Snake Vine)	climbing to 2–3m



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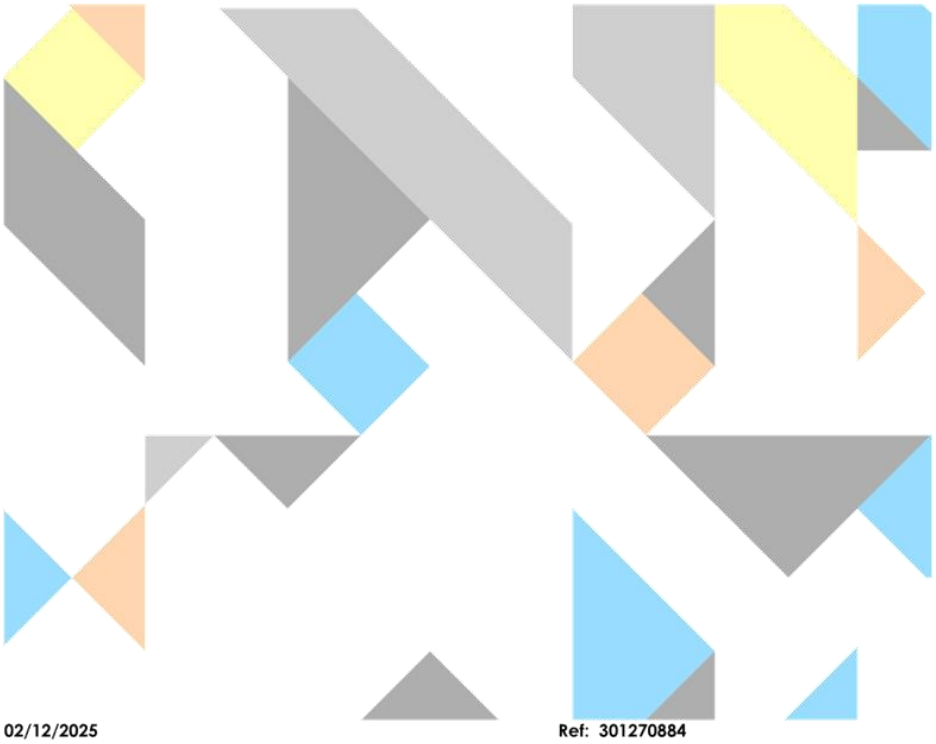
205 Carr Place, Leederville

Acoustic Services

Development Application Report



02/12/2025

Ref: 301270884

PREPARED FOR:

MTK Group Holdings Pty Ltd

PREPARED BY:

Prasad Kumar and Ben Martis

Stantec

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Revision Schedule

Revision No.	Date	Description	Prepared by	Quality Reviewer	Independent Reviewer	Project Manager Final Approval
C01	2025.11.19	Development Application	NPK	BEM	BEM	BEM
C02	2025.12.02	Development Application	NPK	BEM	BEM	BEM

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Executive Summary

Stantec were commissioned by MTK Group Holdings Pty Ltd to undertake an acoustic assessment in support of the Development Application for the proposed restaurant located at 205 Carr Pl, Leederville. The proposed development includes indoor and alfresco seating and operates under a Restricted Tavern License.

The proposed development is immediately surrounded by mixed-use developments and commercial tenancies with major roads surrounding the project location. The proposed restaurant has capacity to accommodate 200 patrons and may have live music occasionally, operating hours assumed between the following:

- 6am – 12 midnight on Monday to Saturday
- 10am – 12 midnight on Sunday. The development may host private functions occasionally, which includes live music.

As part of the development approval process for the development, an acoustic assessment has been carried out in order to satisfy the current Legislation, Codes, Regulations, State and Local Government Policies, Australian Standards and Guidelines that apply to the project.

This includes:

- City of Vincent Planning Policy No. 7.5.21 'Sound Attenuation Policy'; and
- Environmental Protection (Noise) Regulation 1997 (EPNR).

The proposed restaurant falls under the land zoned "Centre" and is within the SPP5.4 trigger zone. Based on Section 4.1 of the State Planning Policy (September 2019), SPP5.4 does not apply to commercial premises and therefore not included in the assessment.

To support the DA application, a 3D noise model was developed using the software package SoundPLAN v9.0, with noise emissions assessed for all operational periods. Based on the predicted noise emissions, the project is not expected to have a significant impact on acoustic amenity of the community. Noise management measures to ensure the ongoing acoustic amenity of the area have been provided.

The following is recommended for compliance with the EPNR:

- Patron capacity management (200pax total):
  - Total patronage has been considered as a maximum of 200 patrons, distributed across indoor and outdoor area per the breakdown provided.
  - Alfresco with 60pax is predicted to achieve compliance prior to 10pm. However, the alfresco patrons capacity must be limited to 30pax to achieve compliance for night-time (2200 hrs to 0700 hrs on any day).
  - Raised platform alfresco facing Newcastle St is considered an entertainment area, however, due to the small area, minimal patronage is expected.
  - The proposed development at maximum patronage and main doors (entry/exit) open is predicted to achieve compliance prior to 10pm. The doors must be closed after 10pm to maintain compliance.
- Music:
  - Typical ambient music in Indoor/Outdoor seating areas must be set such as not to become audible over patron noise and attract Regulatory adjustments to the received level, which may result in non-compliance;

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- Live music – Noise levels from live music should be limited to a total Sound Power Level of 90 dB(A) which is approx. Sound Pressure Level of 80 dB(A) at 1m from any speaker/ performance stage within the building (Indoor seating area) with the doors closed. This must be actively managed by the operator.

- Building fabric –
  - Compliance is predicted for a worse-case scenario with maximum patronage and live music. Minimum performance requirements for façade elements are detailed in Section 4.1.1
  - It is noted majority of the components are masonry (brick wall or concrete), which is considered adequate. Where Colorbond walls are retained, it is required to replace with masonry wall or equivalent lightweight construction to achieve minimum Rw 50.
  - Any air gaps present in the building facades (e.g. air gaps between the roof and the building walls) must be treated with equivalent mass and acoustically sealed.
- Mechanical Services – Total of 3 major units (Kitchen Exhaust Fan, Cool Room and Freezer Condenser Units) have been considered, with limiting Sound Power Levels provided in Section 4.3
- Deliveries:
  - It is recommended that all deliveries and use of the Loading Dock are to occur between 0700 - 1900hr on Monday to Saturday, to mitigate amenity impact.
- Waste Management:
  - Under the EPNR Regulation 14A, the assigned noise levels of Regulation 7 do not apply to waste collection (both domestic and commercial sources).
  - The handling of bins full of glass bottles should occur during Monday to Saturday daytime hours where possible to minimise disruption to the community.

In summary, in view of the available information, we consider that the development will be able to comply with the EPNR. The predictions in this report consider that the assumptions and recommendations provided will be fulfilled and implemented.

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1 Introduction

Stantec were commissioned by MTK Group Holdings Pty Ltd to undertake an acoustic assessment in support of the Development Application for the proposed restaurant located at 205 Carr Pl, Leederville. The proposed development includes indoor and alfresco seating and operates under a Restricted Tavern License.

As part of the development approval process for the development, an acoustic assessment has been carried out in order to satisfy the current Legislation, Codes, Regulations, State and Local Government Policies, Australian Standards and Guidelines that apply to the project.

1.1 Referenced Documentation

1.2 Regulations, Policies, Standards and Guidelines

The following documents detailed in Table 1 are relevant to the project and are referred to throughout this report.

Table 1: Applicable regulations, policies, standards and guidelines referenced in this report

Title	Abbreviation
REGULATIONS AND LOCAL COUNCIL POLICIES	
Western Australian Environmental Protection (Noise) Regulation 1997	EPNR 1997
City of Vincent Planning Policy No. 7.5.21, "Sound Attenuation Policy"	LPP 7.5.21
PROJECT RELATED DOCUMENTS	
DRP Presentation drawings provided MATA Design, DA3 dated 24.10.25	-

1.3 Site Description

The project development is proposed for Restaurant at 205 Carr Pl, Leederville and is within the City of Vincent. The project site is immediately surrounded by various commercial tenancies and mixed-use developments. It is noted Vincent St (Major Road) are approximately 120m north of project site.

The project site and other areas identified above have been provided in **Figure 1**.

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Source: Metromap

Figure 1: Project location

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2 Acoustic Criteria

2.1 City of Vincent Planning Policy No. 7.5.21

The acoustic assessment has been undertaken in accordance with the City of Vincent Planning Policy No. 7.5.21, "Sound Attenuation Policy", herein referred to as the Policy.

Section 3.2 of the Policy states that an Acoustic Report must be submitted where the development is a residential development of six (6) or more dwellings, mixed-use residential/commercial buildings containing (1) residential dwelling or more, and any residential building located within or adjacent to the District Centre, Local Centre, Commercial and Commercial/Residential and Regional Town Centre zones.

The Sections of the Policy relevant to the proposed mixed-use development are:

- **Section 3.3.2** , regarding the content of the Report and Acoustic Criteria:
  - Part a) Inbound noise (Residential Development).
    - Residential buildings are to be designed to achieve the following sound levels:
      a. Leq 35 dB(A) in sleeping areas (bedrooms); and
      b. L_{eq} 40 dB(A) in living/work areas and other habitable rooms.

      IMPORTANT NOTE:
      The Leq level should not be unduly biased toward the lower frequencies of the octave band spectrum. If lower frequencies are dominant in sound levels taken during the sampling phase of reporting (between 31.5-125Hz), the Acoustic Consultant/Engineer shall discuss the findings with the City's Senior Environmental Health Officer or Manager Health Services in developing solutions
    - Residential developments are to be constructed to meet the requirements of the National Construction Code Series 2012 Building Code of Australia Part F5.
  - Part b) Outbound noise (All Developments).
- Noise Emissions from all the development are to comply with the 'assigned levels' detailed in the *Environmental Protection (Noise) Regulations 1997.*
- **Section 4**, regarding Noise Source Identification and assessment methodology:
  - **Section 4.1** – Traffic Noise, Outcome 2.

The Applicant is to:

- Detail sound levels recorded at the property of contributories (motor cars, trains) on a Weekday, during the period 7.00am-9.00am; or at a period of the day that is representative of the normal peak traffic conditions for the area). Sound monitoring shall not be conducted on a public holiday or during school holidays
  - **Section 4.2 –** Residual Breakout Noise from Lifestyle uses and Entertainment Venues, Outcome 3.

The Applicant is to:

a. Identify all breakout noise sources that have a noticeable impact on sound levels received at the subject property, and in particular, those noise sources within a 100m radius;

b. Specify sound levels recorded at the property during time periods that correspond to related breakout noise sources; for example:

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- Nightclubs to be monitored during hours of operation after 10.00pm at night on a Friday or Saturday;
- Cafes and Outdoor Eating Areas to be monitored during peak trade periods; and
- Locations near sports grounds and stadiums to be monitored during periods of normal use; particularly when used at capacity (where practicable)

IMPORTANT NOTE:
Standardised theoretical sound level limits should not be used for calculation purposes, unless such use is absolutely necessary due to noise sources (to be modelled), occurring so infrequently, that performing measurements on-site are impractical.

- **Section 4.3** – Street Noise, Outcome 4.

The Applicant is to:

- Provide comment on the likely impact of all localised street noise sources (factors such as proximity to local business districts, late night venues, schools and setbacks from footpaths shall be considered); and
- Thereafter, comment on practical building design solutions to minimise the impact of such noise sources (i.e. acoustic barriers, separation of noise sensitive parts of the development from the noise transmission path).

- **Section 4.4** – Mechanical Plant and Equipment, Outcome 5.

The Applicant is to:

- Provide comment on the likely impact of all existing mechanical plant and equipment noise sources surrounding the proposed development site (air conditioners, traffic gates etc);
- Comment on practical building design solutions that could be implemented to minimise the impact of existing mechanical plant and equipment noise sources; and
- Comment on the proposed location of all mechanical plant and equipment at the development site; and provide details of how noise emissions from these sources will be contained, so as not to create unwanted sound at nearby properties.

Section 5, which elaborates acoustic treatment and noise mitigation measures, as required.

In line with the requirements outlined above, the following scope has been covered in this Acoustic Assessment:

- Conducting sound measurements at the proposed site in order to quantify noise from the adjacent entertainment venue and from road traffic;
- Assessing noise intrusion into the proposed development to recommend practical noise control measures into the building design;
- Identifying noise sensitive receivers in the surroundings of the proposed development and potential sources of noise from the development; and
- Assessing environmental noise emissions from the proposed development.

2.2 Western Australian Environmental Protection (Noise) Regulations 1997

The acoustic criteria applicable to the scope of work are derived from the following documentation:

- Western Australian Environmental Protection (Noise) Regulations 1997 (EPNR).

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Environmental noise impacts resulting from the noise emissions from the project are addressed through the Environmental Protection Act 1986, with the regulatory requirements detailed in the Environmental Protection (Noise) Regulations 1997 (EPNR).

The EPNR establishes the maximum permissible noise emission levels (assigned levels) to be received at all adjacent noise-sensitive premises during specific periods of the day as a result of the cumulative noise emissions from all sources proposed for the project site. Compliance to relevant noise limits outlined in the EPNR is compulsory.

The EPNR states noise emissions from any premises are considered not to *significantly contribute to* the noise at a receiver if the noise emissions are 5 dB or below the assigned levels.

In brief, the assigned levels are determined by considering of the amount of commercial and industrial zones, as well as main transport corridors and sporting venues surrounding the noise sensitive premises. In addition, the Environmental Protection (Noise) Regulations 1997 identify the following in Schedule 3, clause 2A:

"If the land within either of the circles is categorised on the land use map as land in respect of which mixed uses are permitted, the use of that land that results in the highest influencing factor is to be used in the determination of the influencing factor."

The nearest noise sensitive receivers have been considered as the residential properties in the surrounding the area, these include the following:

- M/24 by Match, 199 Carr Pl, Leederville WA;
- Innogreen (residential), 212 Carr Pl, Leederville WA;
- The Foundry (residential), Newcastle St, Leederville WA; and
- 210 Carr Pl, Leederville WA 6007.

The Local Planning Scheme 2 (LPS2) for the City of Vincent and the Local Planning Scheme from The Department of Planning, Lands and Heritage were used in the determination of the influencing factor.

Traffic data for roads surrounding the nearest noise sensitive receiver were obtained from Main Roads Western Australia (MRWA) on the 04th September 2025. The available traffic data has been presented in Table 2 below.

Table 2:Traffic count data (MRWA)

Transport Corridors	EPNR Classification [1)]	Average Daily Traffic Volumes					
		2020/21	2021/22	2022/23	2023/24	2024/25	20205/26
Vincent St West of Charles St	Major Road	-	19,622	-	-	-	-
Loftus St North of Newcastle St)	Major Road	-	29,126	-	-	-	-

1) As defined by the EPNR. Secondary roads have between 6000-15000 vehicles per day. Major roads have greater than 15000 vehicles per day.

2.2.1 INFLUENCING FACTOR

The influencing factor for nearest noise sensitive receivers results from identifying major roads, commercial and industrial areas for all nearest noise sensitive receivers is summarized in Table 3 below.

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Table 3: Influencing factor (IF) noise sensitive

Noise Sensitive Premises	Commercial Zones	Industrial Zones	Transport Corridors	Influencing Factor
The Foundry	67 % within a 100 m radius 47 % within a 450 m radius	0 % within a 450 m radius	Vincent St within a 450m radius	**8 dB**
M/24 by Match	68 % within a 100 m radius 47 % within a 450 m radius	0 % within a 450 m radius	Vincent St within a 450m radius	**8 dB**
Innogreen and 210 Carr Pl	73 % within a 100 m radius 48 % within a 450 m radius	0 % within a 450 m radius	Vincent St within a 100m radius	**12 dB**

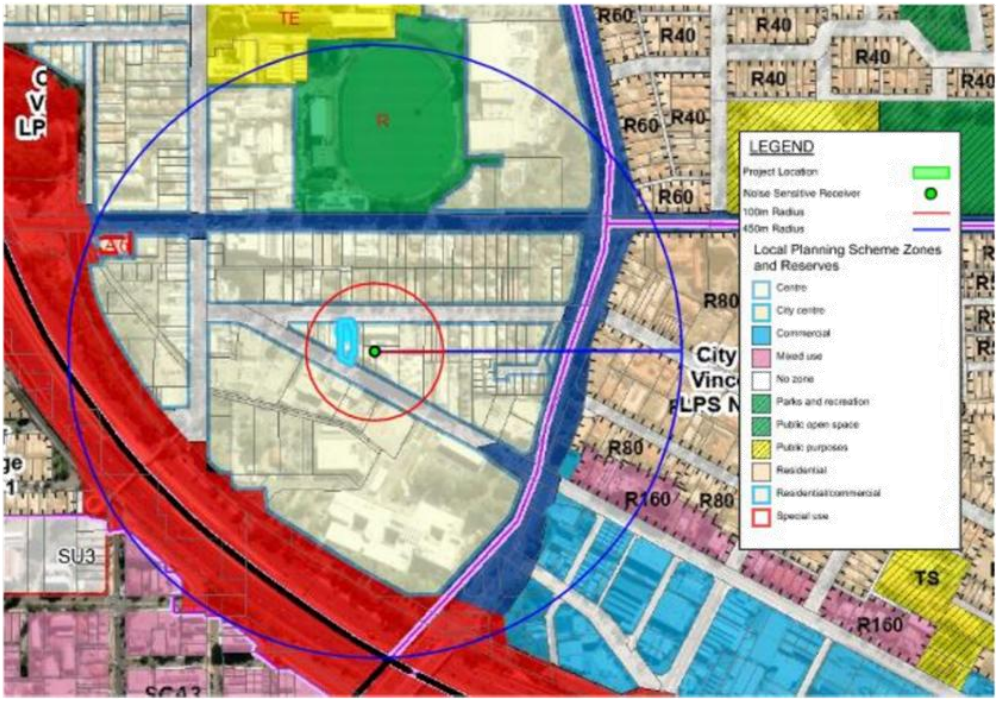

Figure 2: Zoning map of areas surrounding The Foundry

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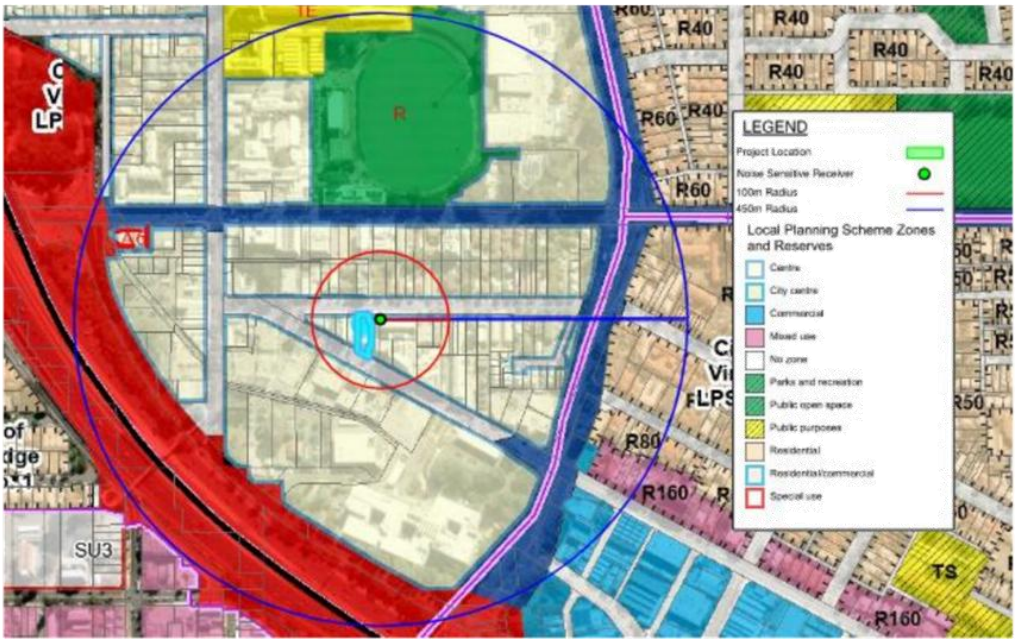

Figure 3: Zoning map of areas surrounding M/24 by Match

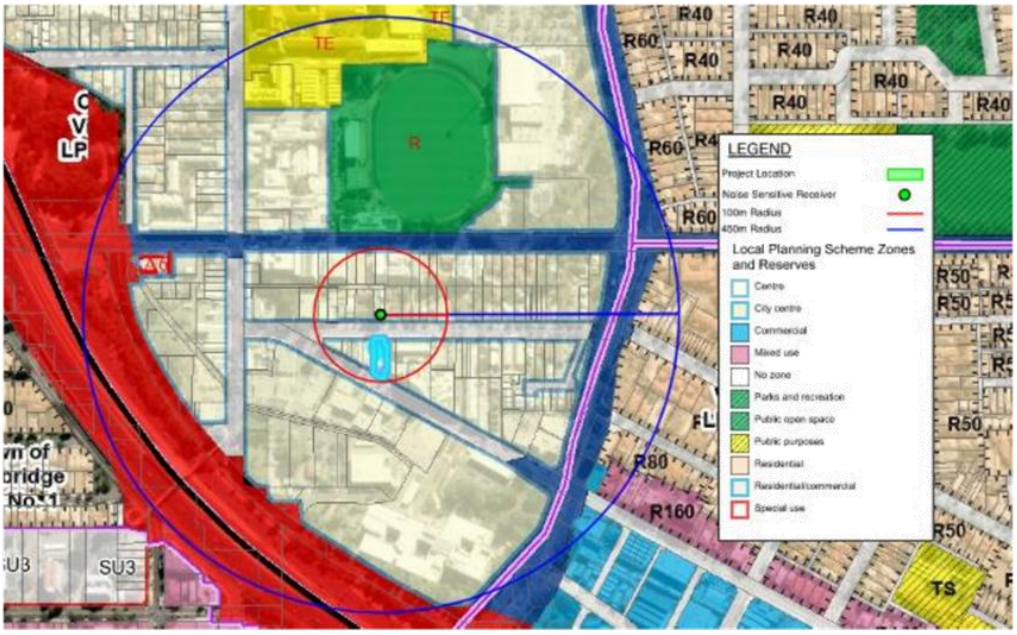

Figure 4: Zoning map of areas surrounding Innogreen and 210 Carr Pl

Source: *The Department of Planning, Lands and Heritage*

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2.2.2 ASSIGNED LEVELS FOR NEAREST SENSITIVE RECEIVER

The table below summarises the assigned levels at the nearest noise sensitive premises, which is added to the influencing factor calculated for the receiver detailed in Table 4. It is required that all noise emissions from the development are below the assigned level for all defined periods of the day and at the lot boundary of the receiver or 15m from any associated building. It is noted that the EPNR assigned levels only apply at the premises receiving the noise only and not to noise within the site.

Table 4: Assigned levels at nearest receivers

Type of premises receiving noise	Time of day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: Highly sensitive area	0700 to 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 to 1900 hours Sunday & public holidays	40 + IF	50 + IF	65 + IF
	1900 to 2200 hours all days	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	35 + IF	45 + IF	55 + IF
Noise sensitive premises: any area other than highly sensitive areas	All Hours	60	75	80
Commercial premises	All Hours	60	75	80
Industrial and utility premises	All Hours	65	80	90

2.2.3 NOISE CHARACTER ADJUSTMENT

Regulation 7 states that the noise character must be "free" of annoying characteristics, namely —

- Tonality, e.g. whining, droning;
- Modulation, e.g. like a siren; and
- Impulsiveness, e.g. banging, thumping.

Regulation 9 (1) establishes the methodology for determining noise characteristics. If these characteristics cannot be reasonably and practicably removed, a series of adjustments to the measured levels are required, indicated in Table 5 below.

Table 5: Noise character adjustment

Adjustment where noise emission is not music (Cumulative to a maximum of 15 dB)			Adjustment where noise emission is music	
Where tonality is present	Where modulation is present	Where impulsiveness is present	Where impulsiveness is not present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB

2.2.4 NOISE EMISSIONS – MECHANICAL SERVICES

It is important that noise emissions from the site do not present any form of tonality, modulation or impulsiveness (as defined by the EPNR).

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Given that data from mechanical plant manufacturers is generally limited to broadband data or in 1/1 octave band value, it is not possible to objectively determine tonality, as it is described in the EPNR. 1/3 octave band data is required yet is typically unavailable.

Therefore, a +5 dB correction shall be conservatively assigned when assessing noise emissions from mechanical equipment. In summary, Noise emissions from mechanical equipment shall comply at the nearest noise sensitive receiver.

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3 Site Inspection

3.1 Noise Survey

As per the City of Vincent Planning Policy No. 7.5.21, "Sound Attenuation Policy", unattended noise measurements were conducted at the project site to ascertain the typical noise levels at the proposed development.

Measurements were conducted between 28th August 2025 to 01st September 2025 at the location shown in Figure 5



Figure 5: Measurement location

3.1.1 EQUIPMENT DETAILS

Unattended measurements have been conducted using instrumentation equivalent to an integrating sound level meter equipped with one octave and one-third octave band filters, and an omni-directional condenser microphone. All instrumentation meets Type 1 specifications as per ANSI S1.4 and ANSI S1.43.

All sound level meters were calibrated by an authorised NATA (National Association of Testing Authorities) laboratory less than 2 years ago and have successfully passed all IEC 61672- 2019, IEC 61260-2019, DIN 45657-2005, and ISO/IEC 17025-2018 standards and specifications.

The time constant for the RMS detector were set to a slow response (1 sec) for all measurements on all sound level meters. The sound level meters were calibrated before and after each measurement session using a Type 1 acoustic calibrator. The calibrator was also calibrated less than 2 years ago and is in compliance with AS IEC 60942-2004.

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A complete schedule of all equipment used during for acoustic measurements is provided in Table 6. A copy of calibration certificates for the relevant instrumentation may be provided upon request.

Table 6: Equipment and calibration details

Manufacturer / Model	Serial Number
Brüel & Kjær 4231 - Calibrator	3005155
Svan 977	98064

In determining the impact on the acoustic amenity of the area, the existing acoustic environment must be considered. During night-time hours, especially on Friday through Sunday, background noise levels (L_{90}) from the surrounding commercial and mixed-use developments have been measured to be above the assigned levels of the EPNR.

The noise levels obtained from the unattended noise measurements have been provided in Appendix F.

3.2 Site Observation

Stantec inspected the existing project building on 28th August 2025 and the architectural weak points are noted as below:

- Air gaps were present in the building facades (e.g. air gaps between the roof and the building walls) as shown below.
- Ventilation grilles on high-level are to be backed with any solid elements (e.g., Perspex or fibre cement);
- Existing glazing are assumed to be minimum 4mm glass for assessment purposes;
- Roof sheeting assumed to be metal sheet with insulation (e.g., Colorbond sheet with 60mm Anticon)
- It is expected that existing façade metal sheets will be replaced with masonry (i.e., Brick or concrete) to the entirety.



Figure 6: Architectural weak points

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4 Noise Emission Assessment

Noise emissions from the proposed development will be primarily due to:

- Music and Patron activities (Indoor/outdoor seating area); and
- Mechanical services equipment.

Noise emissions from the proposed development were calculated using 3D noise modelling software (SoundPLAN 9.0).

4.1.1 Noise Modelling Parameters

Patron Capacity and Operating Hours

- Maximum patron capacity is advised to be 200 patrons in total (140pax indoor and 60pax outdoor)
- Assumed hours of operations are as follows:
  - 6am – 12 midnight on Monday to Saturday and
  - 10am – 12 midnight on Sunday with 12am curfew for any pre-booked party/function.
- Live music to be present occasionally for any pre-booked private function with 12am curfew.

Building Envelope

- Glazing/Door -
  - New glazing (including glazed louvres) and bi-fold doors to be minimum 6.38mm laminated glass (R_w33);
  - External doors to indoor seating area to be acoustic rated and fitted with full perimeter seals, achieving minimum R_w30 for the complete system.
  - Existing high-level glass are assumed to be minimum 4mm thick. Any ventilation openings to backed with solid elements (e.g., Perspex or clear glass).
  - At full capacity, the Bi-fold doors to always remain closed. However, the main doors (entry/exit) can be open till 10pm all days.
- Roof -
  - Existing roofing assumed to be conventional sheet metal with insulation (min 60mm Anticon);
  - Proposed section of roof to be replaced with skylight for natural lighting. It is recommended to incorporate minimum 16mm thick Danpalon sheet (or any equivalent skylight to achieve Rw 22).
- Façade –
  - It is noted majority of the components are masonry (brick wall or concrete), which is considered adequate.
  - Any air gaps present in the building facades (e.g. air gaps between the roof and the building walls) must be treated with equivalent mass and acoustically sealed.

The assessment has considered even distribution of patrons within the seating areas of the proposed development. It is assumed that the noise emitted through the building façade and roof are at least 10dB below the outdoor patron noise (Alfresco) and therefore does not significantly contribute to the overall levels.

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All modelled scenarios have been presented in Table 7 below.

Table 7: Scenarios modelled

Scenario		Sources Assessed (L_{A10})		
	Mechanical	Patrons		Live Music
		Indoor	Alfresco	
1 (Day/Evening) – 200pax	✓	140pax	60pax	✓
2 (Night) – 200pax	✓	170pax	30pax	✓

4.1.2 NOISE MODELLING INPUTS

Noise Propagation Algorithm

The CONCAWE algorithm has been selected to model meteorological conditions. Conditions approximating the worst-case weather conditions for enhancement of sound propagation have been considered (*Draft Guideline: Environmental Noise for Prescribed Premises, WA Department of Environment Regulation 2021*).

Topography

Topographical and elevation data for the project site and surrounding areas was based on data imported and modelled from data obtained from the Intergovernmental Committee on Surveying and Mapping online database. The model was calibrated using the latest satellite imagery obtained from Metromap.

Receivers

All noise receivers were located at 1.4m above ground and each floor level and 1m away from buildings associated with highly sensitive uses. Figure 1 represents the nearest noise sensitive receivers from the proposed development.

4.2 Patron and Music Activities

Based on the area of indoor seating area and outdoor areas as indicated in the site plan provided to Stantec, the number of patrons for different internal and external spaces considered for the assessments are as follows (up to 200 pax total):

Daytime and Evening:

- Indoor seating area – 140 pax; and
- Outdoor (Alfresco) – 60 pax.

Night-time:

- Indoor seating area – 170 pax; and
- Outdoor (Alfresco) – 30 pax.

Minimal patronage is expected in the small alfresco area facing Carr Pl.

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Indoor Seating Area

The technical research paper '*Prediction of Noise from Small to Medium Sized Crowds'* (Hayne et al., November 2011), was used to estimate patron noise levels within the Indoor seating area. L_{10} patron Sound Power Levels are approximated by the formula *15*Log(N)+67*, where N is the number of patrons.

Patron noise levels used in the noise emissions assessment have considered the following:

- Sound level associated with speech from a 50% mixture of male and female patrons;
- Even distribution of patrons within the indoor seating area.

The paper referenced also notes that larger crowds of patrons tend not to exhibit tonal characteristics, hence no adjustments to the received noise level for intrusive characteristics will be applied.

Outdoor Seating Area

Alfresco area Patron Sound Power Levels were predicted using the formula 66 dB(A)/m^2 presented by VDI Standard 3770:2012, "Emissionskennwerte von Schallquellen - Sport und Freizeitanlagen". Predicted Sound Power Levels were benchmarked against the local document "*Licenced Premises Noise Assessment Technical Guideline*". Version 1.0, Association of Australian Acoustical Consultants, AAAC, 2019 and found to be within the range of predictions used by Acoustical Consultants in Australia.

Any outdoor music level must be set such as not to become audible over patron noise and attract adjustments to the received level per the EPNR criteria.

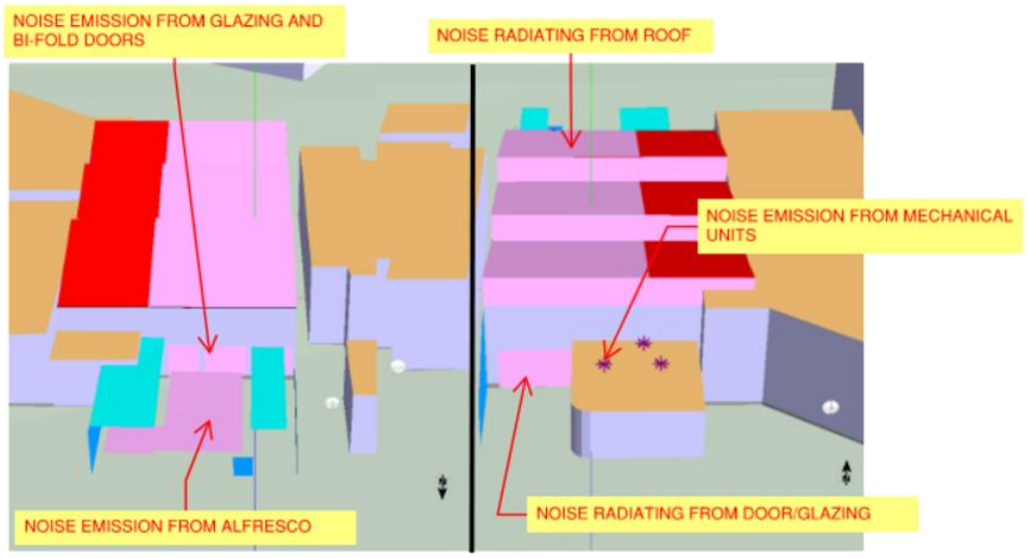

Figure 7: An image from the noise model

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In typical operations, all music and entertainment will be background in nature. Live music may be present occasionally within the Indoor seating area.

Music Sound Power Levels were modelled as follows:

- Live music – Noise levels from live music should be limited to a total Sound Power Level of 90 dB(A) which is approx. Sound Pressure Level of 80 dB(A) at 1m from any speaker/performance stage within the building (Indoor seating area) with the doors closed.
- Typical ambient music, under full patron capacity must be set such as not to become audible over patron noise and attract adjustments to the received level.

Patron and ambient music noise inputs to the noise model are presented in **Table 8**.

Table 8: Sound Power Levels used in the model

Area	Number of Patrons	Overall Sound Power Level, dB(A)
Indoor seating area (Day)	140	99
Indoor seating area (Night)	170	100
Alfresco seating area (Day)	60	84
Alfresco seating area (Night)	30	81

4.2.1 Noise Model Results

The highest noise level at the nearest receivers generated by patron (indoor and outdoor seating area) and music activity has been summarized in Table 9. Refer to Table 7 for sources included in each scenario.

Table 9: Highest Predicted Noise Levels at Nearest Receivers

Scenario	Assessment Period	Receiver	Highest Predicted Noise Level L_{A10}, dB(A)	EPNR Criteria L_{A10}, dB(A)	Compliance
Scenario 1(2)	0700 to 2200 hours all days	Innogreen (Residential)	48	52	Yes
		214 Carr Pl and Lilac Court (Residential)	46		Yes
		M/24 by Match (Residential)	45	48	Yes
		The Foundry (Residential)	43		Yes
		658 Newcastle St (Commercial)	48	60 (Commercial premises)	Yes
		Atliis 360 (Commercial)	51		Yes

REF: \\AU2911-NTAP01_CIFS02.CORP.ADS\SHARED_PROJECTS\301270884\BUILDING\SIPROJECT DOCUMENTATION\ACOUSTICS\DESIGN\REPORTS\301270884-STN-XX-XXX-RP_AC-000001_C02.DOCX

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Scenario	Assessment Period	Receiver	Highest Predicted Noise Level L_{A10}, dB(A)	EPNR Criteria L_{A10}, dB(A)	Compliance
		Babylon Cafe (Commercial)	53		Yes
Scenario 2(2)	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	Innogreen (Residential)	45	47	Yes
		214 Carr Pl and Lilac Court (Residential)	44		Yes
		M/24 by Match (Residential)	43	43	Yes
		The Foundry (Residential)	43		Yes
		658 Newcastle St (Commercial)	46	60 (Commercial premises)	Yes
		Atliis 360 (Commercial)	51		Yes
		Babylon Cafe (Commercial)	49		Yes

Note 1): Ambient music level set such that music does not become audible over patron noise at the receivers. Door closed during operating hours.

Predicted noise levels are compliant to the respective EPNR assigned noise levels at all surrounding nearby receivers. Therefore, no further treatment is required.

4.3 Mechanical Services

Noise generated via the mechanical services from the proposed development is required to comply with the EPNR criteria at all nearest sensitive receivers. At this stage, little to no information has been provided regarding mechanical equipment selection to enable an acoustic assessment.

Limiting Sound Power Levels from the mechanical equipment has been provided below. Sound levels higher than the stated levels will require to be attenuated in order to meet compliance to assigned levels of the EPNR.

A total of 3 units have been assumed in the assessment with limiting Sound Power Level as specified below in **Table 10**.

Table 10: Refrigeration units Sound Level data

Noise Source	Number of Units	Limiting Sound Power Level, dB(A)
Plant Deck		
Condenser Unit	2	70
Kitchen exhaust fan	1	70

Note: It is conservatively assumed that these equipment will have tonal characteristics.

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5 Noise Management

5.1.1 PATRONS AND MUSIC

Indicative measures to comply with the EPNR have been provided, where noise emissions include audible music, adjustments to measured noise levels are required per the EPNR that would likely result in non-compliance.

The following is recommended for any live music / PA system used:

- Live music shall be limited to Sound Pressure Level of 80 dB(A) at 1m from any speaker/stage within the Indoor seating area with the doors closed;
- General music and entertainment to be background in nature, must be set such as not to become audible over patron noise and attract adjustments to the received level;
- The system should incorporate a frequency equalizer that is set to control low frequency sound (bass);
- The speakers used should not be directly attached to the lightweight roof structure via hard connections, in order to reduce noise transmission through the roof. Anti-vibration mountings are recommended; and

In addition, the following administrative controls are recommended:

- Given the movement of patrons between indoor and outdoor areas, noise emissions from the venue should be managed, ensuring that they do not become a dominant source of noise at the site boundaries at any time;
- Patrons in outdoor areas will be advised to keep noise to a minimum, venue staff are to monitor dispersal of patrons and manage any noise issues arising.

5.1.2 DELIVERIES / LOADING BAY

Deliveries to the restaurant will be at BOH to the south via Newcastle St. Loading Bay usage should be limited to daytime hours Monday to Saturday 0700 to 1900 hours, to mitigate amenity impact.

5.1.3 OUTDOOR ALFRESCO

The following is recommended:

- General music and entertainment to be background in nature, must be set such as not to become audible over patron noise and attract adjustments to the received level;
- Patrons capacity should be strictly regulated during any planned events or functions where live music is played within the restaurant.

5.1.4 WASTE COLLECTION

Under the EPNR Regulation 14A, the assigned noise levels of Regulation 7 do not apply to waste collection (including commercial sources), provided:

- The works are carried out in the quietest reasonable and practicable manner;
- The equipment used to carry out the works is the quietest reasonable available; and

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- In the case where a noise management plan is required (e.g. works are to occur outside of 0700 – 1900 hours Monday through Saturday or 0900 – 1900 hours Sundays and public holidays), the plan is submitted and approved, with works carried out according to the plan.

The following administrative measures are recommended:

- It is recommended that waste collection occur between the hours 7am – 7pm Monday to Saturday.
- An effort should be made to avoid the waste collection and recycling trucks being on site at the same time;
- If a truck is waiting in the carpark for bin access, the engine should be switched off; and
- Glass recycling trucks should not crush the bottles on premises but rather at a less noise sensitive location.

5.1.5 EMPTYING OF BINS

The emptying of bins, especially when filled with glass bottles, can be an occupational peak noise hazard to the operator, as well as significant source of environmental noise.

The follow administrative measures are recommended:

- The handling of bins full of glass bottles should occur during daytime hours where possible to minimise disruption to the community;
- Venue staff should take care to reduce the drop height of glass onto glass when filling bins.

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6 Conclusion

Stantec were commissioned by MTK Group Holdings Pty Ltd to undertake an acoustic assessment in support of the Development Application for the proposed restaurant located at 205 Carr Pl, Leederville. The proposed development includes indoor and alfresco seating and operates under a Restricted Tavern License.

To support the Development Application, a 3D noise model was developed using the software package SoundPLAN 9.0, with noise emissions assessed for the operational periods.

This report assesses the noise emissions from the proposed development in accordance with *WA Environmental Protection (Noise) Regulations 1997*" (EPNR) as part of development application report to City of Leederville.

In summary, the development will be able to comply with the EPNR given that the assumptions and recommendations provided will be fulfilled and implemented.

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Appendix A Glossary of Acoustic Terms

NOISE	DESCRIPTION
Acceptable Noise Level:	The acceptable LAeq noise level from industrial sources, recommended by the EPA (Table 2.1, INP). Note that this noise level refers to all industrial sources at the receiver location, and not only noise due to a specific project under consideration.
Adverse Weather:	Weather conditions that affect noise (wind and temperature inversions) that occur at a particular site for a significant period of time. The previous conditions are for wind occurring more than 30% of the time in any assessment period in any season and/or for temperature inversions occurring more than 30% of the nights in winter).
Acoustic Barrier:	Solid walls or partitions, solid fences, earth mounds, earth berms, buildings, etc. used to reduce noise.
Ambient Noise:	The all-encompassing noise associated within a given environment at a given time, usually composed of sound from all sources near and far.
Assessment Period:	The period in a day over which assessments are made.
Assessment Location	The position at which noise measurements are undertaken or estimated.
Background Noise:	Background noise is the term used to describe the underlying level of noise present in the ambient noise, measured in the absence of the noise under investigation, when extraneous noise is removed. It is described as the average of the minimum noise levels measured on a sound level meter and is measured statistically as the A-weighted noise level exceeded for ninety percent of a sample period. This is represented as the L90 noise level.
Decibel [dB]:	The units of sound pressure level.
dB(A):	A-weighted decibels. Noise measured using the A filter.
Extraneous Noise:	Noise resulting from activities that are not typical of the area. Atypical activities include construction, and traffic generated by holidays period and by special events such as concert or sporting events. Normal daily traffic is not considered to be extraneous.
Free Field:	An environment in which there are no acoustic reflective surfaces. Free field noise measurements are carried out outdoors at least 3.5m from any acoustic reflecting structures other than the ground
Frequency:	Frequency is synonymous to pitch. Frequency or pitch can be measured on a scale in units of Hertz (Hz).
Impulsive Noise:	Noise having a high peak of short duration or a sequence of such peaks. A sequence of impulses in rapid succession is termed repetitive impulsive noise.
Intermittent Noise:	Level that drops to the background noise level several times during the period of observation.
LAmax	The maximum A-weighted sound pressure level measured over a period.
LAmin	The minimum A-weighted sound pressure level measured over a period.
LA1	The A-weighted sound pressure level that is exceeded for 1% of the time for which the sound is measured.
LA10	The A-weighted sound pressure level that is exceeded for 10% of the time for which the sound is measured.
LA90	The A-weighted level of noise exceeded for 90% of the time. The bottom 10% of the sample is the L90 noise level expressed in units of dB(A).
LAeq	The A-weighted "equivalent noise level" is the summation of noise events and integrated over a selected period of time.

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NOISE	DESCRIPTION
LAeqT	The constant A-weighted sound which has the same energy as the fluctuating sound of the traffic, averaged over time T.
Reflection:	Sound wave changed in direction of propagation due to a solid object met on its path.
R-w:	The Sound Insulation Rating R-w is a measure of the noise reduction performance of the partition.
SEL:	Sound Exposure Level is the constant sound level which, if maintained for a period of 1 second would have the same acoustic energy as the measured noise event. SEL noise measurements are useful as they can be converted to obtain Leq sound levels over any period of time and can be used for predicting noise at various locations.
Sound Absorption:	The ability of a material to absorb sound energy through its conversion into thermal energy.
Sound Level Meter:	An instrument consisting of a microphone, amplifier and indicating device, having a declared performance and designed to measure sound pressure levels.
Sound Pressure Level:	The level of noise, usually expressed in decibels, as measured by a standard sound level meter with a microphone.
Sound Power Level:	Ten times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power.
Tonal noise:	Containing a prominent frequency and characterised by a definite pitch.

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Appendix B Noise Contour



205 Carr Place, Leederville

Noise Contour

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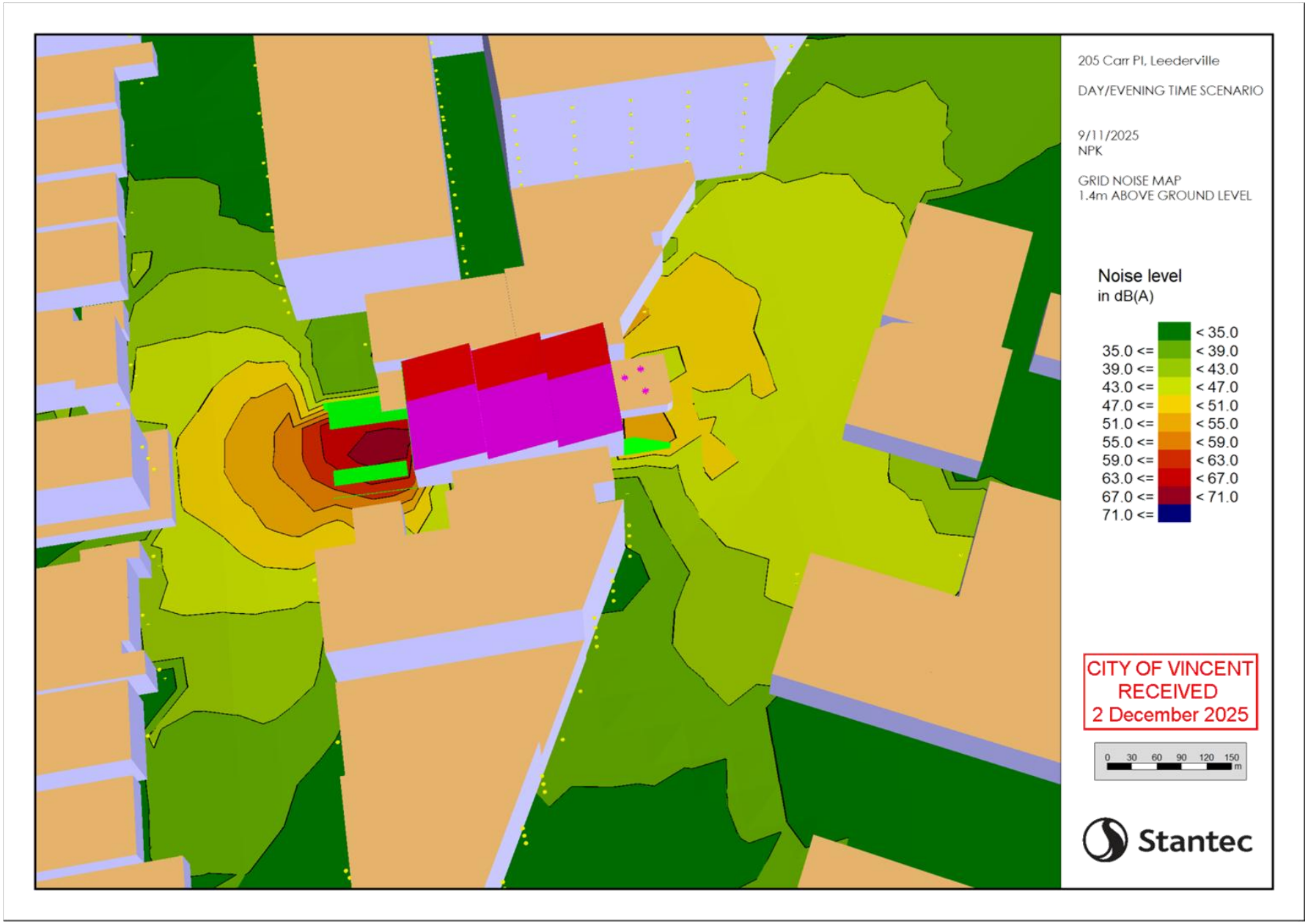
205 Carr Pl, Leederville
DAY/EVENING TIME SCENARIO
9/11/2025
NPK
GRID NOISE MAP
1.4m ABOVE GROUND LEVEL
Noise level
in dB(A)
< 35.0
35.0 <= < 39.0
39.0 <= < 43.0
43.0 <= < 47.0
47.0 <= < 51.0
51.0 <= < 55.0
55.0 <= < 59.0
59.0 <= < 63.0
63.0 <= < 67.0
67.0 <= < 71.0
71.0 <=
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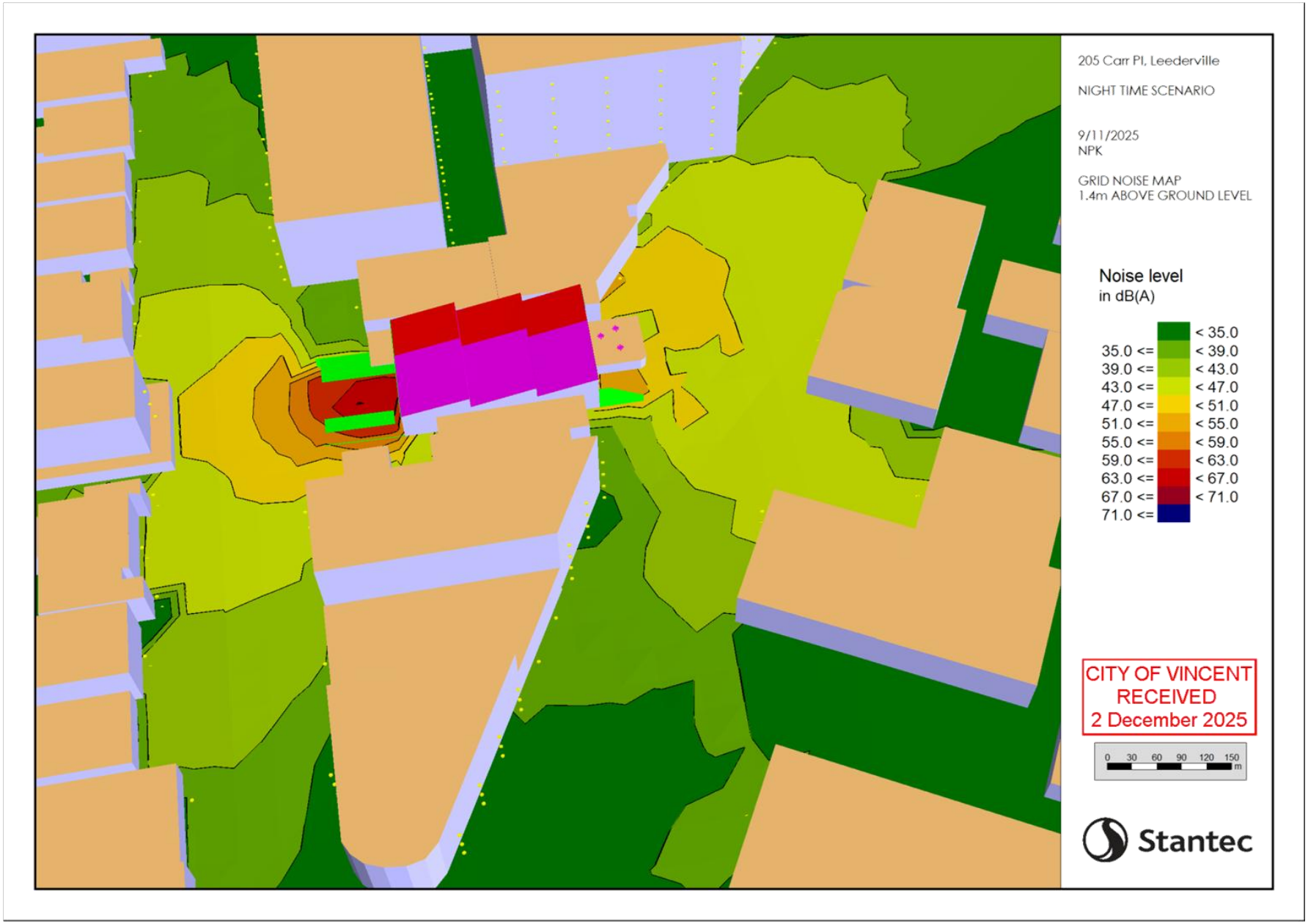
0 30 60 90 120 150 m
Stantec


205 Carr Pl, Leederville
NIGHT TIME SCENARIO
9/11/2025
NPK
GRID NOISE MAP
1.4m ABOVE GROUND LEVEL
Noise level
in dB(A)
< 35.0
35.0 <= < 39.0
39.0 <= < 43.0
43.0 <= < 47.0
47.0 <= < 51.0
51.0 <= < 55.0
55.0 <= < 59.0
59.0 <= < 63.0
63.0 <= < 67.0
67.0 <= < 71.0
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Stantec Australia Pty Ltd
Ground Floor,
226 Adelaide Terrace
Perth WA 6000
Tel +61 8 6222 7000



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Kailis on Carr Place

Licensee: Kerasma Hospitality Pty Ltd

Venue Management Plan

"The licensee is committed to providing a safe, well-managed environment and ensuring all staff adhere to responsible service practices, effective noise and waste management, and proactive patron care — to prevent alcohol-related harm while maintaining compliance with the Liquor Control Act 1988 and all applicable requirements of Licensed Premises with the City of Vincent"



Address:
205 Carr Place, Leederville WA 6007

www.hospitalitytotalservices.com.au

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1. OPERATING HOURS AND VENUE LAYOUT

Carr Place operates as a Mediterranean-Greek restaurant with tavern licensing across three distinct areas, each with its own approved trading hours as agreed with the City of Vincent:

Area	Trading Hours	Days
Outdoor Alfresco — Carr Place	7:00 am – 10:00 pm	Monday to Sunday
Internal Dining Area	7:00 am – 12:00 midnight	Monday to Sunday
Outdoor Deck — Newcastle Street	7:00 am – 12:00 midnight	Monday to Sunday

The patron capacity for the premises shall not exceed the number specified in the Maximum Accommodation Certificate (200 patrons) issued by the City of Vincent.

2. ENTRY / EXIT ARRANGEMENTS

2.1 POST-10 PM MANAGEMENT

In recognition of the proximity of residential properties along Carr Place, the following operational measures shall apply after 10:00 pm:

- Staff presence will be maintained at the Carr Place frontage to actively monitor and manage patron congregation and noise.
- At closing, a designated staff member will supervise patron dispersal from both the Carr Place and Newcastle Street frontages to ensure orderly and quiet departure.
- Patrons will be reminded verbally and via signage to be respectful of neighbouring residents when leaving the premises.

2.2 DISABLED ACCESS

Disabled access to the premises is maintained via Carr Place at all times of operation. This access point will remain available throughout trading hours to ensure compliance with accessibility requirements.

3. SMOKING MANAGEMENT

In alignment with the City of Vincent's Smoke-Free Town Centre initiative, the premises is committed to proactively managing smoking by patrons to protect the amenity of the public realm and surrounding residents and businesses.

3.1 SMOKING POLICY

- Smoking is prohibited within all internal areas and enclosed outdoor spaces of the premises.

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- Designated smoking areas, where provided, will be located away from public footpaths, alfresco dining areas, and neighbouring premises to minimise the impact on the broader community.
- Patrons wishing to smoke will be directed to designated areas by staff. Congregation of smoking patrons immediately outside the premises on Carr Place or Newcastle Street will be actively discouraged.
- Clear, visible non-smoking signage will be displayed at all entrance points and throughout the venue.

4. STAFF TRAINING AND RESPONSIBLE SERVICE OF ALCOHOL

In compliance with the Liquor Control Act 1988 (the Act), Kerasma Hospitality Pty Ltd and the Approved Manager(s) of Carr Place will undergo mandatory licensing training. Copies of all accredited training will be maintained on-site in a Training Register and made available upon request to authorised officers. The management team recognises its legal responsibility for staff actions while on duty and is committed to ensuring that all personnel are properly trained in responsible alcohol service.

4.1 TRAINING REQUIREMENTS FOR STAFF

- All staff must hold a current Responsible Service of Alcohol (RSA) qualification from an accredited provider, as mandated by the Act.
- Senior staff members will also undertake the Manage Licensed Premises (MLP1) qualification, enabling them to function as Approved Managers, fully competent in their responsibilities under the Act.
- Where required, staff will receive annual refresher training on RSA practices to ensure compliance with evolving legislation and standards.

4.2 STANDARD OPERATING PROCEDURES

To ensure staff effectively implement the harm minimisation strategies required by law, staff will be trained as follows:

- **Knowledge of the Act:** Ensuring compliance with the Act in daily operations.
- **Identifying Intoxication:** Techniques for recognising and refusing service to intoxicated patrons, aligned with RSA standards.
- **Verification of Identification:** Procedures for verifying identification to prevent underage access to alcohol, including understanding acceptable forms of ID.
- **Responsible Service of Alcohol:** Ongoing adherence to RSA practices to prevent excessive or irresponsible consumption of alcohol.

4.3 COMMITMENT TO HARM MINIMISATION

- All staff are encouraged to remain vigilant for signs of patron intoxication and take appropriate steps to refuse service when necessary.

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- Staff will be informed of the Director of Liquor Licensing's policies on the Responsible promotion and advertising of alcohol, and the premises will strictly avoid any promotional activities that encourage excessive or rapid consumption of alcohol.
- In keeping with harm minimisation principles, the premises will provide a range of low and non-alcoholic beverages and ensure that free tap water is available to all patrons upon request at all times.
- Management will ensure that toilet facilities are maintained in accordance with the Director of Liquor Licensing's Policy on Standards of licensed premises, ensuring hygiene and convenience for all patrons.

4.4 RSA LEGISLATION, COMPLIANCE AND PATRON MANAGEMENT

The Act mandates that all RSA-qualified staff may sell and supply alcohol for consumption on licensed premises, provided they do not have reasonable cause to refuse service. Staff are required to adhere to the following legal obligations to minimise alcohol-related harm:

- **Refuse service to intoxicated persons:** Staff must not sell or supply liquor to anyone who is intoxicated.
- **Prevent intoxicated patrons from consuming alcohol:** Intoxicated patrons must not be allowed to consume liquor on the premises.
- **Prohibit anti-social behaviour:** Violent, quarrelsome, disorderly, or indecent behaviour is prohibited on licensed premises.
- **No alcohol for minors:** Liquor must not be sold or supplied to juveniles (individuals under 18 years old), and juveniles are not permitted to remain on licensed premises unless authorised.

4.5 CCTV MONITORING

- Internal and external CCTV cameras will cover entry and exit points as per the Director of Liquor Licensing's policy on Security licensing conditions.
- CCTV footage will be retained as required by the relevant Director's Policy and made available to authorised officers upon request.
- Managers and senior staff will be trained to operate and access the CCTV system as required by the LEU, Department of Local Government, Industry Regulation and Safety (LGIRS), or other authorised agencies.

4.6 RESPONSIBLE PROMOTION OF ALCOHOL AND RSA SIGNAGE

- No drinking competitions or activities that promote excessive alcohol consumption will be permitted.
- All promotions and marketing will align with the Director's Policy on Responsible promotion and advertising of alcohol.
- RSA signage will be prominently displayed throughout the premises, including at restrooms and bar counters.

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4.7 JUVENILES

To ensure compliance with the Act, RSA-trained staff will not serve alcohol to individuals under the age of 18 years. If there is any doubt about a patron's age, staff are required to request valid photographic proof of age. The premises adopts a 'Challenge 25' approach, requiring any patron who appears to be under 25 to present valid identification.

Acceptable forms of identification include: a current Australian Driver's Licence with photograph; a current passport; a learner's driver permit with photograph issued in any Australian state or territory; a Proof of Age card or equivalent; or a current WA Photo Card.

5. NOISE MANAGEMENT

The key objective of the Noise Management Plan is to engage with affected properties to address the amenity impacts of noise emissions from the venue to the greatest practical extent possible. The venue is committed to targeting compliance with the Environmental Protection (Noise) Regulations 1997 (EPNR) and encouraging engagement with nearby noise-sensitive premises.

5.1 MUSIC AND ENTERTAINMENT

The following measures will be applied to the amplifier/PA system and all entertainment activities:

- When music or entertainment is played above background level within the licensed premises, doors (apart from when people enter or exit), windows and openable facades will be closed.
- Televisions will be used for visual purposes only; all sound will come from the venue's speaker system.
- The maximum SPL levels will be set to meet the EPNR at all times; the system will incorporate a frequency equaliser set to control low-frequency sound (bass).
- The venue amplifier/PA system will be accessible only by the Licensee and the Approved Manager.
- Live music is permitted where the music is at a volume commensurate with 'background music'. Performances shall exclude drum kits and shall be performed at a volume that permits everyday conversation.

5.2 PATRON NOISE — ADMINISTRATIVE CONTROLS

- Noise emissions from patrons moving between indoor and outdoor areas will be managed to ensure they do not become a dominant noise source at the site boundaries.
- Patrons will be advised to consider neighbouring residents when leaving the premises. Venue staff will monitor the dispersal of patrons and manage any noise issues arising.
- Specific end-of-evening procedures will be implemented to minimise noise during closing activities, including bottle collection and disposal.

5.3 NOISE COMPLIANCE STANDARDS

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The following noise levels from the Environmental Protection (Noise) Regulations 1997 will be adhered to at all times:

Type of Premises Receiving Noise	Time of Day	LA10	LA1	LAmax
Noise-sensitive (within 15m)	0700–1900 Mon–Sat	45+IF	55+IF	65+IF
	0900–1900 Sun & PH	40+IF	50+IF	65+IF
	1900–2200 daily	40+IF	50+IF	55+IF
	2200–0700 (Mon–Sat)	35+IF	45+IF	55+IF
Noise-sensitive (beyond 15m)	All hours	60	75	80
Commercial premises	All hours	60	75	80

Note: IF = Influencing Factor as defined under the Environmental Protection (Noise) Regulations 1997.

5.4 MECHANICAL PLANT AND DELIVERIES

- The development will not add any significant mechanical plant over and above normal use.
- Deliveries to the venue will be through the existing car park at the rear of the tenancy. Loading bay usage will be limited to daytime hours, Monday to Saturday, where practicable.
- If there is a complaint or concern about mechanical plant noise, measurements will be undertaken at the source and at the affected property. A suitably qualified acoustic consultant may be engaged if required.

5.5 COMPLAINT MANAGEMENT

Neighbouring residences are encouraged to report any noise complaints directly to venue staff in the first instance. All complaints will be recorded in a logbook noting:

- The time and date of the complaint.
- The address of the complainant.
- The source of the complaint (e.g., music or patron noise).
- Notes on any verbal response given and the resident's satisfaction with the response.
- A record of any staff visits to the property and the outcome of the discussion.
- Details of any further noise assessment or mitigation measures undertaken.

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Management will check that all NMP requirements are being adhered to and, where practical, make changes as soon as possible in response to any complaint. Once assessed, venue management shall respond to the complainant to their satisfaction.

6. WASTE MANAGEMENT

The Waste Management Plan aims to provide a compliant waste management system and recycling process that demonstrates industry best practices and produces environmentally sustainable solutions. Food and beverages at the premises will be procured, prepared, and dispensed in accordance with the Food Act 2008, Food Regulations 2009, Food Safety Standards (Chapter 3), Australian Standard AS4674-2004, and the City of Vincent's waste guidelines.

6.1 BIN LOCATION AND STORAGE

Bins will be placed at the rear of the premises in a dedicated bin store area, accessible via the rear car park. The bin store area has been designed to accommodate:

- Two (2) x 660L General Waste bins (red lids).
- One (1) x 660L Co-Mingled Recycling bin (yellow lid).
- Two (2) x 240L Food Organics bins (green lid, subject to service availability).

The space allows flexibility to increase bin numbers and capacity if required. The operation's focus will be on minimising food waste.

6.2 WASTE GENERATION AND COLLECTION SCHEDULE

Type of Waste	Method of Disposal	Frequency of Collection
General Waste	Red lid bins	3 x weekly
Recycling	Yellow lid bins	Twice weekly or as required
Organic Waste	Green lid bins	4 x weekly or as requested

Based on WALGA Commercial and Industrial Waste Management Plan Guidelines (50L per 100m² of floor area for a Bar and Dining area), and a maximum patron capacity of 200, the venue is expected to generate approximately 100L of general waste per day under typical trading conditions.

6.3 WASTE REDUCTION AND MITIGATION

- Implement procedures that reduce or avoid the creation of waste (e.g., discounts for reusable coffee cups, electric hand dryers).
- A large percentage of menu items are purchased portion-controlled to reduce food waste.
- Just-in-time ordering and standardised recipes with strict portion control will be employed.

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- All waste volumes will be monitored and reviewed regularly.
- The operator supports the City of Vincent's commitment to waste minimisation, including incentives for reusable items and promotion of recycling and composting practices.

6.4 BIN MANAGEMENT

- Bins will be well maintained at all times and hosed down periodically to ensure food safety and hygiene.
- A tap with running water hose attachment and drain are available to clean the bins.
- A regular Pest Control preventative maintenance program will be in place.
- Staff will be trained in proper waste sorting and management procedures.

6.5 WASTE COLLECTION PROCEDURES

- Waste collection will occur between the hours of 7:00 am and 7:00 pm, Monday to Saturday.
- No rubbish will be cleared from the premises between 10:00 pm and 7:00 am.
- Efforts will be made to avoid waste collection and recycling trucks being on-site at the same time.
- If a truck is waiting in the car park for bin access, the engine will be switched off.
- Glass recycling trucks will not crush bottles on the premises but rather at a less noise-sensitive location.
- The handling of bins full of glass bottles will occur during daytime hours where possible to minimise disruption to the community.

6.6 WASTE SPILL MANAGEMENT

In the event of a waste spill within the building perimeter: prevent the spill from escaping into the immediate environment; bund spills to prevent flow into stormwater drains; notify the reporting manager and building facilities manager immediately; and secure the area to prevent public access. Contractors follow their own spill procedures to limit environmental impacts and must notify the building facilities manager within 24 hours of any spill occurring off-site.

7. FOODSERVICE

- Food is delivered, stored, prepared, and served safely and hygienically, as per WA Health's Regulations.
- Staff diligently clear food plates and clean surrounding areas, including the open areas in front of the venue and the passageway, before, during, and after food service.
- Food preparation, storage and service areas are kept clean at all times.
- At the end of each shift, the venue is cleaned and tidied, and the Approved Manager or supervisor on duty checks that all is done before signing off.

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Any concerns about the operation of the premises must be directed to the venue's Approved Manager.

8. PARKING MANAGEMENT

The venue is located within the Leederville Precinct Structure Plan area, where adjusted parking rates apply. The following parking management strategies are in place to ensure patron parking demand does not create unacceptable impacts, particularly on Carr Place:

- The venue will actively promote the use of public parking facilities, public transport, cycling, and rideshare services to patrons.
- Two (2) additional car bays are to be provided on Carr Place as part of the development, following the removal of the existing vehicle crossover. These will strengthen the overall parking provision in the immediate vicinity.
- The venue will promote multi-purpose trips and shared patronage across the Leederville precinct, reducing the individual parking demand generated by the venue.
- Public parking availability information (including the Oxford Centre car park and on-street bays) will be communicated to patrons via the venue website, booking confirmation communications, and in-venue signage.
- Staff will be encouraged to utilise public transport or cycling to travel to and from work to reduce staff parking demand.

Parking management strategies will be reviewed in consultation with the City of Vincent's Engineering team as the venue becomes operational, with adjustments made as required.

9. POLICIES OF THE DIRECTOR OF LIQUOR LICENSING

Numerous policies set by the Director of Liquor Licensing apply to licensed premises. The Licensee and Approved Manager(s) confirm adherence to all applicable Director's Policies, including (but not limited to):

- Responsible promotion and advertising of liquor.
- Liquor Accords.
- Mandatory training for licensees, approved managers and employees.
- Harm Minimisation Plan.
- Dress Standards.
- Security licensing conditions (CCTV).
- Standards at licensed premises.
- Free Drinking Water.
- Refusal of Service Powers.
- Fire Safety Measures.
- Incident Registers.

Staff and contractors must strictly follow this Venue Management Plan.

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HOSPITALITY TOTAL SERVICES
EST 1992

Traffic Impact Statement

Kailis on Carr Place

Prepared for:	Kerasma Hospitality Pty Ltd
Prepared by:	Hospitality Total Services (Aus) Pty Ltd
Date:	February 2026
Submission to:	City of Vincent
Address:	205 Carr Place, Leederville WA 6007

+618 9316 8699
A.B.N. 86 318 897 693
www.hospitalitytotalservices.com.au
admin@hospitalitytotalservices.com.au
Suite 2, 48 Kishorn Road, Applecross WA 6153

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1. Introduction

This Traffic Impact Statement (TIS) has been prepared to support the Development Application for a Change of Use to establish a Mediterranean–Greek restaurant at 205 Carr Place, Leederville, WA 6007, within a mixed-use zone at the City of Vincent Local Government Area.

The proposed premises involves the adaptive reuse of an existing warehouse into a high-quality, food-led hospitality venue, accommodating up to 200 patrons across indoor dining and alfresco areas. The Applicant, Kerasma Hospitality Pty Ltd, is led by Mr Mickey Kailis, whose family has a long-standing connection to the Leederville community.

This statement addresses the traffic and transport implications of the application in accordance with the Western Australian Planning Commission's (WAPC) Guidelines for the Preparation of Transport Impact Assessments for Developments. The assessment demonstrates that the proposed use is compatible with the existing road and transport network serving the Leederville precinct, and consistent with the City of Vincent's strategic objectives for the Leederville Entertainment Precinct.

2. Proposed Development

2.1 Development Description

The proposed premises comprises a Change of Use from approved warehouse to a Tavern (Restricted), to operate as a contemporary Mediterranean–Greek restaurant, with the following key components:

- Indoor dining areas with seating, tables, and booths
- Commercial kitchen designed to support a full-service Mediterranean–Greek menu
- Alfresco dining areas incorporating pergolas and landscaping
- Toilet amenities, storage, and service areas
- Maximum patron capacity of 200 patrons across all areas at any one time

2.2 Operating Hours

The permitted hours under the Liquor Control Act 1988 (WA) for a Tavern Restricted Licence are:

- Monday to Saturday: 6:00 am to 12 midnight
- Sunday: 10:00 am to 12 midnight

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However, the proposed trading hours will be from:

7:00 am to 10:00 pm in the Alfresco area on Carr Place, and

7:00 am to 12midnight in the internal areas and the decking areas on Newcastle Street.

2.3 Patron Demand Profiles

The premises will operate as a full-service restaurant under a Tavern Restricted Licence to provide flexibility in operations for patrons and staff. Accordingly, patron demand and transport behaviour vary between daytime and evening periods, as follows:

Period	Catchment / Patron Profile	Expected Transport Mode
Daytime / Lunch/afternoon (7am – 6pm)	Primarily local: office workers, residents, and professionals within the Leederville commercial precinct within walkable distance.	Predominantly pedestrian and active travel. Low vehicle demand.
Evening / Dinner (6pm–midnight)	Local residents and those seeking an authentic Mediterranean-Greek dining and hospitality experience.	Mixed modal split: walkable catchment and mix of private vehicle (utilising Frame Court and street parking), public transport (Leederville Station / Oxford Street buses), rideshare. Public transport and car parking options information communicated at time of booking.
Based on the extensive experience of HTS and the Applicant, it is a notorious fact that the busy periods of the restaurant will be after 6pm.		

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2.4 Relationship to Surrounding Context



The site at 205 Carr Place is located within the Leederville Entertainment Precinct, a recognised dining, hospitality, and entertainment destination within Perth's inner metropolitan area. The surrounding context includes restaurants, retail, and commercial tenancies along Oxford Street, Carr Place and Newcastle Street.

Critically, the evening and dinner trade of the proposed restaurant will generate the highest patron volumes during periods when the surrounding daytime commercial retail tenancies are closed or operating at reduced capacity. This creates a favourable temporal separation of traffic and parking demand, the same principle that supports active entertainment precincts operating effectively alongside daytime commercial retail activity.

3. Vehicle Access And Parking

A Parking Management Plan (PMP) has been prepared and submitted with the Development Application. The PMP demonstrates that the parking availability is acceptable within the City's policy framework, having regard to:

- The site's location within the Leederville Entertainment Precinct, a designated activity centre under State Planning Policy 4.2
- Proximity to Leederville Train Station (approximately 350 metres)

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- High-frequency Transperth bus services on Oxford Street
- Availability of public parking at Frame Court Car Park (202 bays) and The Avenue Car Park (284 bays) within close walking distance
- On-street parking along Carr Place (72 bays) and Oxford Street (58 bays) in addition to car bays on Newcastle Street
- Provision of bicycle parking and end-of-trip facilities on site
- Temporal separation between peak restaurant demand (evenings) and daytime commercial retail parking demand
- Active patron communication of transport options via the online booking system and venue signage

3.1 Parking Calculations Summary

Base parking ratio applicable to Tavern / Eating House use (City of Vincent framework): 1 bay per 5 persons.

Item	Calculation / Result
Maximum patron capacity	200 patrons
Base parking requirement (1 bay per 5 persons)	40 bays
On-site parking provided	-2 bays
Rail Proximity (20% reduction)	-8 bays
Bus Proximity (20% reduction)	-8 bays
Public Car Parking (20% reduction)	-8 bays
Located in Town Centre (10% reduction)	-4 bays
On-street parking (Carr Place / Oxford Street/Newcastle Street)	Available — peak evenings offset by low daytime commercial demand
Parking balance	7 bays – offset by walkable catchment

3.2 Disabled Parking

Accessible parking is available within the Frame Court Car Park, The Avenue Car Park and along Carr Place, in proximity to the premises. The venue incorporates accessible paths of travel from street level to all patron areas within the premises in accordance with the National Construction Code and relevant Australian Standards.

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4. Service Vehicles

Delivery and service vehicle access will utilise Newcastle Street as applicable. Deliveries will be scheduled during off-peak periods, typically morning hours, to minimise any conflict with patron vehicle movements and to avoid disruption to the pedestrian environment. Service vehicle types are anticipated to include light commercial vehicles for food and beverage deliveries and standard waste collection vehicles.

5. Traffic Volumes and Characteristics

5.1 Trip Generation

Peak hour vehicle movements are anticipated to be less than 100 vehicle movements per hour during the busiest periods of operation. This places the development within the 'moderate impact' category (10–100 trips in peak hour) as defined by WAPC Guidelines for Transport Impact Assessments.

Traffic generation characteristics specific to this premises include:

- Pre-booked dining sessions result in staggered arrivals rather than concentrated peaks
- Extended dwell times (dining typically 1.5–2.5 hours) spread traffic generation across longer periods
- Daytime lunch trade generates low vehicle movements, dominated by pedestrian and active transport modes from within the local catchment
- Evening peak (6:00 pm–9:00 pm) occurs during a period of reduced background traffic on the Leederville road network
- Alfresco closure at 10:00 pm results in reduced external patron activity during late-evening trading hours
- Weekend traffic distributed across afternoon and evening periods

5.2 Traffic Distribution and Patterns

Traffic generated by the premises will be distributed throughout operating hours based on booking patterns, with peak periods occurring:

- Weekday lunches: 12:00 pm–2:30 pm (predominantly pedestrian/active transport from within locality)
- Weekday evenings: 6:00 pm–9:30 pm (mixed modal — vehicle, public transport, rideshare)

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- Weekend afternoons and evenings: 12:00 pm–10:00 pm (distributed across daytime and evening periods)

The booking-based system inherently spreads arrivals across 20–30-minute intervals rather than creating concentrated arrival peaks. This pattern, combined with extended dwell times typical of restaurant dining, results in a gradual build-up and dispersal of parking demand rather than sharp peaks characteristic of quick-service food operations or traditional pub/bar.

6. Traffic Management On Frontage Streets

6.1 Existing Road Network

The site benefits from established road infrastructure within the Leederville precinct. Carr Place is a local access road providing frontage to the site and connecting to the broader Leederville network via Oxford Street. Oxford Street is a sub-arterial road carrying significant volumes of through-traffic and serviced by Transperth bus routes.

Current road network characteristics in the vicinity of the site include:

- Carr Place: Local access road — low-speed environment, appropriate for pedestrian-priority activation
- Oxford Street: Sub-arterial — two-lane configuration, 50km/h posted speed limit, existing signalised intersections
- William Street / Newcastle Street: Arterial network providing regional access to and from the locality

6.2 Impact on Road Network

The change of use generates less than 100 vehicle movements per hour during peak trading periods. The evening peak demand aligns with a period of reduced background traffic on the Leederville network, following the afternoon peak associated with daytime commercial uses. No net adverse increase in peak-hour network stress is anticipated.

Key network impact considerations:

- Less than 100 vehicle movements per hour during peak periods: within moderate impact threshold
- Daytime trade dominated by pedestrian arrivals: minimal vehicle impact during lunch peak
- Evening vehicle peaks occur during lower background traffic periods

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- Alfresco closure at 10:00 pm reduces external patron activity and associated vehicle movements in the late-night period
- Staggered arrivals and departures through the booking system minimise concentrated traffic events

The development does not require modifications to existing traffic control devices, road geometry, or intersection treatments.

7. Public Transport Access

7.1 Bus Services

The site is well-serviced by Transperth bus routes operating along Oxford Street, which is located within 50–100 metres of the premises. Oxford Street is a primary bus corridor for the Leederville area, connecting to the Perth CBD, Northbridge, and surrounding suburbs. Relevant routes include services connecting to Perth Busport and the greater metropolitan network.

Primary Service - Heart of Leederville:

Route	Direction	Key Street(s)	Primary Stop(s)
15	To Glendalough Stn	Newcastle St & Oxford St	#12893 (Newcastle St before Oxford St) #12677 (Oxford St after Vincent St)
15	To Perth Busport	Oxford St & Newcastle St	#12676 (Oxford St after Vincent St) #12872 (Newcastle St after Carr Pl)

Secondary Services - Nearby Connections:

Route	From / To	Nearby Stop Location	Walking Distance
Green CAT	Elizabeth Quay Stn	Leederville Station (Bus Access Rd)	~600m
96	UWA / Nedlands	Leederville Station (Bus Access Rd)	~600m
402	Stirling Stn	Loftus St (after Vincent St)	~350m

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403	Stirling Stn	Loftus St (after Emmerson St)	~500m
404	Tuart Hill	Loftus St (after Emmerson St)	~500m

7.2 Train Services

Leederville Train Station is located approximately 350 metres from the site, providing direct rail connectivity to the Perth CBD, Fremantle, and the broader metropolitan rail network. The station is within comfortable walking distance of the premises, making rail a highly viable transport option for patrons travelling from across metropolitan Perth, particularly for evening dining visits where parking is not a preference.

7.3 Pedestrian and Cycle Access

Footpaths are provided along Carr Place and Oxford Street, connecting the site to Leederville Train Station, public transport stops, and the surrounding residential and commercial catchment. The venue's alfresco activation of the Carr Place frontage will enhance the pedestrian environment and reinforce the walkability of the precinct.

Bicycle access is supported by the provision of on-site bicycle parking:

- 2 short-term bicycle bays for patron use
- 2–4 long-term secure bicycle bays for staff

End-of-trip facilities and bicycle infrastructure align with the City of Vincent's Accessible City Strategy, which prioritises pedestrian, cycling, and public transport modes over private vehicle use in activity centres.

8. Online Booking and Patron Transport Information

A key element of the venue's demand management strategy is the active communication of transport options to patrons at the time of reservation. The premises will implement the following measures:

- Online booking platform will include a dedicated 'Getting Here' section detailing all transport options
- **Nearby parking:** Frame Court Car Park and The Avenue Car Park (address and map link provided), and on-street parking along Carr Place Oxford Street and Newcastle Street

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- **Public transport:** Leederville Train Station (approximately 350m walk) and Oxford Street Transperth bus routes
- **Cycling:** On-site bicycle parking availability and directions from key cycling routes
- **Rideshare:** Designated drop-off and pick-up point on Carr Place
- Venue signage will also provide wayfinding information for all transport modes

This approach reflects best practice in transport demand management for food-led hospitality venues, reducing reliance on private vehicles and supporting the City of Vincent's Accessible City Strategy objectives.

9. Conclusion

This Traffic Impact Statement has assessed the transport implications of the proposed Change of Use from warehouse to Tavern (Restricted), operating as a Mediterranean–Greek restaurant, at 205 Carr Place, Leederville. The assessment demonstrates that the proposal is consistent with the City of Vincent's planning and transport framework and will not adversely affect the surrounding road network or community amenity.

The premises will contribute positively to the Leederville precinct as a high-quality, food-led dining destination that supports the economic, social and cultural life of the community.

Should you require any further information, please contact our office.

Yours in Hospitality

Mario Sequeira G.C.CorpMgt, F.C.S.I.

Director

Hospitality Total Services (Aus) Pty Ltd

On behalf of Kerasma Hospitality Pty Ltd

Appendix

1. Parking Management Plan

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Appendix 1: Parking Management Plan

205 Carr Place Leederville WA 6007

Owner / Applicant Details	
Name:	Kerasma Hospitality Pty Ltd
Address:	205 Carr Place, Leederville WA 6007
Phone:	
Email:	
Property Details	
Lot No.:	205
Address:	205 Carr Place Leederville WA 6007
Parking Allocation	
Please specify for each criteria the number of bays allocated to each user group.	
No. car parking spaces:	On-site: 2 Two (2) on-street bays on Carr Place are proposed as part of this Development Application, following the removal of an existing crossover. These bays are to be confirmed with the City of Vincent Engineering team. Public parking within walking distance: • Frame Court Car Park: 202 bays • The Avenue Car Park: 284 bays • On-street — Carr Place: 72 bays • On-street — Oxford Street: 58 bays • On-street — Newcastle Street:
No. short-term bicycle bays:	2 short-term bicycle bays provided on-site for patron use.
No. long-term bicycle bays:	2–4 long-term secure bicycle bays provided on-site for staff use.
End-of-trip facilities:	1 end-of-trip facility provided on-site (unisex shower, change space, locker), consistent with Policy Section 5.1.
No. other parking (e.g. scooters):	Kerb-side scooter and e-bike parking available on Carr Place and Newcastle Street.
Parking Demand	
Please specify the anticipated parking demand for the development.	

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Anticipated no. of staff at any one time:	Approximately 12 staff during peak evening service.
Anticipated no. of customers at any one time:	Maximum 200 patrons (approved patron capacity). Demand profiles vary by trading period: • Daytime / Lunch / Afternoon (7am–6pm): Predominantly pedestrian and active travel. Low vehicle demand. • Evening / Dinner (6pm–midnight): Mixed modal split: walkable catchment and mix of private vehicle (utilising Frame Court and street parking), public transport (Leederville Station / Oxford Street buses), rideshare. Public transport and car parking options information communicated at time of booking.
Likelihood of multi-purpose trips:	High likelihood of multi-purpose trips, consistent with the character of the Leederville Entertainment Precinct. The premises is located within a concentrated dining, retail, and entertainment hub. Patrons commonly combine visits to the premises with other precinct activities: such as pre- or post-dinner drinks at neighbouring venues, retail on Oxford Street, or attendance at events at the Leederville Hotel or Luna Palace Cinemas. This multi-purpose trip behaviour materially reduces net new vehicle trips attributable to the venue. Shared patronage across the precinct is a core characteristic of the Leederville town centre and supports the City's objective of reducing car dependence by maximising the efficiency of each vehicle trip to the area.
Alternative Transport Options	
Please consider alternative ways people may be able to access your site.	
Train: Nearest station, distance, footpath access and shade?	Leederville Train Station (Fremantle Line) is located approximately 350 metres from the premises; a comfortable 4–5 minute walk. The route from the station to the premises via Oxford Street and Carr Place is fully paved with footpaths on both sides, tree-lined shade along Oxford Street, and well-lit at night. The Fremantle Line provides direct connectivity to Perth CBD, Fremantle, Claremont, and all interconnecting stations. This makes rail a highly viable option for evening diners travelling from across metropolitan Perth. Travel time from Perth Station: approximately 5 minutes.
Bus: Nearest stop, distance, frequency during peak?	Multiple Transperth bus routes serve Oxford Street, the primary bus corridor for the Leederville precinct, located approximately 50–100 metres from the premises.

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	Primary services include routes connecting the Perth CBD, Northbridge, Subiaco, Floreat, and Wembley. Services run at high frequency during peak periods (every 10–15 minutes weekday peaks) and continue into the evening, supporting late-night return journeys. Bus stops on Oxford Street are within 2 minutes' walk of the premises. The route from the bus stop is fully footpath-connected, well-lit and accessible.
Cycling: Cycle path access, existing facilities?	The Leederville precinct is well-served by cycling infrastructure. Principal cycle routes in the area include connections along Newcastle Street and the broader inner-city network. On-road bicycle lanes and shared paths provide access from surrounding residential suburbs including West Perth, Mount Hawthorn, North Perth and Subiaco. On-site facilities: • 2 short-term bicycle bays (patron use): secured and accessible from Carr Place • 2–4 long-term secure bicycle bays (staff use) • 1 end-of-trip facility (shower, change space, locker) for staff These facilities exceed minimum policy requirements and actively encourage cycling as a preferred access mode.
Public parking: Facilities in vicinity, bay numbers, restrictions?	Substantial public parking is available within comfortable walking distance of the premises: • Frame Court Car Park: 202 bays — approximately 100–150m walk. Time restrictions apply during business hours; unrestricted in the evening. • The Avenue Car Park: 284 bays — located on The Avenue, approximately 200–300m walk. Primarily unrestricted in the evening. • On-street — Carr Place: 72 bays. • On-street — Oxford Street: 58 bays. • On-street — Newcastle Street: Additional bays available. Total identified public parking within 300m: 486+ bays (off-street) and 130+ bays (on-street). Evening temporal separation: Peak restaurant demand (from 6:00pm onwards) coincides with the period when daytime commercial and retail uses in the surrounding precinct have closed or reduced capacity, making the majority of this public parking supply freely available to restaurant patrons.

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	Note: Two additional on-street bays on Carr Place are proposed following the removal of the existing crossover, further improving the immediate on-street supply. Specifications to be confirmed with the City's Engineering team. Note: On-street parking within residential streets is not proposed or encouraged. Patron communication materials will direct patrons to the identified car parks and commercial on-street bays only.
Shared Parking Arrangement	
Clause 77Q — Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015	
Whether the peak operation hours of the development will overlap with those of the shared site.	*N/A — Not applicable to this application*
Whether the use of the car parking spaces to be made available on the shared site will impede the use of delivery or service areas on the shared site.	*N/A — Not applicable to this application*
Any relevant local planning policy.	*N/A — Not applicable to this application*
Adequate car parking is likely to be available at all times for both the proposed development and the shared site.	*N/A — Not applicable to this application*
The relationship between the proposed development and the shared site will be such that the shared car parking spaces are likely to be used by persons using the proposed development.	*N/A — Not applicable to this application*
Parking Management Strategies	
Please detail any parking management strategies that will be implemented.	
General Strategies: Bay allocation, time-limited parking, fees payable.	Two (2) on-street bays on Carr Place are proposed following crossover removal. These bays will be unrestricted public bays managed by the City of Vincent. No fees payable for on-site parking. Public car parks operate under standard City of Vincent / Leederville Parking Authority arrangements.
Management and maintenance of parking (including car stackers):	The venue will actively monitor and manage patron dispersal to minimise any unintended parking impacts on surrounding streets, in accordance with the Venue Management Plan.
Management of tandem parking for staff / tenants:	Staff will be actively encouraged to use public transport, cycling, or rideshare. Staff transport expectations will be

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	communicated during induction and reinforced through ongoing management.
Wayfinding measures:	The following wayfinding measures will be implemented: Online booking platform: A dedicated 'Getting Here' section will be included on the venue's online booking page, covering: • Frame Court Car Park (address, map link, approximate walk time) • The Avenue Car Park (address, map link, approximate walk time) • On-street parking on Carr Place, Oxford Street and Newcastle Street • Leederville Train Station (distance, walk time, line information) • Oxford Street Transperth bus routes and stop locations • On-site bicycle parking availability • Rideshare drop-off / pick-up point on Carr Place In-venue signage: Directional signage at entry points will indicate the nearest car parks and transport options. Booking confirmation emails: Transport information will be included in all booking confirmation emails sent to patrons.
Promotion of alternative transport modes:	The venue is committed to actively promoting alternative transport in alignment with the City of Vincent's Accessible City Strategy user hierarchy (pedestrians → cyclists → public transport → private vehicles). Measures include: • Online booking system to feature all transport options prominently (as above) • On-site end-of-trip facilities provided for cycling staff • Bicycle parking provided for patrons at street level on Carr Place • Rideshare pick-up / drop-off zone designated on Carr Place • Staff induction to include encouragement of public transport and cycling commuting • Venue website and social media to reference public transport access from Perth CBD and surrounding suburbs
Service Bays	
Please detail how service vehicles will be accommodated.	
No. service bays provided:	Service and delivery access via Newcastle Street.
Expected no. of deliveries: Include schedule.	Deliveries anticipated: 1–2 per day on trading days. Schedule: Morning deliveries only, scheduled between 7:00am and 10:00am, prior to lunch service opening and

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	before peak pedestrian activity on Carr Place. This avoids conflict with patron vehicle movements and minimises disruption to the pedestrian environment. Vehicle types: Light commercial vehicles (food and beverage suppliers) and standard waste collection vehicles.
Management of shared service bays:	Newcastle Street provides adequate kerb-side access for delivery vehicles during morning hours without obstruction to through traffic or pedestrian movement.
Other (signage, marking, etc.):	Newcastle Street access arrangements will be identified in venue operational documentation.

Key Findings from Traffic Impact Statement

A Traffic Impact Statement (TIS) has been prepared concurrently with this Parking Management Plan for the Kailis on Carr Place development application. Key findings are summarised below:

Trip Generation:

Peak hour vehicle movements are anticipated to be less than 100 vehicle movements per hour during the busiest periods of operation. This places the development within the 'moderate impact' category (10–100 trips in peak hour) as defined by WAPC Guidelines for Transport Impact Assessments. A Traffic Impact Statement (as opposed to a full Traffic Impact Assessment) is therefore the appropriate document type under Section 6.1 of this Policy.

Traffic Distribution:

Daytime lunch trade generates low vehicle movements, dominated by pedestrian and active transport from within the local catchment. Evening dinner trade (6:00pm–9:30pm) generates the highest vehicle movements, occurring during a period of materially reduced background traffic on the Leederville network. Staggered arrivals via the pre-booking system and extended dining dwell times (1.5–2.5 hours) prevent concentrated traffic peaks.

Alfresco Closure (10:00pm):

The Carr Place alfresco area will close at 10:00pm daily. All patron activity transitions to the indoor areas and Newcastle Street decking after this time. This reduces external pedestrian and vehicle activity on Carr Place during late-evening hours and protects the amenity of adjacent residential properties, consistent with the draft Leederville Precinct Structure Plan for the Mixed Use area.

Road Network:

No modifications to existing traffic control devices, road geometry, or intersection treatments are required. The development does not generate a net adverse increase in peak-hour network stress on the Leederville road network.

Temporal Separation:

Evening restaurant demand (6:00pm onwards) coincides with the closure or reduced operation of surrounding daytime commercial and retail uses. This creates favourable temporal separation of traffic and parking demand, maximising the efficiency of existing public parking supply without adverse impact on surrounding streets.

Justification for Vehicle Parking Bays Not Satisfying Table 1 Ratios

Refer to Traffic Impact Statement.

Office Use Only

Responsible Officer:	
Initial Council Adoption:	

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Previous Title:	
Reviewed / Amended:	
Next Review Date:	

Prepared by: Mario Sequeira G.C.CorpMgt, F.C.S.I. | Hospitality Total Services (Aus) Pty Ltd
On behalf of Kerasma Hospitality Pty Ltd | February 2026

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Carr Place

Waste Management Plan



Address:

205 Carr Place, Leederville WA 6007

HOSPITALITY TOTAL SERVICES	Document Title		Waste Management Plan	
	Author	Ver.	Last Review	Next Review
	Hospitality Total Services	1	Sep-25	TBC

Ensure you are using the latest version of this document. It is subject to change without notice

1. Introduction

This Waste Management Plan aims to provide a compliant waste management system and recycling process that demonstrates industry best practices and produces environmentally sustainable solutions. The plan is designed to be responsive to business demands, resulting in improved solutions that provide better resource utilisation and eliminate potential OH&S issues. Implementing a sustainable supply chain also yields tangible benefits, including improved employee morale, enhanced community goodwill, cost savings, and increased customer loyalty. This Waste Management Plan serves as the cornerstone of Carr Place's waste management practices, helping to future-proof its approach.

Food and beverages at the premises will be procured, prepared, and dispensed in accordance with the following legislation:

- Food Act 2008
- Food Regulations 2009
- Food Safety Standards (Chapter 3)
- Australian Standard (AS4674 – 2004) has been followed in the design of the food premises
- City of Vincent's waste guidelines

2. Objective

This plan ensures that Waste Management is undertaken effectively, efficiently, safely, and sustainably.

3. Location Of Bins

The bins will be placed at the rear of the premises in a dedicated bin store area, accessible via the rear car park.

4. Bin Storage

The bin store area has been designed to host:

- Two (2) × 660L General Waste bins (red lids)
- One (1) × 660L Co-Mingled Recycling bins (yellow lids)
- Two (2) × 240L Food Organics bin (green lid, subject to service availability)

Bin capacity is calculated in accordance with WALGA's Commercial Waste Guidelines and considers the nature of the food and beverage service, which includes portion-controlled items and just-in-time ordering to reduce waste generation.

The Waste Management Plan outlines how Carr Place will manage the waste from the premises. The space allows the flexibility to increase bin numbers and capacity if required. The operation's focus will be on minimising food waste.

5. Bin Quantity And Type Of Waste

BIN TYPE	HEIGHT (mm)	DEPTH (mm)	WIDTH (mm)
240L	1060	730	585
160L	1200	770	1210

6. Waste Generation

Carr Place will generate a range of waste products to be disposed of. These will generally fall into one of the following categories.

TYPE OF WASTE	METHOD OF DISPOSAL	FREQUENCY OF COLLECTION
General Waste	Red lid bins	3x weekly
Recycling	Yellow lid bins	Twice weekly or as required
Organic Waste	Green lid bins	4 x Weekly or as requested

The calculation of the volume of waste to be disposed of has considered the "WALGA Commercial and Industrial Waste Management Plan Guidelines" for a Tavern – Bar and Dining area. The table in the WALGA publication states that for a Bar and Dining area at a hotel premises, the general waste generated would be 50L per 100m² of floor area. Carr Place has a maximum capacity of 200. Based on WALGA guidelines, the venue is expected to generate approximately 100L of general waste per day under typical trading conditions.

The Waste Management requirements for Carr Place also takes into consideration the following industry practices to minimise waste:

- Implement procedures that reduce/avoid the creation of waste to be removed (discount for reusable coffee cups, electric hand-dryers, etc).
- A large percentage of menu items are purchased portion-controlled (e.g., burgers, diced meat, etc).

- Less wastage for events where the number of patrons and the food to be provided are known.
- Just-in-time ordering.
- Standardised recipes.
- Strict portion control with the use of 'gold standards'.
- All waste is monitored and reviewed regularly.

Given the above calculation, the premises will ensure adequate general waste receptacles to meet its requirements.

7. Waste Reduction And Mitigation

Operational strategies will be implemented to ensure that waste is kept to a minimum, waste collection is minimised (reducing the premises' carbon footprint), and waste is recycled where possible. A large number of waste reduction strategies will also minimise the number and frequency of waste vehicles that come on the premises. Recycling will be undertaken for all suitable products, and the operator will support the local community and the City of Vincent's efforts and programs to reduce landfills.

8. Management Of The Bins

- The bins will be well maintained at all times.
- A tap with a running water hose attachment and drain are available to clean the bins.
- The bins will be hosed down periodically to ensure food safety and hygiene.
- The premises will have a regular Pest Control preventative maintenance program.
- Staff will be trained in proper waste sorting and management procedures.
- Waste volumes will be reviewed regularly to adjust bin numbers as required.
- The Applicant supports the City of Vincent's commitment to waste minimisation, including:
  - Incentives for reusable items (e.g., coffee cups),
  - Use of portion-controlled stock to reduce spoilage and wastage,
  - Promotion of recycling and composting practices.

9. Waste Collection Procedure

- The waste bin area will be the dedicated bin area at the rear of the tenancy.
- The clearly marked Bins will be stored in the designated bin area.
- The bins are clearly identifiable by coloured lids.
- The bin area has natural airflow to permit ventilation.
- Bins emptied twice/thrice weekly as required.
- Waste collection drivers will leave vehicles and safely collect waste.

10. Managing Waste Spill

According to a waste management plan prepared by the preferred waste contractor, incidents of waste spill are to be managed as follows:

Water Spill within Building Perimeter:

- Prevent the spill from escaping into the immediate environment.
- Prevent the spill from escaping into the immediate environment—bund spills to prevent them from flowing into stormwater drains or onto land. Enclose or cover litter to prevent wind from blowing litter into the environment.
- If safe, stop further spilling / leakage. If necessary, use appropriate PPE to handle waste or waste equipment.
- Notify the reporting manager within the waste company and the building facilities manager immediately.
- Secure the area to prevent access by the public.
- Wait for further direction from the reporting manager and/or building facilities manager.

Waste spill after waste leaves the site:

- Contractors follow their spill procedure to limit environmental impacts.
- Contractor to comply with any corporate reporting/response procedures.
- Contractor to comply with any regulatory reporting procedures.
- The contractor is to email the building facilities manager within 24 hours of the spill occurring.

Staff and contractors must strictly follow this Waste Management Plan.

Thank you for your attention and adherence to the plan.

Thank you

Management of Carr Place

Clause 67 – Matters to be Considered Assessment

Clause 67 – Matters to be Considered	
Matter	**Administration Comment**
a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.	LPS2 contains broader aims applicable to the entire Scheme area, separate to objectives for each zone. LPS2 aims relevant to this proposal include: *(a) to cater for the diversity of demands, interests and lifestyles by facilitating and encouraging the provision of a wide range of choices in housing, business, employment, education, leisure, transport and access opportunities;* *(b) to protect and enhance the health, safety and general welfare of the City's inhabitants and the social, environmental and cultural environment;* *(d) to promote and safeguard the economic well-being and functions of the City;* *(j) to provide a diverse range of employment opportunities such as retail, commercial, entertainment, knowledge based professions and tourism, to ensure a sustainable economy, as well as generating employment self-sufficiency and self-containment;* The subject application is acceptable under the aims of LPS2. The subject site is appropriately located within the Leederville Activity Centre, near public transport and other commercial and hospitality uses. The Tavern would support local employment and contribute to the Town Centre's vibrancy. Noise impacts on adjoining properties would be appropriately managed through the acoustic mitigation measures and operational controls required as part of the approval. The Tavern is consistent with the objectives of applicable existing and future planning instruments.
b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving.	Orderly and proper planning requires the consideration of whether an application is consistent with the objectives of LPS2 and relevant planning policies. The suitability of the proposed development as assessed against the relevant LPS2 objectives, the City's local planning framework, and the impact of the proposal on the local amenity is discussed in the Comments section. The draft LPSP is a planning instrument which Council has endorsed but has not been approved by the Western Australian Planning Commission (WAPC). As the draft LPSP is a framework that is seriously entertained, with the adoption being certain and imminent following the City addressing matters raised by the WAPC, significant weight has been given to its provisions. The weight given to this planning instrument is discussed further in the Legal/Policy section of this report.
g) Any local planning policy for the Scheme area.	An assessment against the City's relevant local planning policies, including the Built Form Policy, Sound Attenuation Policy, Licensed Premises Policy and the Non-Residential Parking Policy, has been conducted. Under these policies, the subject application is acceptable as discussed in the Comments section of the report.
m) The compatibility of the development with its setting including – (i) The compatibility of the development with the desired future character of its setting. (ii) The relationship of the development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development.	The proposed development would be compatible within its setting as the Tavern land use would not have an adverse impact on the future character of the area and adjoining properties due to the specific site context and location of the premises. This includes, the subject tenancy being associated with commercial and hospitality uses, the Tavern being located within an established Town Centre, and being near existing transport and parking infrastructure. In respect to noise, an Acoustic Report has been submitted by the applicant. The Acoustic Report confirms that noise levels generated from the premises during the proposed operating hours would comply with the relevant assigned noise levels under the *Environmental Protection (Noise) Regulations 1997*. The proposed use would not result in an adverse impact on the use and amenity of the surrounding area in relation to noise. A recommended condition of approval has been included to ensure the

n) The amenity of the locality including the following – (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development.	measurements in the acoustic report are implemented during the Tavern's operation. From an amenity perspective, a VMP was submitted in support of the application. The VMP outlines measures to reduce the impact of patron noise during sensitive hours, particularly along the Carr Place interface. This is considered further in the Comments section.
p) Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved.	Adequate provision has been made for landscaping through new planting to both street frontages and within the alfresco areas, including four new trees and additional planting that will soften the built form, provide shade to alfresco areas, enhance the interfaces to Newcastle Street and Carr Place, and assist in mitigating urban heat. The adaptive re-use context and existing site constraints limit opportunities for deep soil; however, a condition of approval requires a detailed landscaping and reticulation plan. The removal of the redundant Carr Place crossover (conditioned) will also enable additional soft landscaping opportunity along that frontage. There is no vegetation of significance on the site requiring preservation.
t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.	The proposal is not expected to generate traffic volumes that would adversely impact the surrounding road network. The Tavern is located within the Leederville Town Centre, a highly walkable area with direct access to a high-frequency bus route on Newcastle Street, and within walking distance of the Leederville Train Station. The development provides no on-site car parking, consistent with the Draft LPSP's intent for patrons to utilise alternative transport modes or existing public parking within the precinct, thereby reducing private vehicle demand. The adaptive reuse of the existing building does not introduce new vehicle access points, and the proposal removes redundant crossovers to Newcastle Street and Carr Place, improving verge safety and enabling an additional on-street service bay to support loading and deliveries and 15-minute parking. Traffic associated with staff and patrons is expected to disperse across multiple modes and existing public parking facilities, and is not anticipated to compromise traffic flow or road safety within the locality.
u) the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability.	The site is well-located to support the proposed Tavern, with high-frequency public transport available on Newcastle Street and the Leederville Train Station situated approximately 500 metres away, providing convenient regional access. The locality offers a high level of walkability and direct access to the wider cycling network. The development includes six on-site bicycle parking spaces, with additional visitor bicycle bays available along Newcastle Street and Carr Place. A Waste Management Plan has been submitted confirming that all waste can be appropriately stored on-site and collected by a private contractor, with arrangements in place to manage collection times in accordance with the *Environmental Protection (Noise) Regulations 1997*. Public utility services are already connected to the site and capable of supporting the adaptive reuse of the existing building. Access for pedestrians is clear and legible from Carr Place, and the premises provides ramped access to ensure access for older people and people with disability, consistent with Building Code and universal access requirements.
w) the history of the site where the development is to be located	The site has historically been used as a warehouse with an ancillary shop component. The building has continued to operate in this commercial capacity and has not been used for hospitality or licensed premises. The current application seeks to adaptively reuse the existing building and introduce a Tavern land use, which is consistent with the mixed-use character and strategic direction of the Leederville Town Centre. The acceptability of the Tavern use in considering its compatibility within its setting and impact on amenity is detailed in the Comments section.

y) any submissions received on the application	The key matters raised in the submissions that are relevant planning considerations in the assessment of the proposal are addressed in this report. A summary of the submissions and the response by Administration has been included as **Attachment 9**, while the response by the Applicant has been included as **Attachment 10**. The total number of submissions received for or against the proposal is not itself a consideration for the application.

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Administration's response to each comment.

Comments Received in Support:	Administration's Comment:
Land Use Compatibility and Site Revitalisation • The proposal would revitalise an underutilised warehouse site by converting it into a venue more compatible with the surrounding mixed use and hospitality character. • The reuse of an existing building is seen as a positive sustainability outcome by avoiding demolition and giving new life to existing built form. • The location is considered suitable for the proposed land use, given proximity to public transport and the existing concentration of entertainment and hospitality venues.	Comments in support are noted and considered as part of Administration's assessment.
Precinct Activation and Streetscape Improvements • The proposal would activate an underperforming section of Newcastle Street, improving street presence, safety, and walkability during evenings. • The proposed architectural and urban design outcomes would enhance the amenity and appearance of the streetscape, contributing positively to the character of the area.	
Economic, Tourism and Hospitality Benefits • The proposal would contribute to the growth and vibrancy of the Leederville entertainment precinct, supporting its role as a major local destination. • The development would increase activity that supports local small businesses by drawing additional foot traffic to the broader precinct, including adjacent streets such as Carr Place. • The proposal would support tourism and attract a wider range of visitors to the Leederville area. • The development would add variety and diversity to the hospitality and dining options in Leederville, including providing an alternative offering to existing pub style venues and contributing to a broader mix of contemporary dining experiences. • The venue would provide additional dining options for local residents and workers, increasing convenience and choice for people who frequently visit the precinct.	
Operator Capability Submitters noted confidence in the operators capability to run a high quality hospitality venue, citing their strong focus on food, service, and contemporary dining experiences, and considering this an indicator that the venue would contribute positively to the precinct.	

Summary of Submissions:

Comments Received in Objection:	Administration's Comment:
Noise and Amenity • Concerns regarding noise impacts from patrons and venue operations, particularly during evenings and night-time hours, and the resulting potential reduction in residential amenity. • Concerns in relation to insufficient information about operating hours, noise management and mitigation measures, making it difficult to assess the likely acoustic impacts on nearby residential properties. • Concerns regarding the potential for patrons to gather outside the venue or on surrounding streets, leading to disturbances, anti-social behaviour and reduced neighbourhood amenity.	The Applicant has submitted an amended Acoustic Report, included as **Attachment 3**. The Acoustic Report has been supported by the City's Health Services, subject to the implementation of recommendations. The Report confirms the Tavern can comply with the *Environmental Protection (Noise) Regulations 1997*, subject to implementation of the recommended built form and operational controls. Compliance with the Noise Regulations alone does not determine amenity acceptability. For this reason, additional planning controls are imposed, including: • Closure of the Carr Place alfresco area at 10:00pm; • All external doors to remain closed after 10:00pm; • Live and background music limits; • Active monitoring of patron behaviour and dispersal; and • Ongoing compliance with the approved Acoustic Report and Venue Management Plan (VMP). The approved trading hours are 7:00am–12:00am (midnight). The Acoustic Report confirms compliance can be achieved during these periods. The applicant has confirmed operations are generally expected to commence from 10:00 am. Earlier opening hours would be limited to specific occasions such as private functions or special occasions such as Mother's or Father's Day. The VMP (**Attachment 4**) includes clear procedures for patron management, queuing, dispersal, complaints handling and responsible service of alcohol. A condition of approval requires ongoing compliance with the VMP. Subject to conditions, the proposal is not expected to result in unacceptable impacts on the established residential amenity of Carr Place.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
Parking and Traffic • Concerns with increased parking demand associated with the development, potentially exacerbating existing parking pressures in surrounding streets.	• The proposal provides no on-site car parking, consistent with the Draft LPSP approach for the Leederville Town Centre, which prioritises pedestrians, cyclists and public transport over private vehicle use. The Draft LPSP is afforded substantial weight in this assessment. The site is within walking distance of Leederville Train Station and adjacent to high-frequency bus services. Recent survey data from 2025 indicates weekday daytime demand is higher than weekends. Though the survey data did not include evening periods when the Tavern is expected to peak, the recently opened 122-bay Newcastle Street public car park (within 100 metres) demonstrates low weekend occupancy, including at 6:00pm. Redundant crossovers will also be removed, enabling one new: • on-street service bay on Newcastle Street; and • short-stay/drop-off bay on Carr Place. This ability to provide these additional on-street bays have been confirmed by the City's Engineering team and would improve on-street functionality. The submitted Transport Impact Statement (TIS) and Parking Management Plan (PMP) support mode shift and active transport. Ongoing implementation forms part of the VMP condition.
• Concerns in relation to traffic impacts, including additional vehicle movements associated with patrons, staff and deliveries in a predominantly residential area.	• The site is located within a designated Town Centre and is not within a purely residential area. The adaptive reuse does not introduce new vehicle access points. Traffic generation is expected to be moderated by strong public transport access and the town centre location. The TIS confirms the existing road network can accommodate expected volumes.
• Concerns about the lack of service bays, which may result in increased delivery vehicle activity, traffic circulation issues and disruption to surrounding residential streets.	The removal of the redundant crossover allows for an additional on-street service bay, confirmed as suitable by the City's Engineering team. Delivery activity will occur during daytime hours, reducing impacts on surrounding residential streets.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
Landscaping and Built Form Interface Concerns about inadequate landscaping and deep soil provision, resulting in reduced buffering between the development and residential properties and less mitigation of visual, noise and heat impacts.	The proposal involves adaptive reuse of an existing warehouse, limiting deep soil opportunities. Notwithstanding this constraint, four new trees and additional planting are proposed across both frontages. Landscaping contributes to shade, canopy and streetscape amenity. A condition of approval requires a detailed landscape and reticulation plan prior to building permit, including minimum tree numbers and species selection to maximise canopy outcomes.

Land Use Acceptability
 	
• Concerns regarding the cumulative impact of additional licensed premises in the area, noting an existing concentration of pubs, bars and taverns in close proximity.
 	
• Concerns that the scale and intensity of the proposed tavern may be incompatible with nearby residential properties, impacting the residential amenity.
	• The Town Centre is the preferred location for licensed venues under the Licensed Premises Policy, and the proposed Tavern contributes to the intended mix of hospitality uses in Leederville. Its operation will be managed through the Venue Management Plan and acoustic controls. This is discussed further in the Comments section of the officer report.
	
	• The site sits within a mixed-use context where commercial and residential uses coexist. The most sensitive interface is Carr Place, which is addressed through:
	
	  • Alfresco closure at 10:00pm;
	  • Door closure requirements;
	  • Music limits;
	  • Patron dispersal management; and
	  • Ongoing compliance with the approved Acoustic Report and VMP.
	
	Subject to these controls, the scale and operation are considered compatible with the established planning framework. This is discussed further in the Comments section of the officer report.

Summary of Submissions:

Comments Received Expressing Concern:	Administration Comment:
Parking and Access	
• Concerns regarding increased pressure on residential parking on Carr Place, including the potential for patrons and staff to occupy limited on-street spaces.	• Carr Place has nearby public parking facilities, including the Newcastle Street public car park. The PMP promotes alternative transport modes and patron awareness of available public parking. Removal of the Carr Place crossover enables a new short-stay/drop-off bay, improving turnover and functionality also.
• Comments suggesting the need for clearer directional signage to nearby public parking areas, and measures to discourage patrons from parking on Carr Place.	• Directional information to nearby public parking and alternative transport options can be incorporated into the venue's patron communication, consistent with the Parking Management Plan and VMP.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

HOSPITALITY
TOTAL SERVICES
EST 1992

10 February 2026

Jono Cohen
A/Senior Urban Planner
City of Vincent

RE: 1/652 Newcastle Street (205 Carr Place), Leederville – Response to Summary of Submissions

We refer to the City of Vincent's Summary of Submissions dated 5 February 2026 in relation to the Development Application for Change of Use from Warehouse to Tavern (Restricted) at 205 Carr Place, Leederville. On behalf of Kerasma Hospitality Pty Ltd, we submit the following responses to the matters raised during the community consultation period.

The Applicant acknowledges the strong community support for this proposal, with 19 of 22 submissions expressing support for the revitalisation of the site, the adaptive reuse of the existing warehouse, and the positive economic and social contribution the venue will make to the Leederville Entertainment Precinct.

We note the supportive submissions highlighted the proposal's benefits. The proposal has been recognised for activating an underperforming site and enhancing street presence, safety, and walkability at night through improved design. It is also recognised for diversifying the precinct's hospitality options, providing an alternative to pub-style venues with a contemporary Mediterranean-Greek dining experience for local residents, workers and visitors to the locality.

Response to Comments Received in Objection

All relevant planning matters have already been addressed through the Development Application documentation submitted to the City. The tables below address each category of concern raised in objection submissions.

+618 9316 8699
A.B.N. 86 318 897 693
www.hospitalitytotalservices.com.au
admin@hospitalitytotalservices.com.au
Suite 2, 48 Kishorn Road, Applecross WA 6153

Issue Category	Applicant Response
Noise and Amenity • Concerns regarding noise impacts from patrons and venue operations • Concerns about insufficient information on operating hours and noise management • Concerns about patrons gathering outside causing disturbances	A comprehensive Acoustic Report by a qualified acoustic engineer and a Noise Management Plan has been prepared and submitted as part of the Development Application, addressing all operational noise aspects. The report confirms compliance with the Environmental Protection (Noise) Regulations 1997. **Operating Hours:** The hours permitted under the Liquor Control Act 1988 are from 06:00 AM to 12 midnight and form 10:00 AM on Sunday. The proposed operating hours, subject to consumer demand, are likely to be Monday to Sunday: 10:00 AM – 12:00 midnight daily consistent with other approved hospitality venues in the Leederville Entertainment Precinct. **Noise Mitigation Measures:** • Background-level music as default operation • Occasional solo/duo acoustic performances or DJ, with all windows and doors closed during live entertainment • Acoustic treatments integrated into building design • Mechanical ventilation and operable windows to manage airflow without requiring doors/windows open during live entertainment • Monitoring of noise levels, if required, to ensure EPA compliance **Patron Management:** The Harm Minimisation Plan establishes clear protocols for patron behaviour, including: • RSA-trained staff and MLP1 Approved Manager on-site at all times • Complaint handling procedures with direct access to the Approved Manager • Controlled patron dispersal and anti-congregation measures • Signage requesting patrons to leave quietly and respect neighbouring residents

Issue Category	Applicant Response
Parking and Traffic • Concerns about increased parking demand • Concerns about traffic impacts • Concerns about lack of service bays	The Development Application addresses parking and traffic comprehensively, demonstrating that the proposal is located in one of Perth's most accessible inner-urban locations with extensive public transport and public parking infrastructure. **Location Context:** The site is within the Leederville Entertainment Precinct, designated under State Planning Policy 4.2 as a Secondary Activity Centre. The precinct is purpose-planned for high-intensity hospitality, entertainment, and late-night economy uses. **Public Transport Access:** • **Leederville Train Station:** 600 metres (8-minute walk), with direct services to Perth CBD and northern suburbs via the Joondalup Line • **High-frequency bus services:** Along Oxford Street and Loftus Street, within 200-400 metres • **Dedicated cycling lanes:** Throughout Leederville with end-of-trip facilities • **Taxi and rideshare zones:** Along Oxford Street within short walk **Public Parking Availability:** Extensive public parking facilities are available within walking distance: • **The Avenue Car Park:** 250 metres • **Frame Court Car Park:** 300 metres • **On-street parking:** Throughout the Leederville precinct with evening availability **Policy Compliance:** City of Vincent Policy No. 7.7.1 Non-Residential Parking Requirements provides flexibility for developments within key centres such as Leederville, recognising the availability of public parking and alternative transport modes. Clause 2.4 enables the City to waive or reduce on-site parking requirements for Change of Use applications in appropriate circumstances. **Venue Scale:** The venue's 200-patron capacity is modest and consistent with the scale of other precinct hospitality premises that operate successfully without dedicated on-site

Issue Category	Applicant Response
	parking. The proposed capacity is appropriate for a family-friendly hospitality venue operating under a Tavern Restricted Licence. **Service and Deliveries:** A dedicated Waste Management Plan has been prepared, incorporating screened waste areas along Newcastle Street with rear service yard access. Deliveries and service activities will be scheduled during off-peak hours to minimise disruption, consistent with standard hospitality industry practice as occurs at all licensed hospitality venues in the Leederville Special Entertainment Precinct.

Issue Category	Applicant Response
Landscaping and Built Form Interface • Concerns about inadequate landscaping and deep soil provision • Concerns about reduced buffering between development and residential properties	The proposal includes landscaping and significant design improvements as opposed to the current premises. **Landscaping Features:** • Alfresco areas with pergolas and integrated planting along Carr Place • Mediterranean-inspired landscaping with feature planting, including drought-tolerant species appropriate to the Leederville context • Enhanced street edge treatment improving pedestrian amenity and visual softening • Feature lighting designed to enhance safety, comfort, and activation while respecting residential interfaces **Adaptive Reuse Context:** The proposal involves adaptive reuse of an existing warehouse structure, maintaining Leederville's character while integrating high-quality contemporary finishes. The existing building footprint limits opportunities for extensive deep soil provision; however, the landscaping strategy maximises green infrastructure within the site constraints while delivering meaningful amenity improvements.

Issue Category	Applicant Response
	Built Form Response: The architectural modifications respect the existing warehouse scale and form while introducing Mediterranean detailing, improved fenestration, and high-quality materials.

Issue Category	Applicant Response
Land Use Acceptability • Concerns about cumulative impact of additional licensed premises • Concerns that scale and intensity may be incompatible with nearby residential properties	The proposed Tavern (Restricted) use for a Mediterranean-Greek inspired dining facility to be operated by a local, experienced family operator is fundamentally different from traditional taverns or pubs and is entirely appropriate to enhance the diversity within the Leederville Entertainment Precinct. **Not a Traditional Tavern:** This proposal is for a Mediterranean-Greek restaurant operating under a Tavern Restricted Licence to provide operational flexibility. The venue is designed as a high-quality, food-led dining experience—not a traditional pub with gaming, TAB, pool tables or sports bar operations. **Food-Led Model:** • Full Mediterranean-inspired menu available • New fully fitted commercial kitchen • Food service is a cornerstone of the business model and a critical harm minimisation measure • Family-friendly, neighbourhood-focused hospitality experience • Private dining and venue for celebrations and community events **Leederville Entertainment Precinct Designation:** The site is located within the Leederville Entertainment Precinct, as identified in:

Issue Category	Applicant Response
	• **State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2):** Leederville is recognised as a Secondary Activity Centre • **City of Vincent Local Planning Strategy:** Leederville is an identified entertainment precinct • **Leederville Precinct Structure Plan:** Supports diverse hospitality, dining, and entertainment offerings with built form controls to ensure high-quality design outcomes This strategic planning framework explicitly contemplates and encourages hospitality venues of this nature within the precinct. **Modest Scale:** The venue's 200-patron capacity is modest for the Leederville Entertainment Precinct and is consistent with a dining model. The premises capacity is significantly smaller than many other approved hospitality venues in the precinct. **Diversity of Offering:** The proposal adds much needed diversity to the precinct's hospitality mix, providing a Mediterranean-Greek dining experience that differs from existing pub-style venues and complements the broader range of contemporary dining experiences in Leederville.

Response To Comments Expressing Concern

Issue Category	Applicant Response
Parking and Access • Concerns about increased pressure on residential parking on Carr Place • Suggestions for clearer directional signage to public parking	The Applicant commits to implementing proactive measures to direct patrons to public parking facilities and encourage the use of public transport. **Proposed Measures:** 1. **Patron Communications:** Information on the venue's website, booking confirmations, and social media channels will actively promote public parking locations (The Avenue Car Park, Frame Court Car Park) and

Issue Category	Applicant Response
• Measures to discourage patrons from parking on Carr Place	public transport options (Leederville Station, bus services). 2. **Directional Signage Strategy:** The Applicant will assist with the City's directional signage guiding patrons from the venue to nearby public car parks. Signage will be coordinated with the City's existing wayfinding infrastructure. 3. **Staff Parking Policy:** All staff will be briefed not to park on Carr Place or surrounding residential streets and will be encouraged to use public transport. 4. **Responsible Service Obligations:** As a licensed premises, the venue will actively promote alternative transport options (taxi, rideshare, public transport) consistent with responsible service of alcohol principles, which naturally discourages patron driving. **Walkability and Accessibility:** Carr Place is located within the Leederville Precinct, a designated pedestrian-priority environment identified in the Leederville Precinct Structure Plan and City of Vincent Local Planning Strategy. The streets around the site feature wide footpaths, active frontages, and high pedestrian amenity. The venue's location within this walkable urban context supports reduced car dependency and encourages active transport modes. **Ongoing Liaison:** The Applicant commits to maintaining open communication with the City of Vincent and local residents regarding any parking or access issues that may arise during operations, with a commitment to promptly address concerns through operational adjustments if required.

Conclusion

The Applicant has comprehensively addressed all comments raised during the community consultation period. The proposal has received strong community support (19 of 22 submissions),

reflecting confidence in the venue concept, the operator's capability, and the positive contribution the development will make to the Leederville Entertainment Precinct.

All concerns regarding noise, parking, landscaping, and land use acceptability have been addressed through:

- Comprehensive management plans (Noise Management Plan, Harm Minimisation Plan, Waste Management Plan) submitted with the Development Application
- Alignment with strategic planning objectives for the Leederville Entertainment Precinct
- Demonstrated compliance with City of Vincent planning policies and procedures
- Commitment to proactive patron management and community liaison

The proposal will revitalise an under-utilised warehouse site, provide a high-quality Mediterranean-Greek dining experience for the Leederville community, and contribute to the ongoing activation and success of the Leederville Entertainment Precinct as a safe, vibrant, and family-friendly destination.

The Applicant respectfully requests that the City of Vincent administration support this application and recommend approval to the Council at its March 2026 meeting.

Should you require any further information, please contact our office.

Yours in Hospitality

Mario Sequeira G.C.CorpMgmt, F.C.S.I.

Director

Hospitality Total Services (Aus) Pty Ltd

On behalf of Kerasma Hospitality Pty Ltd

Attachments

All supporting documentation was provided with the original Development Application submitted 23 January 2026:

- Harm Minimisation Plan
- Noise Management Plan
- Waste Management Plan
- DRP Design Evaluation
- DRP Applicant Response
- Floor Plans
- 3D Visualisations

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.

2. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.

3. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

4. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

5. This is approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.

6. The food business must comply with the Food Act 2008, Food Regulations 2009 and the Australia New Zealand Food Standards Code. The applicant must register with the City's Health Services prior to operation of the food business. Please contact Health Services on 9273 6000 to discuss the requirements further with an Environmental Health Officer.

7. The development will be classified as a 'Public Building' and must comply with the *Health (Public Buildings) Regulations 1992*. An application is to be made to the City's Health Services for the assessment of the public building and maximum accommodation numbers prior to occupation of the premises. Please contact Health Services on (08) 9273 6000 upon receipt of this approval to discuss the requirements further with an Environmental Health Officer.

8. The hours in which the sale, supply and consumption of alcohol may be undertaken are restricted by the *Liquor Control Act 1988*.

9. Any noise created at the premises must ensure compliance with the provisions within the *Environmental Protection (Noise) Regulations 1997*.

9.4 OUTCOME OF ADVERTISING AND APPROVAL OF LOCAL PLANNING POLICY - CONSTRUCTION MANAGEMENT

Attachments:
1. **Draft Local Planning Policy: Construction Management**
2. **Consultation Theme & Administration Comment**
3. **Schedule of Modifications**

RECOMMENDATION:

That Council:

1. **PROCEEDS with amendments to Local Planning Policy: Construction Management, with modifications included in Attachment 1, pursuant of Schedule 2, Clause 5(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and**

2. **NOTES that Administration will publish a notice in accordance with Clause 87 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**

PURPOSE OF REPORT:

For Council to consider the outcomes of community consultation on amendments to draft Local Planning Policy: Construction Management (draft Policy, **Attachment 1**).

DELEGATION:

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

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

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

BACKGROUND:

Policy No. 7.5.23 – Construction Management Plans (Policy No. 7.5.23) currently provides guidance on how demolition and building works should be undertaken through a requirement for a Construction Management Plan (CMP). CMPs are documents often required for large scale projects to guide how construction impacts on the surrounding area will be managed.

At its meeting on 13 May 2025, Council approved amendments the draft Policy for the purpose of community consultation (including renaming from Policy No. 7.5.23).

The draft Policy proposes to expand the scope and establish construction management standards that apply to new developments, in addition to outlining when a CMP is required.

This would make clear the City's expectations for how construction should be managed to minimise impacts on the community.

DETAILS:

Community Consultation

Community consultation for the amendments to the draft Policy occurred for 24 days from 23 May 2025 to 16 June 2025, in accordance with the City's Community and Stakeholder Engagement Policy and the Regulations.

The methods of advertising included:

- Emails sent to 21 independent building companies that are common developers within the City, as well as the Urban Development Institute of Western Australia, Housing Industry Association and Master Builders Western Australia.

- A survey on Imagine Vincent.
- Notices published in the Perth Voice on 24 May 2025, on the City's social media on 10 June 2025, and at the City's Administration Building and Library.
- Notices published In the City's e-news on 5 June 2025, and monthly business e-news on 30 May 2025.

Three submissions from the community were received, including one in support and two providing comments.

The key comments raised included:

- The draft Policy would provide guidance to reduce reoccurring littering impacts associated with construction sites.
- The draft Policy should provide greater detail regarding asbestos and dangerous chemical removal.
- The City should issue on the spot fines when construction works take place over Sundays and public holidays.

A summary of submissions with Administration's responses is included in **Attachment 2**.

State Government Agencies

Notification of the amendments to the draft Policy was provided to several State Government agencies including:

- Department of Local Government, Industry Regulations and Safety.
- Department of Water and Environmental Regulation.
- Department of Biodiversity, Conservation and Attractions
- Main Roads Western Australia (MRWA).

One submission was received from MRWA. This submission did not object to the amendments to the draft Policy and provided comments which included:

- Approval is required for crossover works to roads managed by MRWA.
- Approval is required for works within a MRWA Road Reserve.
- Approval may be required for Traffic Management Plans affecting State Roads.

A summary of this submission with Administration's responses is included in **Attachment 2**.

Proposed Modifications

Following community consultation Administration has made modifications to the draft Policy including:

- Sheet Piling (Clause 2.3) – Clarification added that sheet piling will only be supported where this is the only possible construction method.
- Work Hours (Clauses 4.1-4.3) – Clarification added to confirm that noise management practices are to be in accordance with the relevant Australian Standard and compliance with the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations).
- Cranes (Clauses 6.1 & 6.2) – The relevant Australian Standards have been referenced, and additional wording that affected landowners should be notified 72 hours prior to crane oversailing occurring.
- Publishing of Construction Management Details (Clause 7.3) – A new clause has been included to clarify that the City may make a copy of the approved CMP available where the developer provides approval to do so.
- Administrative Changes – Minor administrative changes including grammar and formatting.

A schedule of modifications is included in **Attachment 3**.

LEGAL/POLICY:

Planning Legislation

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

Schedule 2 Clause 5 of the Regulations provides for a local planning policy to be amended and requires a local government to:

- Consider any submissions received on an amendment to a local planning policy; and
- To resolve to proceed the policy with or without modification, or to not proceed with the policy.

Where the local government resolves to proceed with the policy a notice is required to be published.

Once published, the draft Policy would provide a comprehensive framework for the management of construction works within the City.

Application of the draft Policy

A local planning policy is a 'due regard' document which means that the draft Policy will not operate as a standalone enforcement tool.

The draft Policy establishes clear and consistent expectations for how construction should be undertaken in a way which minimises off-site amenity impacts.

As a 'due regard' policy, it will guide Administration's decision-making on whether a CMP should be imposed as a condition of development approval, or whether only an advice note referencing the Policy is required.

Where works are undertaken outside of the draft Policy standards and/or an approved CMP, Administration would investigate, and where appropriate, undertake compliance action in accordance with the Development Compliance Enforcement Policy.

This includes liaising with the alleged responsible person/s to resolve the issue in the first instance, with infringements/prosecution to occur where not resolution can be reached.

Once approved, the draft Policy would apply to all new construction and demolition activities associated with a development approval. The draft Policy would not apply retrospectively to development approvals issued prior, including those that are already subject to existing approved CMPs.

Other Relevant Legislation

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

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

The draft Policy refers to other legislation but does not amend or supersede any existing statutory requirements.

Construction activities would need to comply with and occur in accordance with these relevant requirements irrespective of the draft Policy.

Corporate Document Development Policy

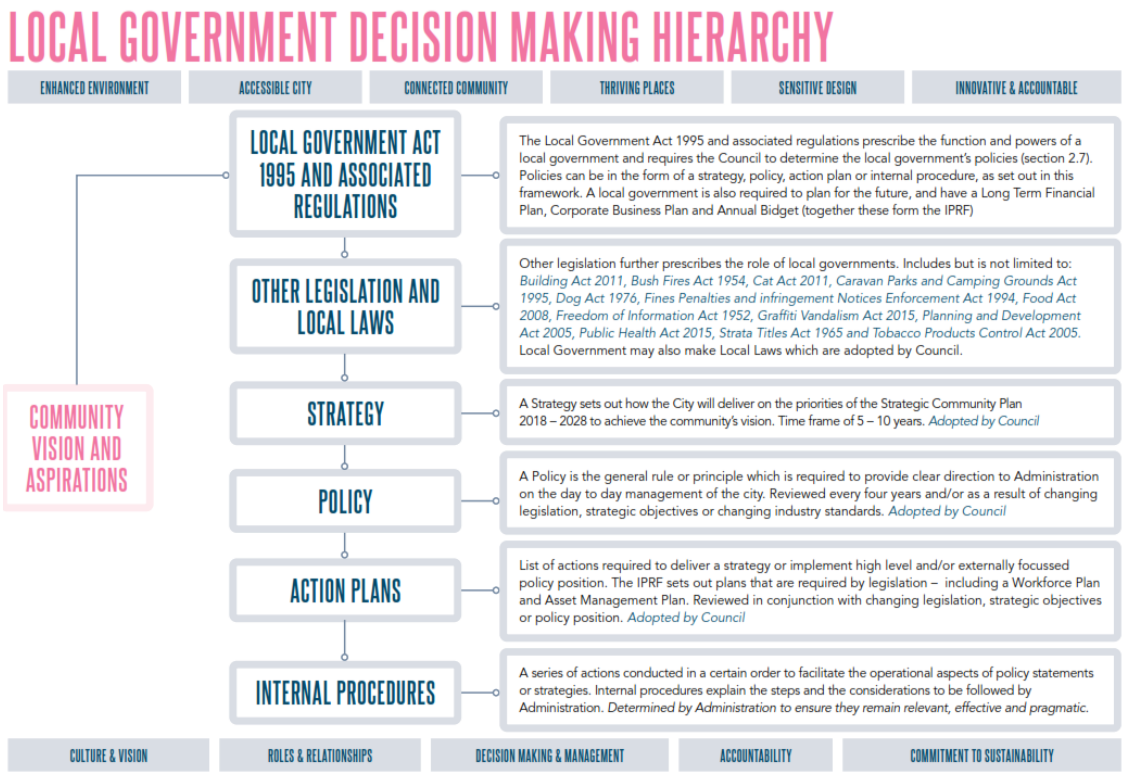
Section 2.7(2)(b) of the *Local Government Act 1995* provides Council with the power to determine policies.

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

In accordance with clause 2.3 of the Corporate Document Development Policy:

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

An information sheet and checklist relating to CMPs would support Administration and assist proponents in understanding their obligations in relation to effective construction management.



RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to approve the draft Policy.

Construction works within a dense urban environment such as Vincent will always have a level of risk to impact and disrupt surrounding properties. The existing Policy is outdated and no longer fit-for-purpose because it only deals with CMPs.

The draft Policy provides a contemporary framework with a broader scope and clear and proportionate standards for all construction activities associated with a development approval to better minimise and manage impacts that may arise, in association with the other relevant legislation which remains applicable.

STRATEGIC IMPLICATIONS:

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

Thriving Places

Efficiently managed and maintained City assets in the public realm.

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the Sustainable Vincent Framework or Enhanced Environment Strategy but would manage environmental impacts (such as noise and pollution) from construction/demolition works.

The Enhanced Environment Strategy sets a target for 85 percent of materials to be recovered as part of construction. This target has been reiterated in an Information Sheet prepared to guide CMPs.

PUBLIC HEALTH IMPLICATIONS:

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

Reduced injuries and a safer community

Reduced exposure to environmental health risks

Increased mental health and wellbeing

FINANCIAL/BUDGET IMPLICATIONS:

The City's existing operating budget is sufficient to progress and implement the draft Policy.

COMMENTS:

The City is experiencing pressure because of broader population increase and housing development to meet the State Government's urban infill target of 11,500 new dwellings in Vincent by 2050.

This growth brings the potential for off-site amenity impacts to be experienced by surrounding properties from construction and demolition activities.

These impacts can include increased exposure to noise and dust, increased heavy vehicle traffic, disruptions to local traffic and pedestrians through road and footpath closures, inadequate storage of rubbish and waste, and inadequate communication where works may impact nearby residents.

It is important that the City's policy setting is contemporary and supports the effective management of construction activities to minimise these impacts by:

- Providing for clear objectives and standards that apply to construction activities that are subject to development approval based on best practice and applicable legislation.

- Strengthening the City's ability to respond early to construction-related complaints by setting clearer upfront requirements for communication, traffic management, work hours and site management. This would reduce the likelihood of issues escalating once construction is underway.

The draft Policy would be supported by an Information Sheet that would be publicly available on the City's website. This would provide detailed guidance to developers in preparing a CMP where one is required through a condition of development approval. This guidance would be updated as needed to remain current.

Proposed Modifications to Draft Local Planning Policy – Construction Management

The following modifications are recommended to further clarify and strengthen the respective standards:

- Sheet Piling – Clause 2.3 maintains the position that sheet piling is not supported and clarifies that it may be contemplated where this is the only possible construction method.

  This is because sheet piling presents risks to adjoining property assets and alternative methods of construction should be investigated in the first instance. Where there is no alternative method, a CMP would be address how it would be undertaken in a way that manages impacts to surrounding properties.

- Work Hours – Clauses 4.1 to 4.3 maintains the acceptable work hours of 7:00am to 7:00pm Monday to Saturday for construction work to occur.

  Clarification has been added to confirm that noise management practices must be in accordance with the relevant Australian Standard and compliance with Noise Regulations.

  This provides further guidance on the contractor's obligations and aligns with Noise Regulations, which establish acceptable noise levels throughout the day and night.

  The Noise Regulations permit works to occur outside general working hours where assigned noise levels are not exceeded, or where otherwise approved by the City in a Noise Management Plan that outlines how impacts would be minimised.

- Cranes – Clauses 6.1 and 6.2 maintain the position that the operation of cranes occurs safely. Clarification is added to reference the relevant Australian Standards which provides guidance for the safe use of cranes and hoists and is administered by WorkSafe.

  A new standard has also been included for notification to be given to property owners 72 hours before oversailing occurs.

  Crane oversailing is permitted and is generally a civil matter between the property owner and contractor, but ensuring advanced notification is provided would assist to minimise disruptions.

- Publishing of Construction Management Details – Clause 7.3 has been added to confirm the City would make a copy of the approved CMP available where the contractor provides approval to do so.

  Where a contractor does not provide approval, the City can still ensure that relevant information/extracts are made available, just not in the form of the full approved CMP.

  Clarifying this position ensures that the relevant information would be available consistent with relevant copyright legislation and provides transparency so that the community and surrounding property owners are aware of how construction management is intended to occur and what can be expected.

- Administrative Changes – These modifications have been made to improve readability and useability of the draft Policy.

LOCAL PLANNING POLICY: CONSTRUCTION MANAGEMENT

CITY OF VINCENT

Legislation / local law requirements	This policy has been prepared under the provisions of Schedule 2, part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
Relevant delegations	16.1.1 Determination of various applications for development approval under the City's Local Planning Scheme
Related legislation, policies, procedures and supporting documentation	• *Local Government Act 1995* • *Local Government Property Local Law 2021* • *Local Government (Uniform Local Provisions) Regulations 1996* • *Health (Asbestos) Regulations 1992* • *Environmental Protection (Noise) Regulations 1997* • Street Tree Policy • Policy No. 2.2.8 Laneways and Right of Way • Policy No. 2.2.12 Asset Management • Stormwater Drainage Connections • Parking Permits Policy

PART 1 - PRELIMINARY

INTRODUCTION

The City of Vincent (City) is experiencing significant development pressure as it continues to grow. It is important that construction and demolition activities are suitably managed to minimise the impact on the surrounding community and environment.

PURPOSE

The purpose of this Policy is to provide a clear direction on how activities associated with development are managed to minimise impacts on neighbouring properties, businesses, City property, thoroughfares, and the environment.

This Policy is informed by various legislative requirements to assist proponents of development in understanding the City's expectation when undertaking construction and demolitions works.

OBJECTIVES

The objectives of this Policy are to:

1. Facilitate construction activities that are adequately managed to minimise impacts on the health, safety and amenity of the community, property and the environment.
2. Maintain safe movement for pedestrians and cyclists around construction sites, while ensuring safe traffic flow.
3. Ensure construction activities do not adversely impact City property.
4. Ensure the community is informed about construction commencement dates, notified of any disruptions, and are provided with a clear way for the timely resolution of issues by developers.

LOCAL PLANNING POLICY: CONSTRUCTION MANAGEMENT

CITY OF VINCENT

SCOPE

This Policy applies to all construction and demolition activities associated with development approval on private property throughout the City.

PART 2 – POLICY

POLICY OPERATION

Development activities or Construction Management Plans (CMP) that do not satisfy the Policy provisions will need to demonstrate how it achieves the objectives of this Policy.

Achieving the objectives of this Policy does not remove the requirement to comply with any other applicable legislation.

POLICY PROVISIONS

1. COMMUNITY NOTIFICATION AND COMPLAINT MANAGEMENT

1.1 For **major development** or **standard development**, the **developer** should provide a letter to owners and occupiers at least 14 days prior to the commencement of **development** works on a **development site**.

1.2 The letter should be provided to:

a) All owners and occupiers within a 100 metre radius of the **development site** for a **major development**; or

b) All owners and occupiers of adjoining and adjacent properties of the **development site** for a **standard development**.

1.3 The letter should include:

- The address and summary of the **development** to be undertaken;
- Milestones with indicative timeframes associated with the expected **development** activities;
- Any expected disruptions, including the anticipated timing and duration; and
- The name and contact details of the site manager/supervisor.

1.4 For **major development** or **standard development**, signage specifying any active work times and key contact details of essential site personnel should be provided on site and be visible from the public realm.

1.5 The **developer** should keep a record of complaints received during **development**, made available to the City upon request, with the record to detail the following:

- Name of complainant;
- Description, date and time of the complaint; and
- Action taken by the **developer** to resolve the complaint.

2. SITE SAFETY AND CONSTRUCTION METHODS

2.1 The **developer** is to implement measures to prevent unauthorised access to a **development site**.

LOCAL PLANNING POLICY: CONSTRUCTION MANAGEMENT

CITY OF VINCENT

2.2 Site access from a laneway should only occur where no other access is available and be in accordance with Section 5 of this Policy.

2.3 The City does not support sheet piling as a construction method unless no other method is possible.

3. CITY PROPERTY

3.1 All **City property** should be protected for the duration of **development** works.

3.2 In the event that **City property** is damaged, the **developer** should undertake remediation works within 24 hours (or other agreed timeframe) at its own cost and to the satisfaction of the City.

3.3 Traffic management should be undertaken in accordance with Australian Standard AS1742.3-2009 Manual of Uniform Traffic Control Devices and Main Roads' traffic and road guidelines.

3.4 **Developers** should not use time restricted **on-street parking** bays unless a Construction Parking Permit has been issued by the City.

4. ENVIRONMENTAL MANAGEMENT

Work Hours

4.1 **Development** works should be undertaken at the **development site** between 7am to 7pm Monday to Saturday.

4.2 **Development** works should be carried in accordance with control of environmental noise practices set out in section 4 of Australian Standard AS 2436-2010 Guide to Noise and Vibration Control on Construction, Maintenance and Demolition Sites.

4.3 **Development** works outside those specified in 4.1 are subject to compliance with the requirement of the *Environmental Protection (Noise) Regulations 1997* and any noise management plan approved by the City. Notification should be provided to surrounding properties no less than 72 hours prior to any works occurring.

Control of Sand and Dust

4.4 Reasonable measures should be implemented to mitigate sand and dust drift from the **development site**.

4.5 No soil, sediment or stormwater runoff from the **development site** should enter the stormwater drainage network.

Lighting

4.6 External lighting should be in accordance with Australian Standard 4282 Control of the Obstructive Effects of Outdoor Lighting.

Waste Management

4.7 The City should be contacted 48 hours prior to **development** where structurally significant volumes of asbestos (e.g. asbestos roof or asbestos cladding) is present on the **development site**.

4.8 Building waste from the **development** should be stored and secured on the **development site**.

Water Management

LOCAL PLANNING POLICY: CONSTRUCTION MANAGEMENT

CITY OF VINCENT

4.9 Any dewatering of a **development site** should be undertaken in accordance with relevant authority approvals.

Control of Vibration

4.10 Vibration impacts from **development** should be managed so that it does not unreasonably impact surrounding properties or the **road reserve**.

Tree Protection

4.11 **Trees of significance,** trees identified for retention on the approved plans, and trees in the **road reserve**, should be retained and protected in accordance with the Australian Standard 4970-2009 Protection of Trees on Development Sites.

5. SITE STORAGE AND AMENITIES

5.1 The temporary use of **road reserves** (excluding the carriageway) for the storage of materials and amenities should only occur where there is no available location on site, and a permit for works-placement in **road reserve** and a work zone permit has been issued by the City.

5.2 Footpaths should be unobstructed at all times unless it can be demonstrated that:
- It is unavoidable and no alternative arrangement is available;
- It is for the shortest duration necessary;
- Safe alternative pedestrian access can be achieved; and
- An obstruction permit has been issued by the City.

5.3 The City does not support the storage of materials or amenities on **reserved land** or other City owned or managed land (excluding **road reserves**), unless it can be demonstrated that:
- No other location is available;
- Public safety can be maintained;
- Impacts to the functionality of the land would be minimised; and
- Its use will be limited to the shortest duration necessary.

6. CRANES

6.1 Any use of a crane is to be in accordance with Australian Standard 2550 Cranes, Hoists and Winches, and include a suitable exclusion zone and hoarding area being established to maintained public safety.

6.2 The **developer** should notify landowners of any properties where oversailing may occur at least 72 hours in advance.

7. CONSTRUCTION MANAGEMENT PLANS

7.1 A **developer** should prepare a CMP that addresses the standards of this Policy in the following instances:
- As a condition of development approval for a **major development** or **standard development**; and/or
- Where in the City's opinion the development may have adverse impacts on the amenity of, or disruption to, an area.

LOCAL PLANNING POLICY: CONSTRUCTION MANAGEMENT

CITY OF VINCENT

7.2 The CMP should be approved by the City prior to the commencement of **development**. All **development** should be undertaken in accordance with an approved CMP.

7.3 Where the developer consents, the City may make an approved CMP publicly available.

OTHER APPROVALS

Other approvals may be required where proposals are subject to requirements under other legislation, policies or local laws.

It is the responsibility of the applicant to ensure all necessary approvals are obtained prior to the commencement of development.

OFFICE USE ONLY	
Responsible Officer	Manager Strategic Planning & Sustainability
Initial Council Adoption	26/10/2010
Previous Title	Policy No: 7.5.23 Construction Management Plans
Reviewed / Amended	24/06/2014 MM/YYYY
Next Review Date	MM/YYYY

LOCAL PLANNING POLICY: CONSTRUCTION MANAGEMENT

CITY OF VINCENT

APPENDIX 1: DEFINITIONS

Amenities means structures such as temporary toilets, site offices and fencing.

City property means any land, structure or vegetation that belongs to, is vested in, or is under the care, control or management of the City of Vincent.

Developer means any person, company or organisation responsible for the development or associated works.

Development means, as defined in the *Planning and Development Act 2005*, the development or use of any land, including:

(a) any demolition, erection, construction, alteration of or addition to any building or structure on the land
(b) the carrying out on the land of any excavation or other works;
(c) in the case of a place to which a protection order made under the *Heritage Act 2018* Part 4 Division 1 applies, any act or thing that
    (i) is likely to change the character of that place or the external appearance of any building; or
    (ii) would constitute an irreversible alteration of the fabric of any building;

Development site means the land or property where development is taking place.

Major development means a development which is of the following type:

- Part 11b Significant Development Applications as defined by the *Planning and Development Act 2005*;
- Development Assessment Panel Form 1 applications as defined by the *Planning and Development (Development Assessment Panel) Regulations 2011*;
- Developments with 10 or more dwellings; or
- Non-residential developments with a floorspace of 2,000m^2 or more.

On-street parking means parking on the street in a marked or unmarked area and includes the verge.

Reserved land means an area identified as a Reserve Built Form Area pursuant of the Policy No. 7.1.1 – Built Form (as amended).

Road Reserve means the area of a road which is reserved and includes the verge, kerb and footpath.

Standard development means any other development application that isn't a major development, and is of the following type:

- Development affecting a heritage place, including adjoining and adjacent heritage places;
- Development on a property adjacent to a primary regional road, other regional road or district distributor road;
- Where vehicle access is only available from a laneway;
- New dwellings on a lot size less than 180m^2; or
- Where basement excavation is proposed.

Trees of significance means any tree(s) listed on the City's Trees of Significance Inventory.

Local Planning Policy: Construction Management - Summary of Submissions

Submission Summary	Administration Comment	Recommended modifications
Comments in Support		
There are reoccurring issues with littering at construction sites and associated verges. This Policy would ensure buildings have proper guidance and hopefully reduce issues like littering.	Clause 4.6 requires all building waste to be stored and secured on site. The Information Sheet expands on this by requiring Construction Management Plans to show where waste disposal bins will be located. The City's Rangers investigate littering concerns, including builders' rubble or materials left on street verges. Under the *Litter Act 1979*, it is an offence to throw or drop litter, or dump rubbish on land not designated as a waste facility, regardless of quantity, also attracts penalties. The draft Policy and Information Sheet ensure measures are in place to manage litter from construction sites. Where littering occurs, the City's Rangers can take enforcement action.	No modifications recommended.
General Comments		
The draft Policy is silent on the removal of asbestos and dangerous chemicals.	The draft Policy seeks for the City to be contacted 48 hours prior to development where structurally significant volumes of asbestos is present on site. The Information Sheet clarifies when an Asbestos Declaration Form is required to be completed in accordance with the *Health (Asbestos) Regulations 1992*. The Information Sheet further specifies that a CMP is to detail adequate information where removal of hazardous materials is required.	No modifications recommended.
Concern raised that Council does not get involved with boundary issues when residents living next to a construction site.	The City only becomes involved in boundary issues where it relates to boundary walls being constructed in accordance with development approvals or building permits, or where encroachment onto public land or non-compliance with approved plans occurs.	No modifications recommended.
On the spot fines should be issued for construction that occurs on Sundays and Public Holidays.	Unless otherwise approved by the City, construction works are not to occur on a Sunday or Public Holiday. The City would investigate alleged breaches and determine the most appropriate method of enforcement in accordance with the Development Compliance Enforcement Policy.	No modifications recommended.
Main Roads Western Australia (MRWA)		
MRWA approval is required for crossover works under the care and control of MRWA MRWA has prepared the Draft Crossover Policy that provides guidance on assessing crossovers. Approval from MRWA is required where for works in a MRWA Road Reserve and for Traffic Management Plans that affect State Roads.	No proposed changes as these are not matters within the scope of the draft Policy. MRWA's Draft Crossover Policy provides guidance on locating and designing vehicle access for all lots associated with State Roads. This is a consideration during the development design process. Main Roads requirements would continue to apply separate to the draft Policy.	No modifications recommended.

Schedule of Modification – Local Planning Policy: Construction Management

Clause	Recommended Modifications	Administration Comment
General Administrative Changes		
N/A	Minor administrative changes including grammar and formatting. This includes the changing of definitive language (such as "is to") to more discretionary language (such as "should").	A local planning policy is a 'due regard' instrument and should not be interpreted as definitive. The language and wording of the Policy has been updated to reflect this, aligning with the WA Planning Manual – Draft Local Planning Policies Chapter.
2.2	**Clause Modified** *Site access from a laneway ~~is to~~ should only occur where no other access is available and be in accordance with Section 5 of this Policy.*	Reference to Clause 5 (site storage and amenities) assist with readability and clarity of applicable standards.
2.3	**Clause Modified** *The City does not support sheet piling as a construction method unless no other method is possible.*	Clause 2.3 maintains the position that sheet piling is not supported and clarifies that it may be contemplated where this is the only possible construction method. This is because sheet piling presents risks to adjoining property assets and alternative methods of construction should be investigated in the first instance. Where there is no alternative method, a CMP would be address how it would be undertaken in a way that manages impacts to surrounding properties.
4.1	**Clause Modified** ~~Development works are to be undertaken at the development site between 7am to 7pm Monday to Saturday. No works are to be undertaken outside of these hours including on Sundays and public holidays unless a noise management plan has been approved by the City and notification has been provided to affected owners and occupiers a minimum of 72 hours prior to commencement.~~ *Development works should be undertaken at the development site between 7am to 7pm Monday to Saturday.*	Clauses 4.1 to 4.3 maintains the acceptable work hours of 7am to 7pm Monday to Saturday for construction work to occur. Clarification has been added to confirm that noise management practices must be in accordance with the relevant Australian Standard and compliance with the *Environmental Protection (Noise) Regulations 1997 (*Noise Regulations). This provides further guidance on the contractor's obligations and aligns with the Noise Regulations, which regulate noise emissions at all times and permit works to occur outside general working hours where assigned noise levels are not exceeded, or where otherwise approved under the Noise Regulations.
4.2	**New Clause** Development works should be carried in accordance with control of environmental noise practices set out in section 4 of Australian Standard AS 2436-2010 Guide to Noise and Vibration Control on Construction, Maintenance and Demolition Sites.	
4.3	**New Clause** *Development works outside those specified in 4.1 are subject to compliance with the requirement of the Environmental Protection (Noise) Regulations 1997 and any noise management plan approved by the City. Notification should be provided to surrounding properties no less than 72 hours prior to any works occurring.*	
6.1	**Clause Modified** ~~Where the use of a crane is proposed, the developer is to establish a suitable exclusion zone and hoarding area to maintain public safety.~~ *Any use of a crane is to be in accordance with Australian Standard 2550 Cranes, Hoists and Winches, and include a suitable exclusion zone and hoarding area being established to maintained public safety.*	Clauses 6.1 and 6.2 maintain the position that the operation of cranes occurs safely. Clarification is added to reference the relevant Australian Standards which provides guidance for contractors on how this is to occur. A new standard has also been included for notification to be given to property owners 72 hours before oversailing occurs. Crane oversailing is permitted and is generally a civil matter between the property owner and contractor. Ensuring advanced notification is provided would assist to minimise disruptions.
6.2	**New Clause** The developer should notify landowners of any properties where oversailing may occur at least 72 hours in advance.	
7.3	**New Clause** Where the developer consents, the City may make an approved CMP publicly available.	Clause 7.3 has been added to confirm the City would make a copy of the approved CMP available where the contractor provides approval to do so. Where a contractor does not provide approval, the City can still ensure that relevant information/extracts are made available, just not in the form of the full approved CMP. Clarifying this position ensures that the relevant information would be available consistent with relevant copyright legislation and provides transparency so that the community and surrounding property owners are aware of how construction management is intended to occur and what can be expected.

10 INFRASTRUCTURE & ENVIRONMENT

10.1 LIFEVAC INSTALLATION AND USAGE EVALUATION

Attachments: **Nil**

RECOMMENDATION:

That Council:

1. **NOTES the update on the implementation of LifeVac® airway clearance devices across City of Vincent community facilities, including-**

    - **that installation has been completed at identified priority staffed locations.**
    - **that staff training and resources have been implemented and will be embedded into ongoing staff induction processes.**
    - **that further expansion of device installation will be investigated following evaluation of the current installations.**

PURPOSE OF REPORT:

To provide Council with an update on the implementation of the LifeVac® devices approved by Council to be installed in Community Facilities in accordance with its resolution at the 17 June 2025 Council meeting.

DELEGATION:

Not applicable. Council resolution requested a review of the implementation and evaluation of the devices during the 2025/2026 financial year.

BACKGROUND:

Council requested administration to review the costs, benefits and risks associated with installing LifeVac® airway clearance devices in City managed facilities and to provide recommendations regarding implementation.

LifeVac® is a non-powered airway clearance device intended for emergency use where standard choking protocols (encouraging coughing, back blows and chest thrusts) have been unsuccessful. The device is listed on the Australian Register of Therapeutic Goods as a Class 1 medical device.

Choking remains a significant public safety issue in Australia. Choking is a leading cause of accidental death in infants and a significant cause of injury and mortality in older adults. Brain injury can begin within minutes of airway obstruction, reinforcing the importance of rapid emergency response tools being available in community settings.

Council consideration also recognised that while emerging evidence supports potential benefit of suction-based airway clearance devices, they are intended as a secondary intervention and do not replace established first aid choking response protocols.

DETAILS:

Implementation of LifeVac® devices and signage has now been completed at the following staffed City locations:

- Beatty Park Leisure Centre
- City of Vincent Depot
- Library
- Administration Building (Upstairs)
- Administration Building (Downstairs)
- Function Room

Training and Workforce Implementation

Staff training has been completed through:

- Distribution of training videos via the staff training portal
- Organisation wide staff notification to complete training modules
- Integration of LifeVac® awareness training into new staff induction processes

This rollout has been supported through collaboration between Human Resources and the Senior WHS and Wellness Advisor to ensure alignment with workplace safety and competency requirements.

Up to the date of this report no device has been used beyond that for training purposes.

Community Partnerships and External Engagement

The City has initiated engagement with:

- Vincent Community Shed
- North Perth Primary School

This engagement aims to support community training opportunities and potential device placement and signage installation. Responses are currently pending.

Future Implementation and Evaluation

Following completion of installation at staffed locations, Administration will:

- Monitor device maintenance, accessibility and staff confidence
- Review incident data and near miss reporting
- Evaluate community awareness and training uptake
- Investigate additional installation locations following completion of an initial trial period

CONSULTATION/ADVERTISING:

No public consultation has been required for the operational implementation phase of this project.

LEGAL/POLICY:

LifeVac® devices are registered on the Australian Register of Therapeutic Goods as a Class 1 medical device.

The devices are implemented as a secondary emergency response tool and do not replace standard first aid choking response protocols.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to report on the ongoing implementation of the Lifevac® devices across the City. The report provides an indication of the sites the devices are now located at, if they have been used and any future site considerations.

STRATEGIC IMPLICATIONS:

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

Connected and Healthy Community

We protect, improve and promote public health and wellbeing within Vincent.

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

Devices have long shelf life and minimal environmental footprint during storage and use.

PUBLIC HEALTH IMPLICATIONS:

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

Reduced injuries and a safer community

FINANCIAL/BUDGET IMPLICATIONS:

Implementation has occurred within approved operational budgets.

Ongoing costs will include:

- Replacement units following emergency use
- Asset maintenance and inspection
- Minor training refresh costs

Future expansion would require separate budget consideration.

COMMENTS:

Implementation of LifeVac® devices across priority staffed locations has been completed successfully with strong cross departmental support.

The focus moving forward will be on evaluation of device utilisation, staff confidence, and community engagement prior to consideration of wider rollout.

11 COMMUNITY & BUSINESS SERVICES

11.1 FINANCIAL STATEMENTS AS AT 31 JANUARY 2026

Attachments: **1. Financial Statements as at 31 Jan 2026**

RECOMMENDATION:

That Council RECEIVES the Financial Statements for the month ended 31 January 2026 as shown in Attachment 1.

PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 31 January 2026.

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 January 2026**:

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 January 2026 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 $318,116 (0.4%). The following items materially contributed to this position:

- A favourable variance of $668,513 in Fees and Charges due to timing variances:
  - $597,907 favourable Ranger Services revenue,
  - $261,966 favourable Beatty Park revenue, and
  - $79,588 favourable Statutory Planning Services development application fees, partially offset by:
  - $143,726 unfavourable Food Premises Licences fees, and
  - $103,330 unfavourable Lease fee income
- favourable variance in interest earnings of $546,069 mostly due to higher cash balances.
- An unfavourable timing variance in Operating grants, subsidies and contributions of $606,421.
- An unfavourable timing variance in Profit on Disposal of Assets of $179,686.
- An unfavourable variance in Service charges due to lower Underground Power Service charges $95,263.
- An unfavourable variance of $37,513 in Other revenue mainly due to a timing variance.

Expenditure by Nature or Type (on page 1) is unfavourable by $354,987 (0.7%). The following items materially contributed to this position:

- $412,775 unfavourable Other expenditure due to timing variances.
- $387,830 unfavourable Depreciation expense due to higher asset balances.
- $179,779 unfavourable Employee related costs due to timing variances.
- $598,072 favourable Materials and Contracts mainly due to timing variances in:
  - $358,690 favourable Public Works,
  - $214,391 favourable ICT mainly due to operating initiatives,
  - $151,229 favourable Public Health and Built Environment, and
  - $120,730 favourable Beatty Park, partially offset by:
  - $143,913 unfavourable Parks Services,
  - $73,408 unfavourable Ranger Services,
  - $65,408 unfavourable Marketing and Communications, and.
  - $47,249 unfavourable Waste Management Services.

Surplus Position

The opening surplus position brought forward to 2025/26 is $5,102,373. The closing surplus is $30,756,860 against the budget of $30,632,994 as at January 2026.

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 7-11)

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 12)

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 January 2026 is $33,291,119.

7. Receivables**:** Rating Information (Note 7 Page 13)

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 January 2026
Third Instalment	2 January 2026
Fourth Instalment	6 March 2026

At 31 January 2026, the outstanding rates debtors balance was $9,185,833 including Underground Power service charges. The percentage of collectable outstanding rates and service charges at this date were 16.30% and 29.70% respectively.

8. Receivables: Other Debtors (Note 7 Page 13)

Total trade and other receivables at 31 January 2026 were $4,533,475. Below is a summary of the significant items with an outstanding balance over 90 days:

- $2,622,179 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.

- $38,951 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 14)

As at 31 January 2026, the Centre reported a net operating deficit of $306,638 against the year-to-date budget deficit of $303,873.

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

fOur resources and assets are planned and managed in an efficient and sustainable manner.

Our community is aware of what we are doing and how we are meeting our goals.

Our community is satisfied with the service we provide.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Expenditure within this report facilitates various projects, programs, services and initiatives that contribute to protecting/enhancing the City's built and natural environment and to improving resource efficiency.

PUBLIC HEALTH IMPLICATIONS:

Expenditure within this report facilitates various projects, programs and services that contribute to the priority health outcomes within the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

As contained in this report.

CITY OF VINCENT
NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY
BY NATURE OR TYPE
FOR THE PERIOD ENDED 31 JANUARY 2026

CITY OF VINCENT

	Note	Revised Budget	YTD Budget	YTD Actual	YTD Variance	YTD Variance
		2025/26	31/01/2026	31/01/2026		
		$	$	$	$	%
Opening Funding Surplus(Deficit)		**5,090,559**	**5,090,559**	**5,102,373**	**11,814**	**0.2%**
Revenue from operating activities						
Rates		46,428,195	46,398,195	46,420,612	22,417	0.0%
Operating Grants, Subsidies and Contributions		2,138,561	1,372,211	765,790	(606,421)	-44.2%
Fees and Charges		27,001,820	15,681,586	16,350,099	668,513	4.3%
Interest Earnings		2,112,800	1,397,140	1,943,209	546,069	39.1%
Service Charges		7,114,538	7,114,538	7,019,275	(95,263)	-1.3%
Other Revenue		1,799,254	1,083,352	1,045,839	(37,513)	-3.5%
Profit on Disposal of Assets		6,207,632	3,290,965	3,111,279	(179,686)	-5.5%
		92,802,800	76,337,987	76,656,103	318,116	0.4%
Expenditure from operating activities						
Employee Costs		(36,202,448)	(20,743,807)	(20,923,586)	(179,779)	0.9%
Materials and Contracts		(29,901,942)	(15,940,602)	(15,342,530)	598,072	-3.8%
Utility Charges		(2,298,869)	(1,325,520)	(1,371,746)	(46,226)	3.5%
Depreciation on Non-Current Assets		(14,884,439)	(8,682,611)	(9,070,441)	(387,830)	4.5%
Interest Expenses		(341,520)	(210,777)	(147,824)	62,953	-29.9%
Insurance Expenses		(761,739)	(444,346)	(444,346)	0	0.0%
Other Expenditure		(1,059,342)	(467,516)	(880,291)	(412,775)	88.3%
Loss on Disposal of Assets		(40,846)	(40,846)	(30,248)	10,598	-25.9%
		(85,491,145)	(47,856,025)	(48,211,012)	(354,987)	0.7%
Operating activities excluded from budget						
Add Deferred Rates Adjustment		0	0	(337,715)	(337,715)	0.0%
Add Back Depreciation		14,884,439	8,682,611	9,070,441	387,830	4.5%
Service Charges Receivable		(4,101,446)	(1,774,713)	(1,736,948)	37,765	-2.1%
Adjust (Profit)Loss on Asset Disposal		(6,166,786)	(3,250,119)	(3,081,031)	169,088	-5.2%
		4,616,207	3,657,779	3,914,747	256,968	7.0%
Amount attributable to operating activities		**11,927,862**	**32,139,741**	**32,359,838**	**220,097**	**0.7%**
Investing Activities						
Non-operating Grants, Subsidies and Contributions		4,078,089	2,825,034	2,086,359	(738,675)	-26.1%
Purchase Property, Plant and Equipment	5	(9,778,223)	(3,424,045)	(3,350,074)	73,971	-2.2%
Purchase Infrastructure Assets	5	(13,197,515)	(7,459,643)	(6,149,323)	1,310,320	-17.6%
Proceeds from Joint Venture Operations		5,833,333	2,916,666	2,916,667	1	0.0%
Proceeds from Disposal of Assets		557,810	757,810	241,751	(516,059)	-68.1%
		(12,506,506)	**(4,384,178)**	**(4,254,620)**	**129,558**	**-3.0%**
Amount attributable to investing activities		**(12,506,506)**	**(4,384,178)**	**(4,254,620)**	**129,558**	**-3.0%**
Financing Activities						
Principal elements of finance lease payments		(306,230)	(189,417)	(189,414)	3	(0.0%)
Repayment of Loans		(1,776,541)	(1,069,096)	(1,069,096)	0	0.0%
Proceeds from New Loans		2,500,000	2,167,128	2,167,128	0	0.0%
Transfer to Reserves	6	(8,906,702)	(4,228,887)	(4,454,960)	(226,073)	5.3%
Transfer from Reserves	6	4,373,612	1,107,144	1,095,611	(11,533)	-1.0%
Amount attributable to financing activities		**(4,115,861)**	**(2,213,128)**	**(2,450,731)**	**(237,603)**	**10.7%**
Closing Funding Surplus(Deficit)		**396,054**	**30,632,994**	**30,756,860**	**123,866**	**0.4%**

CITY OF VINCENT

CITY OF VINCENT
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
NOTE 2 - NET CURRENT FUNDING POSITION
FOR THE PERIOD ENDED 31 JANUARY 2026

	Note	YTD Actual	PY Actual
		31/01/2026	31/01/2025
		$	$
Current Assets			
Cash Unrestricted		31,841,455	29,942,673
Cash Restricted		33,291,119	26,303,004
Receivables - Rates	7	9,185,833	7,767,124
Receivables - Other	7	4,533,475	3,615,490
Inventories		2,000,004	1,457,400
		80,851,886	69,085,692
Less: Current Liabilities			
Payables		(10,765,616)	(10,482,936)
Provisions - employee		(6,440,460)	(5,529,398)
		(17,206,076)	(16,012,334)
Unadjusted Net Current Assets		**63,645,810**	**53,073,358**
Adjustments and exclusions permitted by FM Reg 32			
Less: Reserves - restricted cash	6	(33,291,119)	(26,303,003)
Less: Land held for sale		(1,605,009)	(1,101,531)
Add: Current portion of long term borrowings		1,789,887	1,525,223
Add: Infringement Debtors transferred to non current asset		0	1,625,260
Add: Current portion of long term finance lease liabilities		217,291	272,395
		(32,888,950)	(24,023,642)
Adjusted Net Current Assets		**30,756,860**	**29,049,716**

CITY OF VINCENT

CITY OF VINCENT
NOTE 3 - STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JANUARY 2026

	Note	YTD Actual 31/01/2026 $	PY Actual 30/06/2025 $
Current Assets			
Cash Unrestricted		31,841,455	11,767,487
Cash Restricted		33,291,119	29,931,772
Receivables - Rates	7	9,185,833	2,085,717
Receivables - Other	7	4,533,475	5,198,538
Inventories		2,000,004	1,932,767
Total Current Assets		80,851,886	50,916,281
Non-Current Assets			
Receivables - Rates		1,895,810	271,497
Receivables - Other		604,108	604,108
Inventories		15,398	14,774
Investment in associate		13,466,665	13,466,665
Property, plant and equipment		253,498,905	254,904,208
Infrastructure		156,797,015	154,855,365
Right of use assets		365,623	540,211
Intangible assets		35,607	45,796
Total Non-Current Assets		426,679,131	424,702,624
Total Assets		**507,531,017**	**475,618,905**
Current Liabilities			
Payables		(10,765,616)	(10,280,841)
Provisions - employee		(6,440,460)	(6,337,611)
Total Current Liabilities		(17,206,075)	(16,618,452)
Non-Current Liabilities			
Borrowings		(7,648,602)	(6,965,964)
Employee related provisions		(631,131)	(664,345)
Total Non-Current Liabilities		(8,279,733)	(7,630,309)
Total Liabilities		**(25,485,808)**	**(24,248,761)**
Net Assets		**482,045,208**	**451,370,144**
Equity			
Retained Surplus		(147,670,609)	(120,354,891)
Reserve Accounts		(33,291,119)	(29,931,772)
Revaluation Surplus		(301,083,480)	(301,083,481)
Total Equity		**(482,045,208)**	**(451,370,144)**

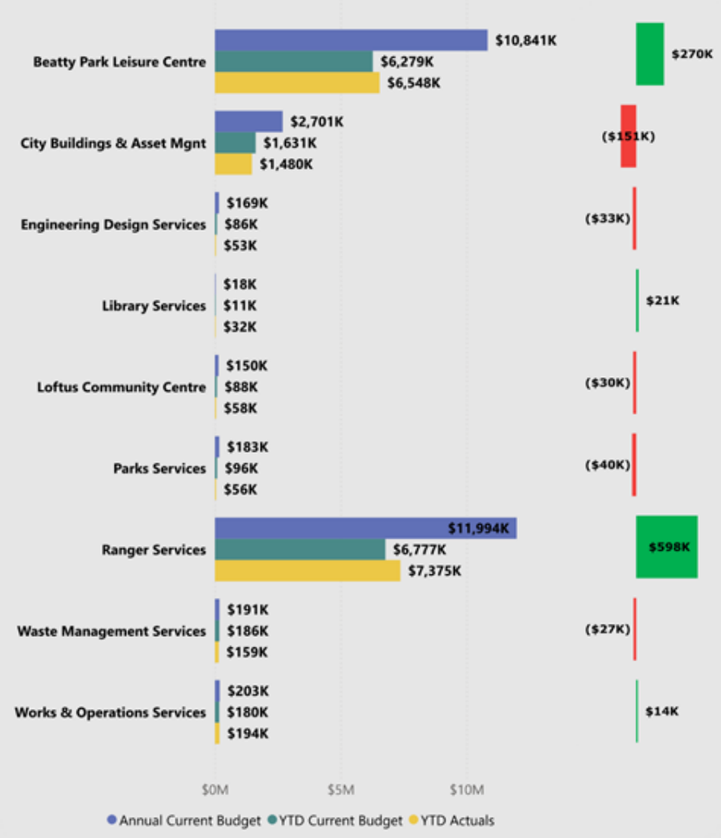
CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
INFRASTRUCTURE AND ENVIRONMENT DIRECTORATE
AS AT 31 JANUARY 2026

CITY OF VINCENT

ANNUAL INCOME BUDGET VS ACTUAL
$0.6M

ANNUAL EXPENDITURE BUDGET VS ACTUAL
$0.2M

INCOME BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



KEY VARIANCE COMMENTARY
($20,000 and 10%)

Beatty Park Leisure Centre
$270k favourable income mostly due to timing variances for membership and fees and charges.
$241k unfavourable expenditure mostly due to timing variances in employee related costs $323k, depreciation expense $124k and other expenditure costs $26k, partially offset by favourable materials and contracts $120k, utilities $55k and interest expense of $22k.

City Buildings & Asset Management
$151k unfavourable income mostly due to a timing variance for lease and hire fees income.
$49k unfavourable expenditure mostly due to timing variances for utilities $64k, depreciation expense $62k and other expenditure by $23k, partially offset by favourable materials and contracts of $66k and employee related costs of $26k.

Engineering Design Services
$33k unfavourable income mainly due to a timing variance in advertising fees income $21k.
$118k favourable expenditure mainly due to timing variances for materials and contracts $94k.

I&E Directorate
$31k favourable expenditure mainly due to timing variances for materials and contracts $26k.

Library Services
$21k favourable income mainly due to a timing variance in fees and charges of $13k.
$44k unfavourable expenditure mainly due to a timing variance in materials and contracts $24k and employee related costs of $19k.

Loftus Community Centre
$30k unfavourable income mainly due to a timing variance in fees and charges.

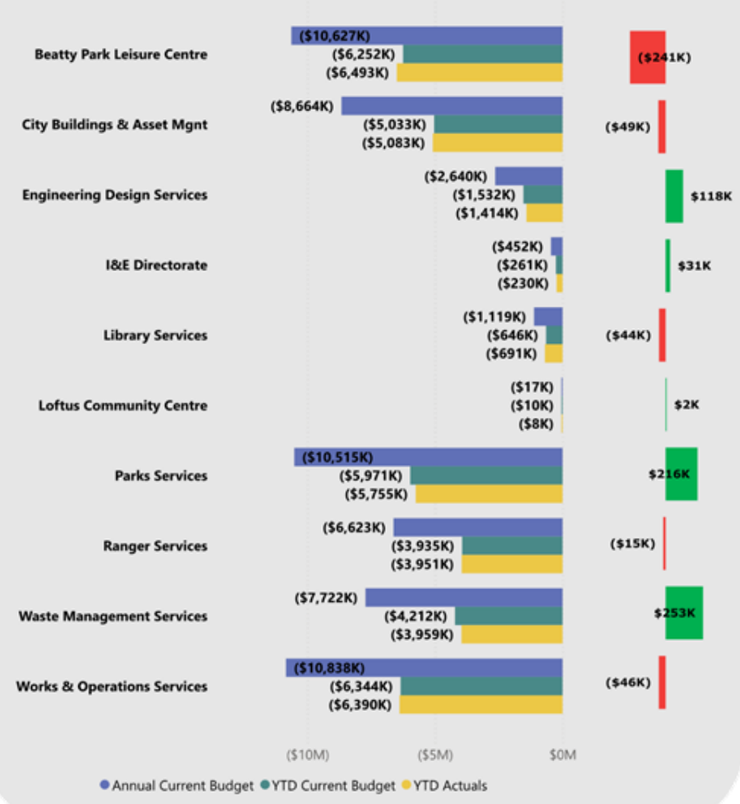
Parks Services
$40k unfavourable income mainly due to timing variance in hire fees and charges.
$216k favourable expenditure mainly due to timing variances for employee related costs of $325k, depreciation costs of $49k, partially offset by unfavourable expenditure of $144k in materials and contracts.

Ranger Services
$598k favourable income mainly due to timing variance in fees and charges.

Waste Management Services
$27k unfavourable income mainly due to timing variance in waste and recycling fees.
$253k favourable expenditure mainly due to timing variance in employee related costs $251k, interest expense of $41k, partially offset by an unfavourable timing variance in materials and contracts of $47k.

Works & Operations Services
$46k unfavourable expenditure mainly due to timing variances for depreciation of $269k, employee related costs of $79k, other expenditure $45k, partially offset by favourable timing variance in materials and contracts of $359k.

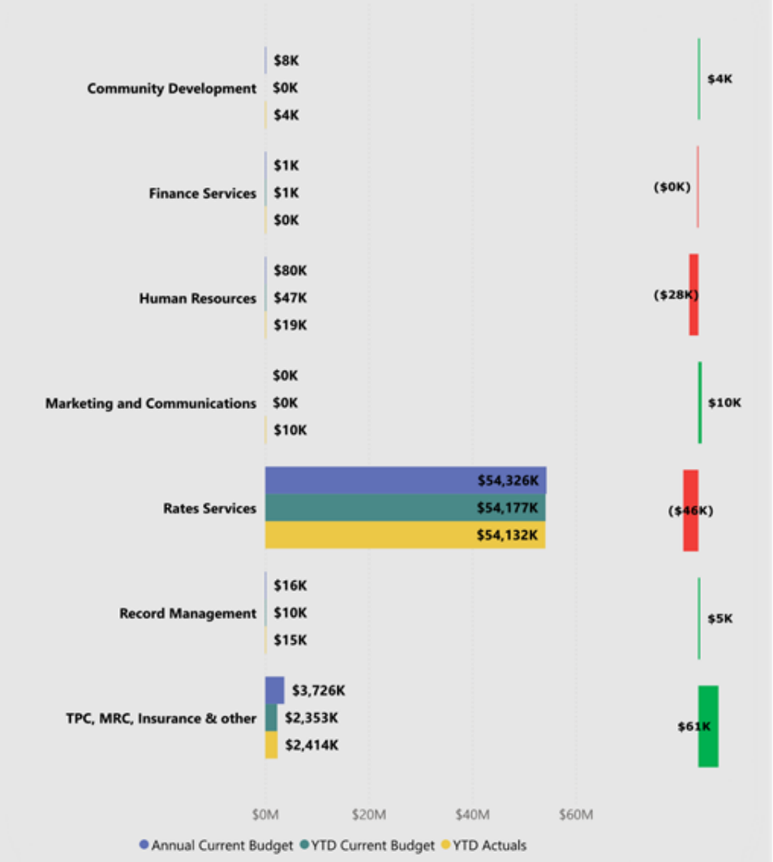
EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
COMMUNITY & BUSINESS SERVICES DIRECTORATE
OFFICE OF THE CEO
AS AT 31 JANUARY 2026

CITY OF VINCENT

INCOME BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



ANNUAL INCOME BUDGET VS ACTUAL	ANNUAL EXPENDITURE BUDGET VS ACTUAL
$0.5M	$0.3M

KEY VARIANCE COMMENTARY
($20,000 and 10%)

CBS Directorate
$23k favourable expenditure mainly due to a timing variance in employee related costs.

Community Development
$51k unfavourable expenditure mainly due to timing variance in employee related costs of $24k, other expenditure of $14k and materials and contracts of $13k.

Customer Relations
$72k unfavourable expenditure mainly due to timing variance in employee related costs of $46k and materials and contracts of $14k.

Human Resources
$28k unfavourable income mainly due to timing variances of $28k in reimbursements from Centrelink.

Information Communication and Technology
$262k favourable expenditure mainly due to timing variance in operating initiatives $109k, consultants $97k and software licences of $30k

Marketing and Communications
$147k unfavourable expenditure mainly due to a timing variance in materials and contracts of $65k, other expenditure $52k and employee related costs of $29k.

Rates Services
$46k unfavourable income mainly due to lower service charges $95k, partially offset by a favourable variance in interest earnings of $40k.

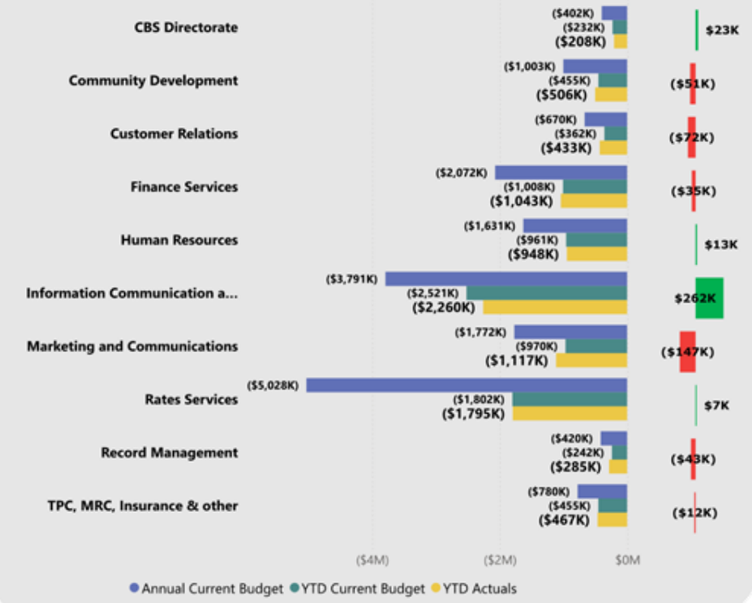
Record Management
$43k unfavourable expenditure mainly due to timing variances employee related costs of $34k.

TPC, MRC, Insurance & Other
$61k favourable income mainly due to higher interest earnings $506k, reimbursements of $65k, fees and charges $20k, partially offset by unfavourable timing variance in grants and subsidies of $531k.

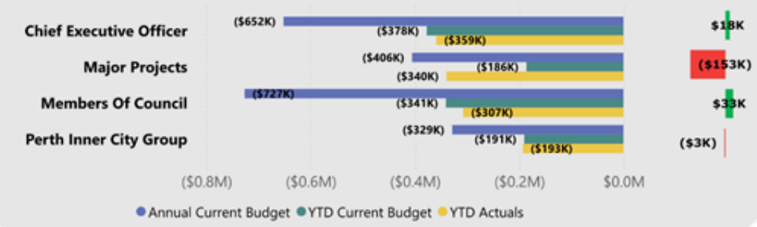
Major Projects
$153k unfavourable expenditure mainly due to timing variance in employee related costs of $110k and materials and contracts $42k.

Members of Council
$33k favourable expenditure mainly due to timing variances in materials and contracts.

EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



OFFICE OF THE CEO
EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
STRATEGY AND DEVELOPMENT DIRECTORATE
AS AT 31 JANUARY 2026

CITY OF VINCENT

INCOME BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



ANNUAL INCOME BUDGET VS ACTUAL	ANNUAL EXPENDITURE BUDGET VS ACTUAL
($0.1M)	$0.7M

KEY VARIANCE COMMENTARY
($20,000 and 10%)

Building Services
$85k unfavourable expenditure mainly due to timing variance in employee related costs of $92k, partially offset by materials and contracts $7k.

Compliance Services
$178k favourable expenditure mainly due to a timing variance in employee related costs of $152k and materials and contracts of $25k.

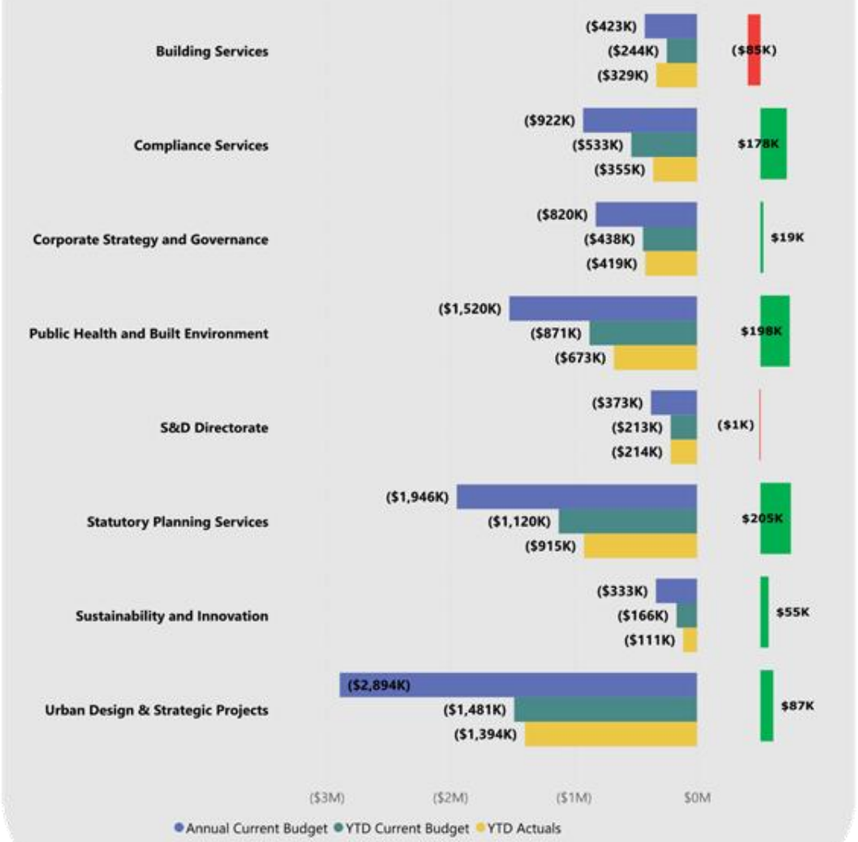
Public Health and Built Environment
$144k unfavourable income mainly due to lower fees and charges.
$198k favourable expenditure mainly due to a timing variance of $151k in materials and contracts and $44k in employee related costs.

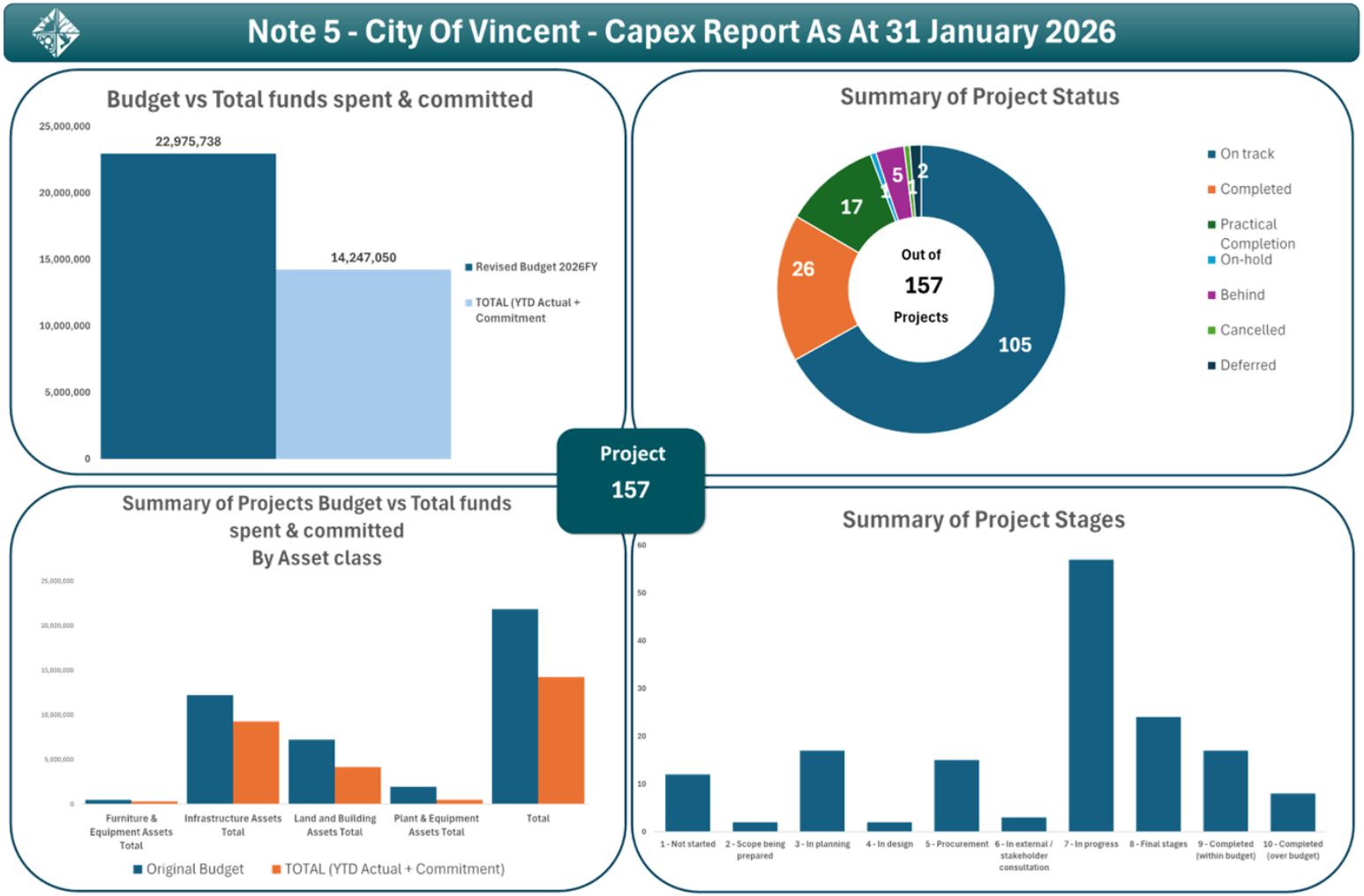
Statutory Planning Services
$20k favourable income mainly due to timing variance in fees and charges for Development applications.
$205k favourable expenditure mainly due to timing variances employee related costs of $166k and materials and contracts of $86k.

Sustainability and Innovation
$55k favourable expenditure mainly due to timing variances in employee related costs of $43k.

Urban Design & Strategic Projects
$87k favourable expenditure mainly due to timing variances in materials and contracts of $70k.

EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals




Note 5 - City Of Vincent - Capex Report As At 31 January 2026
Budget vs Total funds spent & committed
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0
22,975,738
14,247,050
Revised Budget 2026FY
TOTAL (YTD Actual + Commitment
Summary of Project Status
Out of
157
Projects
105
26
17
5
2
On track
Completed
Practical Completion
On-hold
Behind
Cancelled
Deferred
Project
157
Summary of Projects Budget vs Total funds spent & committed By Asset class
Furniture & Equipment Assets Total
Infrastructure Assets Total
Land and Building Assets Total
Plant & Equipment Assets Total
Total
Original Budget
TOTAL (YTD Actual + Commitment)
Summary of Project Stages
60
50
40
30
20
10
0
1 - Not started
2 - Scope being prepared
3 - In planning
4 - In design
5 - Procurement
6 - In external / stakeholder consultation
7 - In progress
8 - Final stages
9 - Completed (within budget)
10 - Completed (over budget)

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2025/26
AS AT 31 JANUARY 2026

WO Name	Revised Budget 2026FY	YTD Budget	YTD Actual	YTD Variance	Commitment	Status	Stage	Commentary
Land & Building Assets								
Air Conditioning & HVAC Renewal								
Air Conditioning & HVAC Renewal - Admin	516,869	300,000	285,563	14,437	250	Completed	9 - Completed (within budget)	Stage 2 works completed
Air Con & HVAC Renew - Miscellaneous	100,000	60,000	54,454	5,546	6,500	On track	7 - In progress	Works in progess
Air Con/HVAC Renew - Mt Hawthorn Comm Centre (Leased)	100,000	-	2,428	(2,428)	12,760	On track	4 - In design	Seeking design layout
Leederville Oval - HVAC Renewal - East Perth Function Room	-	-	97,686	(97,686)	950	Completed	10 - Completed (over budget)	Works completed. DLP Period has commenced.
Public Toilet Renewal Program								
Charles Veryard Reserve Clubroom Toilets	45,000	-	-	-	-	On track	1 - Not started	
Litis Stadium Works								
Litis Stadium Floodlights	940,000	600,000	549,350	50,650	134,737	Practical Completion	8 - Final stages	In final stages
BPLC - Construction of Indoor Changerooms								
BPLC – Construc & Fit Out Indoor Pool Changerooms	33,367	-	-	-	33,367	Completed	9 - Completed (within budget)	Works completed in FY25. DLP payment is due in FY26
Litis Stadium changeroom redevelopment								
Infrastructure Works - Litis Stadium	210,446	210,446	176,349	34,097	76,033	Practical Completion	8 - Final stages	Project practical completion achieved
Floreat Athena Clubrooom Refurbishment - Litis Stadium	68,364	68,364	110,249	(41,885)	2,000	Completed	10 - Completed (over budget)	Project completed
Beatty Park Leisure Centre - Facilities Infrastructure								
BPLC - Facilities Infrastructure Renewal	-	-	88,542	(88,542)	23,285	On track	7 - In progress	Works in progress
BPLC - Mechanical – HVAC Systems Renewal	25,000	25,000	-	25,000	22,410	On track	7 - In progress	
BPLC - Structure – Roof & Building Renewal	225,000	75,000	-	75,000	-	On track	7 - In progress	Works in progress
BPLC - Eastern Side Grandstand - Water Ingress	348,577	-	-	-	-	On track	5 - Procurement	In procurement
Beatty Park Leisure Centre - Repair and maintain Heritage Grandstand	954,277	954,277	939,372	14,905	49,441	On track	8 - Final stages	Final works to complete
Miscellaneous Asset Renewal (City Buildings)								
Misc Asset Renewal - City buildings	250,000	60,000	53,281	6,719	52,250	On track	7 - In progress	Works in progress
Forrest Park Croquet - Kitchen Renewal	45,000	-	-	-	53,842	On track	7 - In progress	Works due to start
City Buildings Painting Renewal	30,000	-	-	-	-	On track	5 - Procurement	In procurement
Mt Claremont Depot								
Mt Claremont Depot	570,000	60,000	57,864	2,136	33,065	On track	7 - In progress	Works in progress
Land and Building Asset Renewal Projects								
DLGSC - HVAC, Plant & Fire Services Renewals	665,000	30,000	24,434	5,566	511,008	On track	7 - In progress	Waiting on delivery of equipment
Lease Property Non Scheduled Renewal	78,000	48,000	34,354	13,646	-	On track	7 - In progress	Works in progress
Library Renewals - Upgrades to Accessibility	200,000	20,000	6,600	13,400	5,000	On track	7 - In progress	Works in progress
Leederville Oval - Misc Buildings Renewal	200,000	100,000	74,376	25,624	-	On track	7 - In progress	Works in progress
Loftus - Gymnastics WA - Roof Renewal	80,000	10,000	2,482	7,518	-	On track	3 - In planning	In planning
Mt Hawthorn Com Centre - Roof Renewal	200,000	-	-	-	-	On track	4 - In design	Coordinating with HVAC works
Toilet/ facilities upgrade - Loftus Rec Ctr (Belgravia)	250,000	10,000	8,711	1,289	-	On track	7 - In progress	Works in progress
Highgate Child Health Clinic Renewal (Leased Child and Adolescent Health)	20,000	20,000	16,200	3,800	-	On track	7 - In progress	Works in progress
Royal Park Hall - Carpet and Blind Renewal	30,000	30,000	28,929	1,071	-	On track	8 - Final stages	In final stages
Admin Building Renewal	50,000	-	-	-	-	On track	1 - Not started	
Beatty Park Reserve Toilet	490,000	100,000	95,092	4,908	396,419	On track	3 - In planning	In planning
Halvorsen Halll - Renewal/Upgrade	165,000	5,000	1,700	3,300	-	Deferred	1 - Not started	
North Perth Bowling Club - Driveway Renewal	50,000	50,000	52,520	(2,520)	-	On track	7 - In progress	Works in progress
Asbestos Management Plan - Childcare (as per asbestos register)	50,000	-	-	-	-	On track	1 - Not started	
Water and Energy Efficiency Initiatives								
Water and Energy Efficiency Initiatives	150,000	10,000	12,647	(2,647)	-	On track	7 - In progress	Works in progress
Forrest Park Reserve								
Forrest Park Reserve Project	-	-	48,490	(48,490)	-	On track	7 - In progress	Advanced project to complete turf works in FY26
Land & Building Assets Total	***7,139,900***	***2,846,087***	***2,821,673***	***24,414***	***1,413,317***			
Furniture & Equipment Assets								
Furniture & Equipment								
BPLC - Non Fixed Assets Renewal	60,000	30,000	26,322	3,678	-	On track	7 - In progress	Works in progress
BPLC Non-Infrastructure Fixed Asset Renewal	12,000	12,000	5,985	6,015	-	On track	7 - In progress	FY25 Project
Accessible City Strategy Implementation Program								
Accessible City Strategy Implementation - Capex for future years subject to Cash-in Lieu Reserve Funds received	214,740	50,000	50,683	(683)	33,286	On track	7 - In progress	

ICT Renewal Program								
ICT Infrastructure Renewal	110,958	110,958	144,087	(33,129)	20,906	On track	7 - In progress	Works in progress
Public Arts Projects								
COVID-19 Artwork relief project	123,625	-	-	-	16,125	On track	3 - In planning	
Miscellaneous Asset Renewal (City Buildings)								
Furniture and Equipment Renewal - (Admin, Library and Depot)	25,000	25,000	18,210	6,790	-	On track	7 - In progress	Furniture replacement in progress
Parking Machines Asset Replacement Program								
Parking Infrastructure Renewal Program	153,000	-	-	-	1,792	On track	5 - Procurement	In procurement
Furniture & Equipment Assets Total	***699,323***	***227,958***	***245,287***	***(17,329)***	***72,109***			
Plant & Equipment Assets								
Major Plant Replacement Program								
Heavy Fleet Replacement Program	1,086,500	300,000	233,015	66,985	197,247	On track	7 - In progress	In progress
10 Tonne Rubbish Compactor Side Arm – Volvo							5 - Procurement	
Single Axle Truck Precinct Cleaning (Hybrid) - Hino							9 - Completed (within budget)	
Water Tank & Trailer							10 - Completed (over budget)	
Tractor - Kubota (Hyde Park)							9 - Completed (within budget)	
Mower/ Ride On John Deere							9 - Completed (within budget)	
Verti-drain (Redexim)							8 - Final stages	
Forklift CAT GP25N							5 - Procurement	
Trailer - CCTV (Rangers)							5 - Procurement	
Trailer - CCTV (Rangers)								
Fleet Management Program								
Light Fleet Replacement - Annual Allocation	-	-	-	-	-	On track	3 - In planning	
P1267 - Toyota Camry Hybrid 2.5Lt. Rego.1GUX039	50,000	50,000	50,099	(99)	-	Completed	10 - Completed (over budget)	Completed
P1270 - Toyota Corolla Hybrid 1GWG751, Ascent Hatch	50,000	-	-	-	-	On track	3 - In planning	In review
P1271 - Toyota Corolla Hybrid 1GWG752, Ascent Hatch	50,000	-	-	-	-	On track	3 - In planning	In review
P1273 - 1GWH073, Nissan LEAF Ev 18MY	50,000	-	-	-	-	On track	3 - In planning	In review
P1281 - HYUNDI - Ioniq EV Hatch - 1HCJ354 Rangers	50,000	-	-	-	-	On track	3 - In planning	In review
P1282 - Toyota Corolla Sedan Hybrid - 1HDR934	50,000	-	-	-	-	On track	3 - In planning	In review
P2193 - Nissan Navara 4x2 - 1GQG990	50,000	-	-	-	-	On track	7 - In progress	Ordered, to be delivered in Feb 2026
P2212 - Nissan Navara 4X DSL Auto DC RX - 1HCO126	50,000	-	-	-	-	On track	5 - Procurement	Specifications and Procurement Plan in progress
P2213 - Renaul Kangaroo 1HIY67	50,000	-	-	-	-	On track	7 - In progress	Ordered, to be delivered in Feb 2026
P2215 - NAVARA 4X2 1HKO697	50,000	-	-	-	-	On track	5 - Procurement	Recommendation report to be finalised
P2217 - Nissan Navara Dual Cab 4x2 Auto 1HNK939	50,000	-	-	-	-	On track	5 - Procurement	Recommendation report to be finalised
P2216 - Nissan Navara Dual Cab 4x2 Auto 1HKT763	50,000	-	-	-	-	On track	5 - Procurement	Recommendation report to be finalised
P1278 - Toyota Corolla Hybrid Ascent 1GZQ221	50,000	-	-	-	-	On track	3 - In planning	In review
P1283 - Toyota Corolla Hybrid 1HFD003	50,000	-	-	-	-	On track	3 - In planning	In review
P1284 - Toyota Yaris 1HFJ099	50,000	-	-	-	-	On track	3 - In planning	In review
P1285 - Toyota Yaris Hybrid 1HGJ592	50,000	-	-	-	-	On track	3 - In planning	In review
P1290 - Hyundai Ioniq EV 1HNK941	50,000	-	-	-	-	On track	3 - In planning	In review
Artlets								
Artlets - Public Art - Sculpture	2,500	-	-	-	2,400	On track	1 - Not started	
Plant & Equipment Assets Total	***1,939,000***	***350,000***	***283,115***	***66,885***	***199,647***			
Infrastructure Assets								
Robertson Park Development Plan - Stage 1								
Robertson Park Stage 1B - Tennis Centre	2,434,169	1,327,500	1,237,560	89,940	738,708	Behind	7 - In progress	Works delayed due to dewatering
Robertson Park Stage 1B - Contingency	-	-	-	-	-		-	
Greening program - Robertson Park	-	-	536	(536)	-	Behind	1 - Not started	
MISCELLANEOUS								
Temporary at-grade car park	248,796	248,796	292,174	(43,378)	-	Completed	10 - Completed (over budget)	Project completed
Wandoolier/ Banks Reserve Master Plan Implementation								
Boardwalk - Interpretation Node	-	-	1,452	(1,452)	-	Completed	9 - Completed (within budget)	FY25 project, completed
General landscape - EPPS Foreshore Upgrades	40,000	23,331	12,178	11,153	-	On track	8 - Final stages	Parks component completed
Skate Space at Britannia Reserve								
Mt Hawt Skate Park - Youth Skate Facility (Election Commitment)	52,565	-	300	(300)	-	On track	8 - Final stages	
Parks Fencing Renewal Program								
Braithwaite Park - Renew Perimeter Fencing	160,000	-	-	-	160,000	On track	7 - In progress	In progress
Leake/Alma St Res - renew playground fencing	10,000	-	-	-	-	On track	7 - In progress	In progress
Edinboro Street Reserve - Renew Perimeter Fencing	40,000	-	-	-	40,000	On track	7 - In progress	In progress
Litis Stadium - Install New Fence (western end)	20,000	-	-	-	-	On track	5 - Procurement	In procurement
Footpath Upgrade and Renewal Program								
Footpath Upgrade and Renewal Program	248,750	148,750	122,486	26,264	49,646	On track	7 - In progress	Works in progress

Parks Irrigation Upgrade & Renewal Program								
Hyde Park - renew groundwater bores No 24 and 29	60,000	-	-	-	60,000	On track	7 - In progress	In progress
Robertson Park - renew groundwater bore No 31	50,000	50,000	59,185	(9,185)	-	Completed	10 - Completed (over budget)	Project completed
Weld Square - renew irrigation system and install iron filter	180,000	-	3,810	(3,810)	-	On track	5 - Procurement	In procurement
Beatty Park Res - renew in-ground irrigation system, electrical cabinet and install iron filter	250,000	-	4,180	(4,180)	-	On track	5 - Procurement	In procurement
Birdwood Square - renew irrigation system and electrical cabinet	145,000	-	-	-	145,000	On track	7 - In progress	Works started
Forrest Park - upgrade irrigation system and electrical cabinet	6,940	6,940	11,860	(4,920)	-	Completed	9 - Completed (within budget)	FY25 project, completed
Sullivan Logistics Stadium (Leederville Oval)								
Sullivan Logistics Stadium (Leederville Oval) Turf Upgrade	103,792	103,792	23,955	79,837	-	Completed	9 - Completed (within budget)	FY25 project, turf upgrade completed
Sullivan Logistics Stadium (Leederville Oval) Lighting Upgrade	360,147	360,147	266,922	93,225	62,798	Completed	7 - In progress	FY25 project, lighting upgrade completed. Additional works to continue
Road Maintenance Programs – MRRG								
Annual MRRG Program - bgt to be split	78,705	78,705	-	78,705	-	On track	8 - Final stages	
MRRG - London St North Bound - Green St	199,333	199,333	229,943	(30,610)	4,593	Completed	8 - Final stages	Project completed, awaiting final invoice
MRRG - London St South Bound - Green St to Gil St	199,333	199,333	230,544	(31,211)	-	Completed	8 - Final stages	Project completed, awaiting final invoice
MRRG - Bulwer Street EB & WB - Smith St to Beaufor	182,907	182,907	251,282	(68,375)	33,604	Practical Completion	8 - Final stages	Project completed
MRRG - Lord St North Bound - Newcastle St	115,416	115,416	112,104	3,312	13,998	Practical Completion	8 - Final stages	Project completed, awaiting line marking
MRRG - Lord St South Bound - Newcastle St to Parry St	93,220	93,220	110,466	(17,246)	-	Practical Completion	8 - Final stages	Project completed, awaiting line marking
MRRG - Lord St North Bound - Parry St to Edward St	137,012	137,012	115,106	21,906	-	Practical Completion	8 - Final stages	Project completed, awaiting line marking
MRRG - Lord St South Bound - Parry St to Edward St	104,074	104,074	110,466	(6,392)	14,653	Practical Completion	8 - Final stages	Project completed, awaiting line marking
Road Maintenance Programs – Local Road Program								
Annual Local Roads Program - bgt to be split	-	-	15,895	(15,895)	-	On track	7 - In progress	
LRP - Grosvenor Road - Norfolk St to William St	-	-	42	(42)	20,585	On track	7 - In progress	
LRP - Commonwealth Ave - Anzac Rd to Chamberlain St	131,350	131,350	125,460	5,890	-	Completed	9 - Completed (within budget)	Project completed
LRP - Fleet St - Bourke St to Richmond St	147,052	147,052	81,326	65,726	-	Practical Completion	8 - Final stages	Project completed
LRP - Fitzroy St - Fitzgerald St to Dead end	89,651	89,651	78,982	10,669	-	Practical Completion	8 - Final stages	Works in progress
LRP - Franklin St - Oxford St to Melaleuca Ln	105,020	105,020	17,686	87,335	64,792	On track	7 - In progress	Works in progress
LRP - Ruth St - William St to Wade St	48,816	48,816	52,945	(4,129)	-	Practical Completion	8 - Final stages	Works in progress
LRP - Salisbury St - Oxford St to Shakespeare St	161,795	161,795	114,629	47,166	2,045	Practical Completion	8 - Final stages	Works in progress
LRP - Campsie St Bourke St to Cul de Sac	44,174	44,174	34,898	9,276	-	Completed	9 - Completed (within budget)	Project completed, awaiting final invoice
LRP - Galwey St - Oxford St to 60m in	81,362	81,362	14,035	67,327	74,348	Practical Completion	8 - Final stages	In final stages
LRP - Raglan Rd - Hutt St to Walcott St	203,144	203,144	138,627	64,517	30,756	Practical Completion	8 - Final stages	In final stages
LRP - Zebina St - Gardiner St to Cul de Sac	108,586	108,586	58,616	49,970	1,500	Practical Completion	8 - Final stages	In final stages
LRP - Woodstock St - London St to R.O.W 104	179,335	179,335	-	179,335	147,751	Behind	1 - Not started	
LRP - Cavendish St - Lincoln St to Chatsworth Rd	209,883	-	-	-	-	Deferred	1 - Not started	To be delivered in FY27
LRP - Raglan Rd - Fitzgerald St to Norfolk St	189,832	189,832	41,076	148,756	119,955	Practical Completion	8 - Final stages	In final stages
LRP - Glebe Street - View St to Alma Rd	-	-	1,500	(1,500)	-	Completed	9 - Completed (within budget)	FY25 project, completed
Parks Greening Plan Program								
Greening plan	211,698	100,000	63,563	36,437	84,119	On track	7 - In progress	Planning for 2026 season, stock ordered
Post PSHB Restoration Works	227,469	100,000	78,188	21,812	207,632	On track	7 - In progress	Island revegetation works underway
Traffic Management Improvements								
Minor Traffic Management Improvements	300,000	150,000	107,286	42,714	63,439	On track	7 - In progress	Works in progress
Parks Infrastructure Upgrade & Renewal Program								
Birdwood Square Floodlight Renewal	300,000	-	922	(922)	-	On track	5 - Procurement	In procurement
Parks Infrastructure Upgrade & Renewal - BBQ provision	60,000	60,000	59,571	429	-	Completed	9 - Completed (within budget)	Project completed
Infrastructure Upgrade/Renewl Proram - General Provision	100,000	50,000	35,004	14,996	13,646	On track	7 - In progress	Works in progress
Oxford St Reserve - renew park furniture	40,000	-	-	-	16,025	On track	5 - Procurement	In procurement
Streetscape - renew furniture	50,000	-	-	-	-	Cancelled	1 - Not started	Project cancelled
Menzies Park Floodlights Upgrade	430,500	-	5,070	(5,070)	-	On track	5 - Procurement	In procurement
Accessible City Strategy Implementation Program								
Wayfinding Implementation Plan - Stage 1	125,800	-	-	-	-	Behind	1 - Not started	
Road Maintenance Programs – State Black Spot								
State Black Spot Programs scheduled annually	-	-	-	-	-	On track	7 - In progress	
Blackspot - Brisbane Street with Smith and Brewer St	61,000	61,000	20,997	40,003	-	On track	8 - Final stages	In final stages
Blackspot - Eton from Haynes Street to SBR intersection	90,000	10,000	2,048	7,952	-	On track	6 - In external / stakeholder consultation	
Road Maintenance Programs – Roads to Recovery								
Annual Roads to Recovery Program - bgt to be split	18,922	-	300	(300)	-	On track	8 - Final stages	
R2R - Farmer St - Fitzgerald St to Angove St	380,000	380,000	417,070	(37,070)	-	Practical Completion	10 - Completed (over budget)	Project completed
R2R - Ruth St - Lake St to William St	98,823	98,823	156,042	(57,219)	-	Practical Completion	10 - Completed (over budget)	Project completed
Public Open Space Strategy Implementation Plan								
Public Open Space Strategy Implementation	31,200	31,200	30,283	917	-	Completed	9 - Completed (within budget)	Project completed
Parks Lighting Renewal Program								
Lighting Renewal Program - General Provision	52,000	52,000	16,774	35,226	22,128	On track	7 - In progress	In progress
Axford Park Lighting Upgrade	200,000	100,000	90,951	9,049	100,000	On track	7 - In progress	Works in progress
Gully Soak-well and Minor Drainage Improvement Pro								
Catchment Drainage Improvements	400,000	300,000	266,912	33,088	30,973	On track	7 - In progress	Works in progress
Minor Drainage Improvement Program	-	-	-	-	-	-	-	

Parks Eco-Zoning Program								
Monmouth Street	8,136	-	-	-	-	On-hold	1 - Not started	On hold
Parks Eco-Zoning - General Provision	20,000	-	-	-	-	On track	2 - Scope being prepared	Project locations being determined
Road Reserves - Eco-zoning	3,213	3,213	3,247	(34)	-	Completed	10 - Completed (over budget)	FY25 poject, completed
Parks Pathways Renewal Program								
Hyde Park Re-asphalt Pathways	50,000	50,000	29,894	20,106	-	On track	7 - In progress	Works in progress
Pathways Renewal Program - General Provision	80,000	10,000	7,994	2,006	31,153	On track	7 - In progress	Works in progress
Smith`s Lake - re-asphalt existing bitumen pathways	45,000	-	-	-	-	On track	7 - In progress	Works in progress
Robertson Park - re-asphalt existing bitumen pathways	60,000	-	-	-	-	On track	2 - Scope being prepared	Scope being prepared
Mick Michael Park - re-asphalt existing bitumen pathways	35,000	-	-	-	-	On track	7 - In progress	Works in progress
Car Parking Upgrade/Renewal Program								
Accessibility audits and proposed project implementation	50,000	-	-	-	-	On track	3 - In planning	Preparing checklist for audit on all Acrod bays
Bus Shelter Replacement and Renewal Program								
Bus Shelters - Replace & Upgrade	65,975	40,000	40,874	(874)	-	On track	7 - In progress	Works in progress
Parks Playground / Exercise Equipment Upgrade & Renewal Program								
Cricket Wicket Renewal Program	37,000	17,000	17,800	(800)	16,721	On track	7 - In progress	Works in progress
Braithwaite Park - replace wooden nature plan elements	50,000	20,000	19,295	705	-	Completed	9 - Completed (within budget)	Project completed
Oxford St Res - renew wooden nature play elements	10,000	10,000	13,600	(3,600)	-	Completed	9 - Completed (within budget)	Project completed
Playground/Exer Equip Renewal Program - General Provision	55,000	5,000	3,289	1,711	20,570	On track	7 - In progress	Works in progress
Brigatti Gardens - repl playground equip/soft fall	175,000	-	-	-	175,000	On track	7 - In progress	Design finalised and being manufactured
Edinboro St Res - repl playground equipment and soft fall	161,542	161,542	159,680	1,862	-	Completed	9 - Completed (within budget)	Project completed
Banks Reserve - renew platforms and wooden nature play elements	20,000	20,000	16,445	3,555	-	Completed	9 - Completed (within budget)	Project completed
Hyde Park - renew playground and softfall (east)	156,821	156,821	146,680	10,141	-	Completed	9 - Completed (within budget)	Project completed
Beatty Park Reserve - repl exercise equipment	80,000	-	-	-	80,000	On track	7 - In progress	Design finalised and being manufactured
Hyde Park - renew playground and softfall (West)	100,000	-	-	-	29,623	On track	3 - In planning	In planning
Beatty Park Reserve - Renew Playground Equipment and Softfall	179,880	179,880	174,360	5,520	-	Completed	9 - Completed (within budget)	Project completed
Britannia Road Reserve - Renew Playground Equipment and Softfall (south)	180,000	-	1,900	(1,900)	180,000	On track	7 - In progress	Design finalised and being manufactured
Hyde Street Reserve - Renew Playground Equipment and Softfall	180,000	180,000	120	179,880	180,000	On track	7 - In progress	Design finalised and being manufactured
Leased Properties Playground Renewal - General Provisions	100,000	-	-	-	-	On track	6 - In external / stakeholder consultation	Awaits confirmation from lessee
Cricket Practice Net Renewal Program	100,000	-	-	-	-	On track	5 - Procurement	In procurement
AFL Goals Renewal Program	15,000	10,000	5,835	4,165	4,205	On track	7 - In progress	Works in progress
Bicycle Network								
Bicycle Network	99,791	19,791	18,572	1,219	61,492	On track	6 - In external / stakeholder consultation	
Bicycle Network - Travel Smart Actions	35,111	-	571	(571)	-	Behind	1 - Not started	
Rights of Way Rehabilitation Program								
Rights of Way Rehab Program	185,933	129,000	91,535	37,465	28,677	On track	7 - In progress	
Parks Irrigation Upgrade and Renewal Program								
Groundwater Bore and Pump Renewal - General Provision	120,000	25,000	18,537	6,463	45,014	On track	3 - In planning	Locations to be determined based on maintenance program
Street Lighting Renewal Program								
Street Lighting Upgrade Program	30,000	30,000	27,868	2,132	7,416	On track	7 - In progress	Works in progress
Robertson Park Development Plan - Stage 2								
Dog & Leisure park	51,542	30,000	28,022	1,978	-	Completed	9 - Completed (within budget)	Project completed
Greening Program - Robertson Park Stage 2	260,000	-	-	-	-	On track	5 - Procurement	In procurement
Infrastructure Assets Total	***13,197,515***	***7,459,643***	***6,149,323***	***1,310,320***	***3,182,563***			
Total	***22,975,738***	***10,883,688***	***9,499,397***	***1,384,291***	***4,867,635***			

Summary	**Revised Budget 2026FY**	**YTD Budget**	**YTD Actual**	**Remaining Budget**
	$	$	$	$
Land and Buildings	7,139,900	2,846,087	2,821,673	60.48%
Furniture and Equipment	699,323	227,958	245,287	64.93%
Plant and Equipment	1,939,000	350,000	283,115	85.40%
Infrastructure Assets	13,197,515	7,459,643	6,149,323	53.41%
Total	**22,975,738**	**10,883,688**	**9,499,397**	**58.65%**

Funding	**Revised Budget 2026FY**	**YTD Budget**	**YTD Actual**
	$	$	$
Own Source Funding - Municipal	13,966,227	6,193,700	6,075,676
Cash Backed Reserves	4,373,612	1,107,144	1,095,611
Capital Grants, Contributions and Loans	4,078,089	2,825,034	2,086,359
Other (Disposals/Trade In)	557,810	757,810	241,751
Total	**22,975,738**	**10,883,688**	**9,499,397**

CITY OF VINCENT
NOTE 6 - CASH BACKED RESERVES
AS AT 31 JANUARY 2026

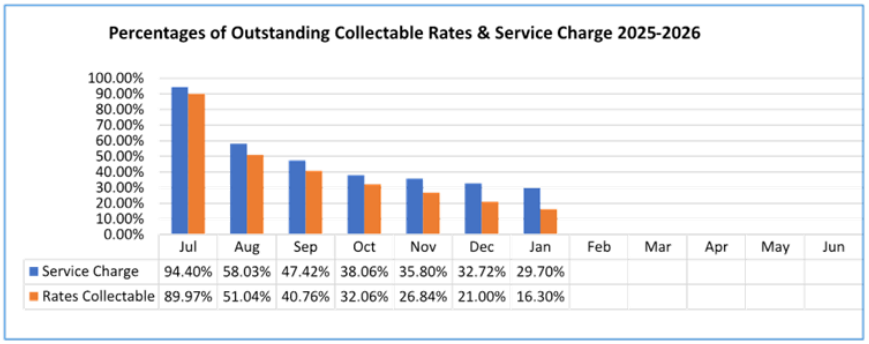
Reserve Particulars	Revised Budget Opening Balance 1/07/2025	Actual Opening Balance 1/07/2025	Budget Transfers to Reserve 31/01/2026	YTD Actual Transfers to Reserve 31/01/2026	Budget Interest Earned 31/01/2026	YTD Actual Interest Earned 31/01/2026	Budget Transfers from Reserve 31/01/2026	YTD Actual Transfers from Reserve 31/01/2026	Budget Closing Balance 31/01/2026	Actual Closing Balance 31/01/2026
	$	$	$	$	$	$	$	$	$	$
Asset Sustainability Reserve	10,251,888	10,251,888	555,000	555,028	185,059	265,042	(771,800)	(769,695)	10,433,847	10,302,263
Beatty Park Leisure Centre Reserve	202,805	202,805	0	0	4,015	5,323	0	0	228,313	208,128
Cash in Lieu Parking Reserve	828,286	828,286	0	0	6,527	9,678	(307,500)	(299,479)	593,609	538,485
Hyde Park Lake Reserve	184,697	184,697	0	0	3,546	4,891	0	0	188,758	189,588
Land and Building Acquisition Reserve	340,403	340,403	0	0	6,115	9,016	0	0	347,470	349,419
Leederville Oval Reserve	146,187	146,187	33,900	33,990	592	951	(25,344)	(23,955)	120,666	157,173
Loftus Community Centre Reserve	157,564	157,564	0	0	3,350	4,175	0	0	161,355	161,739
Loftus Recreation Centre Reserve	163,995	163,995	42,686	42,032	3,439	3,916	0	0	214,018	209,943
Office Building Reserve - 246 Vincent Street	228,001	228,001	0	0	4,511	6,039	0	0	233,147	234,040
Parking Facility Reserve	120,954	120,954	0	0	1,995	3,203	0	0	123,289	124,158
Percentage For Public Art Reserve	296,683	296,683	0	0	4,980	6,792	0	0	303,714	303,475
POS reserve - General	1,531,903	1,531,903	46,720	45,240	28,273	40,582	0	0	1,611,027	1,617,726
POS reserve - Haynes Street	148,146	148,146	26,311	26,057	3,182	3,905	0	0	177,059	178,108
State Gymnastics Centre Reserve	88,135	88,135	8,204	8,141	1,210	1,943	(2,500)	(2,482)	109,417	95,737
Strategic Waste Management Reserve	385,711	385,711	59,000	58,333	7,367	10,224	0	0	452,985	454,268
Catalina Land Sales Reserve	12,171,329	12,171,329	2,916,666	2,916,667	226,944	322,664	0	0	15,332,844	15,410,660
Underground Power Reserve	2,685,083	2,685,083	0	0	49,295	71,126	0	0	2,741,877	2,756,209
	29,931,770	**29,931,770**	**3,688,487**	**3,685,489**	**540,400**	**769,471**	**(1,107,144)**	**(1,095,611)**	**33,373,395**	**33,291,119**

CITY OF VINCENT
NOTE 7 - RECEIVABLES (RATING & OTHER DEBTORS)
FOR THE MONTH ENDED 31 January 2026

CITY OF VINCENT

Rates & Service Charge Outstanding

	Total
Balance from Previous Year	891,273
Rates Levied - Initial	46,765,281
Rates Levied - Interims	(165,608)
Rates Waived	(180,011)
Service Charges Levied	7,019,275
Non Payment Penalties	584,018
Other Rates Revenue	190,786
Total Rates Collectable	**55,105,014**
Outstanding Rates	7,836,971
Outstanding Service Charge - Current	283,568
Service Charge Rebates Not Yet Claimed	342,673
ESL Debtors	532,506
Pensioner Rebates Not Yet Claimed	614,873
ESL Rebates Not Yet Claimed	30,607
Deferred Rates Debtors	(455,364)
Current Rates Outstanding	**9,185,833**

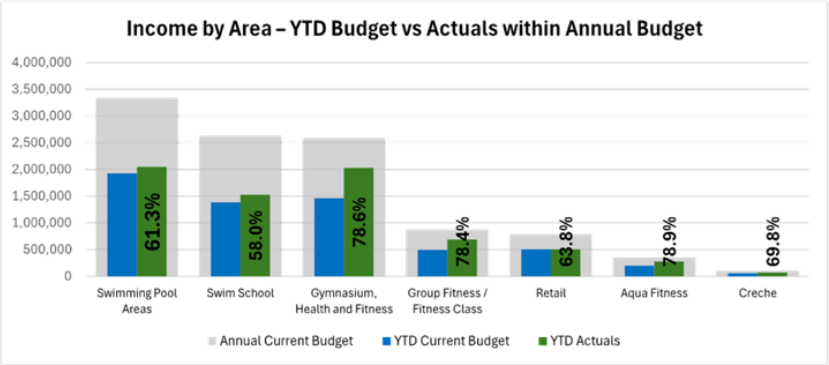


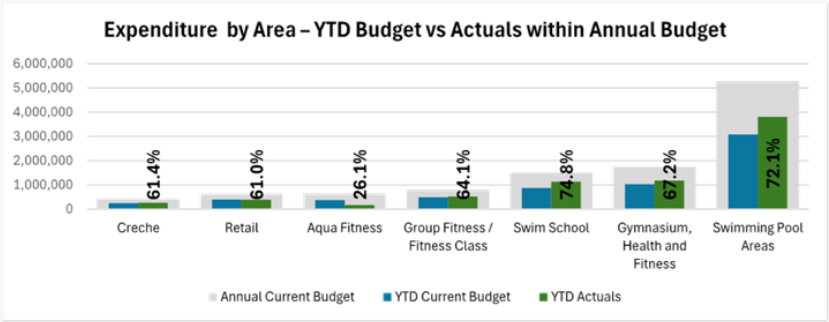
Receivable - Other Debtors

DESCRIPTION	30 Days	60 Days	90 Days	OVER 90 DAYS	BALANCE
	$	$	$	$	$
DEBTOR CONTROL - HEALTH LICENCES	2,007	3,900	(187)	2,617	8,338
DEBTOR CONTROL - CASH IN LIEU CAR PARKING	0	0	0	38,951	38,951
DEBTOR CONTROL - PROPERTY INCOME	46,656	47,780	2,654	(9,400)	87,690
DEBTOR CONTROL - RECOVERABLE WORKS	1,408	0	0	930	2,337
DEBTOR CONTROL - POOL FEES	218	0	0	0	218
DEBTOR CONTROL - OTHER	15,981	(40,000)	40,800	53,427	70,208
DEBTOR CONTROL - PLANNING SERVICES FEES	30	38	0	(296)	(228)
DEBTOR CONTROL - GST	(241,309)	105,389	(163,783)	299,703	0
DEBTOR CONTROL - INFRINGEMENT	204,403	95,167	109,614	2,622,179	3,031,362
PROVISION FOR DOUBTFUL DEBT (CURRENT)	0	0	0	(640,649)	(640,649)
IMPAIRMENT OF RECEIVABLES	0	0	0	(96,291)	(96,291)
TOTAL DEBTORS OUTSTANDING AS AT 31/01/2026	**29,394**	**212,274**	**(10,903)**	**2,271,170**	**2,501,935**
	1.2%	**8.5%**	**-0.4%**	**90.8%**	**100.0%**
ACCRUED INCOME					71,797
ACCRUED INTEREST					928,355
PREPAYMENTS					585,354
RECEIVABLES - EMPLOYEE PROVISIONS - CURRENT					283,534
LEASE INCENTIVE - NON CURRENT					162,500
TOTAL TRADE AND OTHER RECEIVABLES					**4,533,475**

CITY OF VINCENT
NOTE 8 - BEATTY PARK LEISURE CENTRE FINANCIAL ACTIVITY
AS AT 31 January 2026

	Annual Current Budget FY25-26 $	YTD Current Budget Jan-26 $	YTD Actuals Jan-26 $
OPERATING ACTIVITIES			
Revenue	10,840,517	6,278,812	6,540,801
Expenses	(11,216,042)	(6,582,685)	(6,847,438)
Net Operating Surplus/(Deficit)	**(375,525)**	**(303,873)**	**(306,638)**
Non-cash amounts excluded	(1,756,851)	(1,024,828)	(1,148,718)
Amount attributable to operating activities	**1,381,326**	**720,955**	**842,081**
INVESTING ACTIVITIES			
Capital expenditure	(1,658,221)	(1,170,577)	(1,060,221)
Amount attributable to investing activities	**(1,658,221)**	**(1,170,577)**	**(1,060,221)**
FINANCING ACTIVITIES			
Repayment of borrowings	(1,776,541)	(1,069,096)	(1,069,096)
Amount attributable to financing activities	**(1,776,541)**	**(1,069,096)**	**(1,069,096)**
Net current assets at Jan 25 - surplus/(deficit)	**(2,053,436)**	**(1,518,718)**	**(1,287,236)**





11.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 JANUARY 2026 TO 31 JANUARY 2026

Attachments:
1. **January 2026- Payments by EFT and Payroll**
2. **January 2026 - Payments by Direct Debits**
3. **January 2026 - Payments by Fuel Cards**

Recommendation:

That Council RECEIVES the list of accounts paid under delegated authority for the period 01 January 2026 to 31 January 2026 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll	**$ 5,400,991.02**
Direct debits, including credit cards	**$ 167,970.76**
Total payment for January 2026	**$ 5,568,961.78**

PURPOSE OF REPORT:

To present to Council the list of expenditure and accounts paid for the period 01 January 2026 to 31 January 2026.

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 January 2026 to 31 January 2026, covers the following:

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
EFT Payments	3274-3284	$3,661,550.01
Payroll by Direct Credit	January 2026	$1,739,441.01
Sub Total		**$5,400,991.02**
Direct Debits (including Credit Cards)		
Lease Fees		$48,314.68
Loan Repayments		$86,172.19
Bank Charges – CBA		$20,360.58
Credit Cards		$13,123.31
Sub Total		**$167,970.76**

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
Total Payments		**$5,568,961.78**

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.

Authorisation of Expenditure for the Period January 2026 (Payee A-Z)			
Payment Date	Payee	DESCRIPTION	AMOUNT
23/01/2026	3D Walkabout	Visualisations for Globe public art design	$ 990.00
9/01/2026	A Class Earthmoving Pty Ltd	Britannia Reserve removal of unwanted logs	$ 3,289.00
9/01/2026	A1 Locksmiths WA Pty Ltd	P1285 - 1HGJ592 - Yaris Complete key cut	$ 450.00
9/01/2026	ABC	Repairs and maintenance	$ 2,860.00
23/01/2026	Acco Services Pty Ltd T/A Acco	Airconditioning supply and install - Leederville Tennis Club	$ 17,381.00
9/01/2026	Action Logistics (WA) Pty Ltd	Courier collection services	$ 32.68
23/01/2026	Advanced Spatial Technologies	Annual Subscription Renewal	$ 3,586.00
9/01/2026	Advancetag Pty Ltd	Purchase 10,000 x security stickers	$ 385.00
23/01/2026	Afgri Equipment Australia Pty	Repairs and maintenance	$ 850.22
23/01/2026	Aha! Consulting	IAP2 essential engagement	$ 654.50
23/01/2026	Alchemy Saunas Pty Ltd	December 2025 - Sauna monthly rental	$ 2,860.00
9/01/2026	Alerton Australia	November 2025 - Service BMS BPLC	$ 1,977.71
23/01/2026	Alex Dook	Crossover subsidy payment	$ 395.00
9/01/2026	Alex Dook	Refund of bond	$ 275.00
15/01/2026	Alexandra Castle	January 2026 - Meeting and Deputy Mayor Allowance	$ 3,646.48
23/01/2026	Alexandra Castle	Refund of bond	$ 100.00
23/01/2026	Alinta Sales Pty Ltd	Gas supplies - various locations	$ 1,141.75
9/01/2026	Alison Austin	Fitness instructor fee	$ 457.60
15/01/2026	Alison Xamon	January 2026 - Meeting Mayor Allowance	$ 8,820.08
9/01/2026	Allflow Industrial Australia P	Service oil/water separator	$ 544.50
23/01/2026	Alsco Pty Ltd	December 2025- monthly mat changeover BPLC	$ 831.61
9/01/2026	Alsco Pty Ltd	Auto air Freshener dispenser - 20.11.25	$ 74.38
23/01/2026	Altus Planning Pty Ltd	Planning services for representation	$ 11,027.50
23/01/2026	Ampol Australia Petroleum Pty	December 2025 - Fuel and Oil	$ 24,820.43
9/01/2026	Anna Cappelletta	Fitness instructor fee	$ 1,149.20
9/01/2026	Anne-Rose Banham	Fitness instructor fee	$ 835.00
23/01/2026	Anne-Rose Banham	Fitness instructor fee	$ 625.00
23/01/2026	APARC Pty Ltd	Maintenance and licence of 150 machines	$ 43,450.41
23/01/2026	APARC Pty Ltd	December 2025 - Credit card transaction	$ 6,336.40
23/01/2026	APARC Pty Ltd	Maintenance and licence of 23 machines	$ 4,635.31
23/01/2026	APARC Pty Ltd	December 2025 - Sensors	$ 1,063.83
23/01/2026	Apollo Health Pty Ltd	Medical test staff	$ 187.00
9/01/2026	Aqua Lung Australia Pty Ltd	Purchase of items for resale in store BPLC	$ 2,466.64
9/01/2026	Arbor Consulting	Tree removal services	$ 8,585.50
23/01/2026	Arend Verburg	Fitness instructor fee	$ 1,882.40
23/01/2026	ARMA Group Holdings Pty Ltd	2025/2026 Professional Fees - debt recovery cost	$ 477.40
23/01/2026	ASB Marketing	Pull Up Banner - Size 850mmx200mm	$ 341.00
15/01/2026	Ashlee La Fontaine	January 2026 - Meeting Allowance	$ 2,168.33
15/01/2026	Ashley Wallace	January 2026 - Meeting Allowance	$ 2,168.33
9/01/2026	Asphaltech Pty Ltd	Asphalt supplies	$ 122,732.92
9/01/2026	Astute Technical Solutions Pty	Repair swipe card pole at the Depot after vehicle	$ 5,308.60
23/01/2026	Astute Technical Solutions Pty	Access and alarm consulting at Mt Claremont Depot	$ 1,078.00
23/01/2026	Australia Post	December 2025 - Postage supply and services	$ 1,638.35
23/01/2026	Australia Post	Postage charges	$ 574.69
23/01/2026	Australian HVAC Services	Air-conditioning maintenance - various locations	$ 9,531.62
9/01/2026	Australian Services Union	Payroll deductions	$ 159.00
23/01/2026	Australian Services Union	Payroll deductions	$ 159.00
23/01/2026	Australian Taxation Department	Payroll deductions	$ 266,027.00
9/01/2026	Award Irrigation Pty Ltd	Locating service	$ 1,661.00
23/01/2026	Balcatta Mowers & Chainsaws Pt	Repairs and maintenance	$ 310.00
23/01/2026	Beaufort Street Network	Event Sponsorship 2025-26 - Beaufort Street	$ 8,000.00
23/01/2026	Beaufort Street Network	Event Sponsorship 2025-26 - Dogtober	$ 3,028.24
23/01/2026	Bettina Fiebig	Fitness instructor fee	$ 525.20
23/01/2026	Big Rock Toyota	New toyota vehicle purchased - light fleet replacement program	$ 55,103.75
23/01/2026	Bill Bunbury Productions	Presentation to local history event	$ 804.00
9/01/2026	Bing Technologies Pty Ltd	Printing service charges	$ 3,916.92
9/01/2026	Bladerunner Trust	Hire of plant and machinery	$ 3,564.00
23/01/2026	Bladerunner Trust	November 2025 -Skid steer works - various locations	$ 3,465.00
9/01/2026	Bladerunner Trust	Bobcat hire	$ 2,673.00
9/01/2026	Boc Gases Australia Limited	Supply of CO2 Beverages, container service medical oxygen c size and dry ice	$ 1,818.50
23/01/2026	Boc Gases Australia Limited	Supply of CO2 Beverages, container service medical oxygen c size and dry ice	$ 2.65
23/01/2026	Boya Equipment Pty Ltd	Purchase of Spray Nozzle and filters	$ 403.00
23/01/2026	Bredideca	Makita filter bags 10 packet	$ 455.40
9/01/2026	Bridgestone Australia Ltd	Repairs and maintenance	$ 2,052.69
23/01/2026	Briskleen Supplies	Supply washroom consumables	$ 6,007.66
9/01/2026	Briskleen Supplies	Supply washroom consumables	$ 4,957.96
23/01/2026	Bronson Safety Pty Ltd	Lightweight Pigtail Post - 10 Pck	$ 235.18
23/01/2026	Broomstick Prod & Cold Crankin	Call-out inspection	$ 132.00
23/01/2026	Bunnings Group Limited	Hardware supplies	$ 871.35
9/01/2026	Bunnings Group Limited	Hardware supplies	$ 399.49
15/01/2026	C & A Poulios	January 2026 - Meeting Allowance	$ 2,168.33

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9/01/2026	c2pr Group Pty Ltd	C2PR Blocked Hours for ad hoc Microsoft	$	1,804.00
23/01/2026	Carl Dowling	Refund of bond	$	3,000.00
9/01/2026	CEI Pty Ltd	Library supplies - Spine Labels	$	141.63
9/01/2026	Chargefox Pty Ltd	Station management fee - 99 Loftus st and 244 vincent St	$	77.75
23/01/2026	Children's Book Council Of Aus	Membership fee	$	80.00
23/01/2026	Choiceone Pty Ltd	Hire of agency staff	$	31,745.00
9/01/2026	Choiceone Pty Ltd	Hire of agency staff	$	28,108.27
9/01/2026	Christopher Triscari	Refund of bond	$	1,000.00
9/01/2026	City Of Perth	Building archive retrievals	$	171.46
23/01/2026	City of South Perth Municipal	November 2025- Impound dog and cat fees	$	238.70
23/01/2026	City of Stirling	December 2025 Processing and disposal of waste	$	867.05
23/01/2026	City of Stirling	Meels on wheels	$	163.08
14/01/2026	City of Vincent	Superannuation	$	185,665.56
15/01/2026	City of Vincent	Superannuation	$	3,317.39
5/01/2026	City of Vincent	Superannuation	$	2,748.00
9/01/2026	City of Vincent	Payroll deductions	$	1,091.83
23/01/2026	City of Vincent	Payroll deductions	$	1,065.20
9/01/2026	City of Vincent Social Club	Payroll deductions	$	158.00
23/01/2026	City of Vincent Social Club	Payroll deductions	$	158.00
9/01/2026	Classic Tree Services Pty Ltd	Tree works and services	$	14,421.00
23/01/2026	Classic Tree Services Pty Ltd	Tree works and services	$	8,797.25
9/01/2026	Claudia Scalisi	Fitness instructor fee	$	873.60
23/01/2026	Claudia Scalisi	Fitness instructor fee	$	72.80
9/01/2026	Cobblestone Concrete Pty Ltd	Concrete repairs	$	23,471.45
9/01/2026	Colleagues Nagels Pty Ltd	Bixolon SPP-R200 Parking Infringement Rolls x 987	$	7,328.75
9/01/2026	Comex Civil	Limestone works at the old power station	$	6,413.00
23/01/2026	Complete Metal Recycling	Waste Disposal - Nitrous Oxide Canisters	$	275.00
23/01/2026	Compu-Stor	Off- site storage and digitization	$	384.67
9/01/2026	Contra-Flow Pty Ltd	Traffic management - various	$	8,847.14
23/01/2026	Contra-Flow Pty Ltd	Traffic management - various	$	3,982.57
9/01/2026	Contra-Flow Pty Ltd	Traffic management - various locations	$	2,110.19
23/01/2026	Core Training Institute Pty Lt	Pool/Spa Safety Barrier Training	$	7,500.00
23/01/2026	Cormac James Cashen	Fitness instructor fee	$	119.60
23/01/2026	Corsign WA	Supply of signs	$	20,109.10
9/01/2026	Corsign WA	Supply of signs	$	10,837.48
9/01/2026	Cromag Pty Ltd t/as Sigma Telf	Supply of pool chemicals	$	9,331.75
23/01/2026	CSE Crosscom Pty Ltd	Network access fee - FY 2025-2026	$	3,201.00
9/01/2026	CSE Crosscom Pty Ltd	Onsite GPS re-cabling and installing temporary radio for rangers	$	766.26
9/01/2026	CSE Crosscom Pty Ltd	Reprogram radio	$	137.50
9/01/2026	CTI Security Services Pty Ltd	Mobile Patrol and call outs	$	176.00
9/01/2026	CW & SC Dearman	Fitness instructor fee	$	676.00
9/01/2026	D John Inglis T/A Aline Brickp	Footpath maintenance various locations	$	18,700.00
9/01/2026	D&L Studio Pty Ltd	Staff name badges	$	219.29
23/01/2026	Dalfour Pty Ltd ITF Brandconne	50x microfibre beach towels - branded	$	1,544.95
23/01/2026	Damien Kenworthy	Rates Refund	$	719.09
9/01/2026	Daniela Toffali	Fitness instructor fee	$	873.60
9/01/2026	DAPTH	Consultancy services - February 2026	$	2,117.50
9/01/2026	Data 3	Annual membership subcription fee	$	44,111.08
23/01/2026	DeMem-Capic Pty Ltd	Quaterly water treatment - BPLC - January 2026	$	211.20
9/01/2026	Denise Milton	Refund of bond	$	275.00
23/01/2026	Department of Local Government	November 2025 & December 2025- Levy collection fee (51 forms)	$	46,228.39
23/01/2026	Department of Planning Lands a	DAP application refund	$	16,525.00
9/01/2026	Department of Planning Lands a	DAP application refund	$	6,593.00
23/01/2026	Department of Social Serivces	Payroll deductions	$	1,623.69
9/01/2026	Department of Social Serivces	Payroll deductions	$	977.07
23/01/2026	Department of Transport	December 2025 - Disclosure of information for vehicle search	$	5,655.90
9/01/2026	Devco Builders	Repairs and Maintenance - Forrest Park C	$	3,362.50
9/01/2026	Devco Builders	Repairs and Maintenance - Beaufort St	$	1,836.85
9/01/2026	Devco Builders	Repairs and Maintenance - North Perth Tennis Club	$	1,825.12
9/01/2026	Devco Builders	Repairs and Maintenance - Loton Park Tennis Club	$	1,420.36
9/01/2026	Devco Builders	Repairs and Maintenance - L'ville Oval	$	1,408.59
9/01/2026	Devco Builders	Repairs and Maintenance - Robertson Park	$	1,387.61
9/01/2026	Devco Builders	Repairs and Maintenance - Charles/Scarborough	$	1,335.30
9/01/2026	Devco Builders	Repairs and Maintenance - Leederville Tennis Club	$	953.34
9/01/2026	Devco Builders	Repairs and Maintenance - YMCA	$	843.40
9/01/2026	Devco Builders	Repairs and Maintenance - Subiaco FC	$	736.76
9/01/2026	Devco Builders	Repairs and Maintenance - Mt Hawthorn Ha	$	505.13
9/01/2026	Devco Builders	Repairs and Maintenance - 484 Beaufort St	$	497.61
9/01/2026	Devco Builders	Repairs and Maintenance - 175 Scar Bch Road	$	484.63
9/01/2026	Devco Builders	Repairs and Maintenance - Bethanie Group	$	136.75
9/01/2026	Devco Builders	Repairs and Maintenance - 20 View St	$	68.38
9/01/2026	Dismantle Main Account	General maintenance services	$	4,763.00
23/01/2026	Dismantle Main Account	General maintenance	$	1,407.96
9/01/2026	Dominic Snellgrove	DRP advice and services	$	650.00
9/01/2026	Donegan Enterprises Pty Ltd	December 2025 Monthly safety inspection	$	495.00

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23/01/2026	Donna J Dama	Fitness instructor fee	$	67.60
23/01/2026	Double G (WA) Pty Ltd	Leederville Oval surrounds work	$	55,000.00
23/01/2026	E Bentley	Staff reimbursement - CPR Renewal Course	$	85.00
9/01/2026	Eagers WA Pty Ltd	Repairs and maintenance	$	8,795.95
23/01/2026	Eagers WA Pty Ltd	Repairs and maintenance	$	1,536.00
9/01/2026	Eamco Pty Ltd t/as EOS Electri	Electrical services - various locations	$	23,896.74
23/01/2026	Eamco Pty Ltd t/as EOS Electri	Electrical services - various locations	$	12,409.11
23/01/2026	Eamonn Lourey	Staff reimbursement - ESS Morning tea	$	80.00
9/01/2026	East Perth Football Club Inc	Naming rights sponsorship	$	38,160.10
23/01/2026	Eclipse Soils Pty Ltd	40m3 of blowable aquamor mulch delivered	$	3,388.00
9/01/2026	ELECTRICITY GENERATION AND RET	Electrical charges - various locations	$	186,151.54
23/01/2026	ELECTRICITY GENERATION AND RET	Electrical charges - various locations	$	99,259.93
23/01/2026	Elisdi Pty Ltd	Face painting and bubble host for inclusive pool	$	805.00
23/01/2026	Emma Hodson	Staff reimbursement - purchase of planters and plants	$	209.42
15/01/2026	ER NG Woolf	January 2026 - Meeting Allowance	$	2,168.33
23/01/2026	ES Vincent	Payroll deductions	$	8,562.83
9/01/2026	ES Vincent	Payroll deductions	$	6,800.05
23/01/2026	Escalate Consulting Pty Ltd	Business Continuity Plan desktop scenario and exercise final payment	$	11,929.51
23/01/2026	Exteria	HIAB delivery and driftwood Bin Surround	$	14,847.80
9/01/2026	Finestone Investments Pty Ltd	Plumbing services - various locations	$	29,375.03
23/01/2026	Finestone Investments Pty Ltd	Plumbing Services - various locations	$	35,739.22
9/01/2026	Flexi Staff Group Pty Ltd	Hire of agency staff	$	19,748.58
23/01/2026	Flexi Staff Group Pty Ltd	Hire of agency staff	$	15,492.64
9/01/2026	Flick Anticimex Pty Ltd	Pest Control Services - Various Locations	$	3,416.60
9/01/2026	Focus Networks	Managed Proactive service schedule 7	$	27,390.00
9/01/2026	Focus Networks	Huntress Managed EDR Monthly subcription	$	21,687.60
23/01/2026	Focus Networks	New Ubuntu CUPS server and windows server	$	3,729.00
9/01/2026	Focus Networks	Adhoc remote work	$	759.00
9/01/2026	Friends of ANZAC Cottage Proje	Community grant funding	$	4,849.00
9/01/2026	FVS Fire Pty Ltd	Inspection and service for fire detection systems - various locations	$	1,525.80
23/01/2026	FVS Fire Pty Ltd	Inspection and service for fire detection systems - various locations	$	1,524.14
9/01/2026	G C & Y Beaton	Staff reimbursement - Reward and recognition	$	37.30
23/01/2026	Gail Compe	Rates Refund	$	411.77
23/01/2026	GAS Assets Pty Ltd	Forrest park sand topdressing	$	4,784.34
9/01/2026	Goldpin Corporation Pty Ltd	Repairs and maintenance	$	593.00
9/01/2026	Golly Investments	Catering service	$	753.45
23/01/2026	Green By Nature Specialty Serv	December 2025- Leederville Oval maintena	$	9,272.65
23/01/2026	Green By Nature Specialty Serv	December 2025 - Litis works	$	4,155.93
9/01/2026	Grow It Local	100 mailers	$	1,650.00
9/01/2026	GTF Pty Ltd	Kyilla Goal Square Repair	$	1,913.01
23/01/2026	Gym Supplies Australia Pty Ltd	Purchase of gym equipment	$	644.00
9/01/2026	Gym Supplies Australia Pty Ltd	Supply of gym equipments	$	144.00
23/01/2026	Hanan Michael	Refund of bond	$	3,000.00
9/01/2026	Hannah Ellwood	Staff reimbursement - Parking and IPAA Awards lunch	$	26.00
9/01/2026	Hart Sport Australia Pty Ltd	Resistance bands	$	893.00
23/01/2026	Hays Personnel Services (Austr	Hire of agency staff	$	20,536.51
9/01/2026	Hays Personnel Services (Austr	Hire of agency staff	$	13,333.42
9/01/2026	Health Insurance Fund of Austr	Payroll deductions	$	209.60
23/01/2026	Health Insurance Fund of Austr	Payroll deductions	$	209.60
23/01/2026	House of Hobby	Soy candle making workshop	$	300.00
9/01/2026	Hue Lan Luu	Refund of bond	$	500.00
23/01/2026	IC & LH Anderson	Refund of bond	$	500.00
9/01/2026	Iconic Property Services Pty L	Cleaning services Mt Hawthorn Lesser Hall	$	1,155.00
23/01/2026	Inlogik Pty Ltd	December 2025- Expenses me pro	$	287.18
23/01/2026	Insight Enterprises Australia	November 2025- Azure plan	$	286.36
9/01/2026	Institute of Public Works Engi	IPWEA Membership	$	773.30
23/01/2026	Institute of Public Works Engi	2025 public works professional development	$	450.00
23/01/2026	IPWEA Ltd	Staff attendance to fleet management certificate course	$	3,080.00
23/01/2026	J Blackwood & Son Ltd	Hardware supplies	$	2,532.29
9/01/2026	J M Barnao	Refund of bond	$	1,000.00
9/01/2026	J P Marsland	Fitness instructor fee	$	1,539.20
23/01/2026	J R Harding and Associates Pty	Site inspection & provision report - Depot John XXII Avenue	$	550.00
23/01/2026	Jack Vercoe	Local history awards - Prize	$	100.00
9/01/2026	Jason Towns	Refund of bond	$	3,000.00
23/01/2026	Jaycar Pty Ltd	Purchase of powertech plus universal fast charges	$	75.95
23/01/2026	Jayson Obiles	Refund of bond	$	2,000.00
9/01/2026	JB Hi Fi Group Pty Ltd	Robrock S8 Robotic Vacuum Cleaner	$	1,502.61
23/01/2026	JB Hi Fi Group Pty Ltd	9 kg top loader washing machine BPLC	$	884.00
23/01/2026	Jeffrey R Fondacaro	Staff reimbursement for BPLC expenses	$	160.00
23/01/2026	Jeffrey T Barnes	Refund of bond	$	3,000.00
9/01/2026	Jenabi (Jay) Naidoo	Staff reimbursement - Reward and recognition	$	318.96
23/01/2026	Jessica Newland	Fitness instructor fee	$	65.00
23/01/2026	JJ Richards & Sons	Monthly wast disposa for various location	$	1,556.90
9/01/2026	Jochen Guelden	Rates Refund	$	132.40
9/01/2026	Joel Brown	Refund of bond	$	3,000.00

23/01/2026	Joshua McAuliffe	Smarty grants heritage assistance fund	$	4,600.00
23/01/2026	K.S.Black Pty Limited	Bore Development & Pump Servicing Program various locations	$	65,411.50
9/01/2026	K.S.Black Pty Limited	Bore Development & Pump Servicing Program various locations	$	756.64
9/01/2026	Karina Helene Noble	Fitness instructor fee	$	624.00
23/01/2026	Karla & Phillip Clennett	Crossover subsidy payment	$	440.00
23/01/2026	Karla & Phillip Clennett	Refund of bond	$	275.00
9/01/2026	Kasse M McCummiskey	Fitness instructor fee	$	525.20
9/01/2026	Kathryn S Clare	Fitness instructor fee	$	338.00
23/01/2026	Kayleigh Peace	Fitness instructor fee	$	67.60
9/01/2026	Kieren Morgan-Parata	Rates Refund	$	516.44
23/01/2026	Kleen West Distributors	Marking dye	$	1,369.72
9/01/2026	KOR Equipment Solutions Pty Lt	Remote battery for drainage truck	$	367.99
23/01/2026	Kyocera Document Solutions Aus	Kyocera Printer Meter Readings	$	685.86
23/01/2026	Landcare SJ Inc	Bat Boxes, Delivery to depot	$	1,310.00
23/01/2026	Leo Heaney Pty Ltd	Street tree pruning works and reticulation parts	$	52,552.50
23/01/2026	Les Mills	Music licence fees - 01.01.2026 - 31.01.	$	1,496.13
23/01/2026	Liveable Group Pty Ltd	Tree pruning & removal services - various locations	$	21,659.00
9/01/2026	Liveable Group Pty Ltd	Tree pruining and removal service	$	17,404.75
23/01/2026	LIZO Pty Ltd	Pole Saw Chains and files	$	167.00
23/01/2026	Local Government Professionals	Ignite Leadership Training	$	20,647.00
23/01/2026	Lois E Di Giulio	Rates Refund	$	579.44
23/01/2026	Luna Palace Joint Venture	Screening of City of Vincent Film Project	$	1,100.00
9/01/2026	Macdonald Johnston Engineering	Repairs and maintenance	$	11,491.76
9/01/2026	Major Motors Pty Ltd	Repairs and maintenance	$	5,718.87
23/01/2026	Marcus Fernihough	Refund of bond	$	100.00
23/01/2026	Margaret Davies	Kids "Make a Junk Bug" Workshop facilitation	$	450.00
9/01/2026	Marindust Sales	Repairs and maintenance	$	924.00
23/01/2026	Mary Slater	Fitness instructor fee	$	218.40
23/01/2026	Mathias Gentsch	Refund of bond	$	1,000.00
23/01/2026	Matthew Biocich	Photography services	$	726.00
9/01/2026	Matthew Biocich	Photography - Tree planting	$	577.50
9/01/2026	Max Wax Auto Detailing	Vehicle detailing services	$	110.00
23/01/2026	McGees Property	Market valuation - Lot 33 Brisbane St Perth	$	2,145.00
23/01/2026	McLeods Lawyers	Legal fees	$	3,338.72
9/01/2026	Medelect	Service AED & medical oxygen kits.	$	808.50
23/01/2026	Medelect	Supply one only oxygen regulator.	$	532.95
29/01/2026	Mercer Spectrum	Superannuation	$	3,384.10
23/01/2026	Message4U Pty Ltd	Monthly SMS Intergrating for Phoenix	$	291.40
23/01/2026	Messages on Hold Australia Pty	Provision of 'on hold' equipment and programming	$	478.86
23/01/2026	Michael T Duckett	Consultancy fee	$	825.00
23/01/2026	Michelle Lorraine Kember-Imrie	Website - Copywriting and Editing for Waste, Parking and Rates Section	$	3,120.00
23/01/2026	Mimi Toutountzis	Refund of bond	$	2,000.00
23/01/2026	Mindarie Regional Council	Reimbursement of administration expenses , processable and non processable waste	$	93,095.34
9/01/2026	Monique Humich	Fitness instructor fee	$	2,370.00
23/01/2026	More Than Print	Printing services	$	286.00
23/01/2026	Mrs Olivia Mae Everitt TA Oliv	Grant Writer - DLGSC Robertson Park	$	1,210.00
23/01/2026	Ms Suzanne M Smith	Rates Refund	$	496.52
23/01/2026	My Media Intelligence Pty Ltd	Quarterly copyright articles - Sept 2025	$	1,174.58
23/01/2026	Nao Williams	Fitness instructor fee	$	414.00
23/01/2026	Naturalis Spring Water	Delivery water for reception area	$	30.00
9/01/2026	Newground Water Services Pty L	Beatty Park irrigation design	$	4,598.00
23/01/2026	Nightlife Music Pty Ltd	Feb 2026 - Monthly charges	$	417.94
23/01/2026	Noma Pty Ltd	DRP advice and services	$	3,465.00
9/01/2026	North Perth Bowling & Rec Club	Remove and reinstatement balustrade	$	11,387.20
9/01/2026	Northsands Resources	Paving sands	$	1,916.64
23/01/2026	Northshore Unit Inc. - SES	FESA SES Contribution Quarter 3	$	15,039.75
23/01/2026	Objective Corporation	Professional subcription	$	17,548.87
23/01/2026	Officeworks Ltd	Office and stationery supplies	$	386.36
9/01/2026	Officeworks Ltd	Stationary Supplies for BPLC	$	178.95
9/01/2026	Oliver Grimaldi	Review of local planning policy	$	1,320.00
23/01/2026	Omarny Pty Ltd ATF Arnold Fami	Provide peer review and audit on change room for Litis Stadium	$	2,145.00
23/01/2026	Omarny Pty Ltd ATF Arnold Fami	Inspection and provide building inpection report fo Halverson Hall and Lee Hobbs cottage	$	1,870.00
9/01/2026	Omnicom Media Group Australia	Advertising	$	740.48
23/01/2026	Omnicom Media Group Australia	Advertising services - Bush fire publicity	$	41.93
9/01/2026	OP Centa Pty Ltd	Purchase of portable air conditioner	$	425.00
23/01/2026	Open Systems Technology Pty Lt	February 2025- Baseline subcription	$	38,462.97
23/01/2026	Open Systems Technology Pty Lt	November 2025- Professional services	$	4,537.50
23/01/2026	Open Systems Technology Pty Lt	November 2025- Microsoft Azure	$	1,460.31
23/01/2026	Open Systems Technology Pty Lt	November 2025 - Power automate per user plan	$	917.53
23/01/2026	Open Systems Technology Pty Lt	January 2026- Power automate per user plan	$	917.53
23/01/2026	Open Systems Technology Pty Lt	November 2025 & December 2025 STP Transactions	$	809.60
23/01/2026	Optus Billing Services Pty Ltd	Mobile/ Internet charges	$	9,922.54
23/01/2026	Oxford Retail Pty Ltd	Printing services - various locations	$	173.00

9/01/2026	Oxford Retail Pty Ltd	Printing services	$	21.40
9/01/2026	P & R Trust t/as Workwear Supp	Uniform supplies	$	513.98
9/01/2026	P A Reddingius	Staff reimbursement - Reward and recognition	$	286.43
23/01/2026	P A Reddingius	Staff reimbursement - PHBE ESS survey voucher S&D and H &R	$	160.00
9/01/2026	Park Holdings (WA) Pty Ltd	Supply and install Scotia	$	693.00
9/01/2026	Paula Hooper	Geospatial canopy mapping and analysis	$	18,920.00
13/01/2026	Payroll	Payroll deductions	$	876,202.17
27/01/2026	Payroll	Payroll deductions	$	860,608.33
28/01/2026	Payroll	Payroll deductions	$	2,630.51
23/01/2026	PBF Australia Ltd	PBF Corporate Membership	$	2,418.00
9/01/2026	PBF Australia Ltd	Bobcat hire	$	1,200.00
23/01/2026	Pei-Chea Tran	Fitness instructor fee	$	338.00
23/01/2026	Pentland Pty Ltd - Speedo Aust	Purchase of speedo items for resale in retail store	$	13,987.60
23/01/2026	People Sense	November 2025 & December 2025- EAP counselling	$	3,826.50
23/01/2026	Pickles Auctions	Towed vehicles	$	220.00
9/01/2026	Picnic Insights Pty Ltd	Rainbow Picnic - Craft Activity	$	900.00
23/01/2026	Pixelcase Group Pty Ltd	Monthly charges - 6 Aero Ranger Vehicle	$	9,539.12
23/01/2026	PJA Holdings (Australia) Pty L	Perth Inner City Project Management	$	11,929.50
9/01/2026	PJA Holdings (Australia) Pty L	Inner city 40 km/hr project management	$	3,905.00
23/01/2026	Planning Institute Australia	Classic job listing	$	360.00
9/01/2026	Playbookx Pty Ltd	Annual fee - Leederville Oval Naming Rights	$	28,620.00
23/01/2026	Pressure Masters	High Pressure annual cleaning services	$	119.90
23/01/2026	Print and Sign Co	Printing services	$	3,027.20
9/01/2026	Print and Sign Co	Printing services	$	2,092.64
23/01/2026	Pro Turf Services	Supply & fit lighting to Signage Trailer	$	3,228.50
9/01/2026	Proludic Pty Ltd	Orange /Red Petal harmony flower with fixings supplies	$	1,212.20
23/01/2026	Property Council of Australia	FY 2025 -26 Associate Membership	$	3,277.00
23/01/2026	Qualtrics LLC	Customer Satisfaction survey Customer Relations	$	8,500.00
23/01/2026	Quickpack Holdings Pty Ltd	Printing services - various locations	$	2,036.53
15/01/2026	R Wheadon R Hendon	January 2026 - Meeting Allowance	$	2,168.33
23/01/2026	RAC Motoring	Repairs and maintenance	$	110.00
23/01/2026	Rachel Freitas	Fitness instructor fee	$	180.00
23/01/2026	Rada Mirceta	General cleaning of gym and after hours cleaning services of indoor and outdoor pool	$	19,830.00
9/01/2026	Rajiv Narendranathan	Frame court parking permit refund	$	220.00
23/01/2026	Raymond Grasso	Refund of bond	$	3,000.00
23/01/2026	Reba Trust AC Ang, Lim & Cie	October 2025 - December 2025 - Parking revenue distribution	$	49,738.70
23/01/2026	Redimed Pty Ltd - Receipts WA	Pre - Employment Medical - staff	$	591.67
23/01/2026	Redimed Pty Ltd - Receipts WA	Hepatitis A and B Combination Vaccination	$	133.10
23/01/2026	Repco Auto Parts	Auto parks supplies	$	220.25
23/01/2026	Roasted N Toasted	COV family day coffee trailer	$	318.90
23/01/2026	Robert Marchei	Rates Refund	$	418.06
23/01/2026	Roho Bure	Refund of overpayment for Food Business	$	530.00
23/01/2026	Ronald Davis	Rates Refund	$	1,742.81
23/01/2026	Rosemount Hotel	October 2025 - December 2025 - Parking revenue distribution	$	20,690.36
23/01/2026	Rosevale Electrical	Electrical services - various locations	$	7,592.20
9/01/2026	Rosevale Electrical	Electrical services - various locations	$	3,734.50
23/01/2026	RPG Auto Electrics	Repairs and maintenance	$	1,059.30
9/01/2026	RTRFM 92.1 LTD	Event sponsorship FY 2025-26	$	8,800.00
23/01/2026	S & H Investments Pty Ltd	Hardware supplies	$	182.60
9/01/2026	S & S Massey	Milk supplies	$	270.30
9/01/2026	S E Hill	Staff reimbursement - Team building	$	453.32
23/01/2026	S.A.S Locksmiths	Key cutting and lock maintenance service	$	43.02
23/01/2026	SafeTCard Australia Pty Ltd	Monthly Monitoring fee	$	431.20
23/01/2026	Sage Consulting Engineers Pty	Electrical Zone Diagram for Menzies Park	$	5,577.00
23/01/2026	Sam Kennedy	Local history awards - Prize	$	100.00
9/01/2026	Samantha Giannasi	Refund of bond	$	3,000.00
23/01/2026	Samuel Jaschke	Crossover subsidy payment	$	535.00
23/01/2026	Samuel Jaschke	Refund of bond	$	275.00
23/01/2026	Sanax Medical	Supply first aid consumables	$	1,025.15
23/01/2026	Scarboro Motors Pty Ltd	Repairs and maintenance	$	989.24
9/01/2026	Scarboro Motors Pty Ltd	Repairs and maintenance	$	949.59
9/01/2026	Schlager Group Pty Ltd	Litis stadium changeoom redevelopment upgrade and progress claim	$	145,492.62
23/01/2026	SEEK Limited	Employment advertising	$	1,075.87
23/01/2026	Shaaron Taylor	Fitness instructor fee	$	546.00
9/01/2026	Shane McMaster Surveys	Surveying services - various locations	$	605.00
9/01/2026	Shanno's Mechanical Services	Repairs and maintenance	$	3,268.10
23/01/2026	Shaun Gardner	Crossover subsidy payment	$	490.00
23/01/2026	Shred-X Pty Ltd	Security bins changeover at BPLC	$	166.52
9/01/2026	Six Axis Nominees Pty Ltd	Uniform supplies	$	351.96
23/01/2026	Soco Studios	Videography - Rainbow Picnic	$	687.50
9/01/2026	Soco Studios	Photography services	$	495.00
23/01/2026	Sok Hwa Ngoh	Refund of bond	$	500.00
15/01/2026	Sophie M Greer	January 2026 - Meeting Allowance	$	2,168.33
23/01/2026	Specialized Cleaning Group Pty	Hire of plant and machinery	$	39,145.55

9/01/2026	Specialized Cleaning Group Pty	Hire of plant and machinery	$	11,797.59
23/01/2026	Specialized Cleaning Group Pty	Road sweeper - Parks	$	1,096.59
9/01/2026	Sports Turf Technology Pty Ltd	Turf consultancy work - Leederville Oval	$	5,390.00
9/01/2026	St John Ambulance Western Aust	November 2025 - Fleet operational vehicles	$	1,397.13
23/01/2026	St John Ambulance Western Aust	First Aid Consumables	$	324.06
23/01/2026	St John Ambulance Western Aust	Defibrillator heartsine pad and battery	$	270.00
28/01/2026	Steeg Banham Super fund	Superannuation	$	257.12
23/01/2026	StrataGreen	Supply of Initiator Tablets	$	1,826.45
9/01/2026	Subiaco Football Club Inc.	Stadium naming rights fee	$	38,160.10
23/01/2026	Suez Recycling & Recovery (Per	December 2025 Processing of Co-Mingled waste	$	10,487.27
9/01/2026	Sun Bum	Purchases of items for resale in retails store BPLC	$	1,181.98
29/01/2026	SuperChoice Services Pty Ltd	Superannuation	$	185,686.03
9/01/2026	Suzanne Smart	Fitness instructor fee	$	738.40
23/01/2026	Suzanne Smart	Fitness instructor fee	$	296.40
15/01/2026	Suzanne Worner	January 2026 - Meeting Allowance	$	2,168.33
23/01/2026	Svjetlana Jocic	Staff reimbursement - Study assistance	$	582.00
23/01/2026	Syba Signs	Custom spine labels	$	94.60
9/01/2026	Sydel Nominees Pty Ltd t/as Im	Supply of signs	$	3,026.10
23/01/2026	Tabata Australia Pty Ltd	Purchase Tabata items for resale in reta	$	1,980.48
23/01/2026	Tamala Park Regional Council	November 2025 - Account for GST Payable and Receivable	$	23,400.87
23/01/2026	Tara Mazzulla	Fitness instructor fee	$	374.40
9/01/2026	The BBQ Man	BBQ cleaning various locations	$	4,405.22
23/01/2026	The de Mol Group of Companies	Quarterly charges - Jan 2026 - Mar 2026	$	33.00
9/01/2026	The Fruit Box Group Pty Ltd	Milk supplies	$	174.28
23/01/2026	The Perth Mint	Citizenship Ceremony Coins 2026	$	891.00
23/01/2026	The Royal Life Saving Society	Hyde Park Water Playground Maintenance	$	3,440.92
9/01/2026	The Royal Life Saving Society	December 2025 - Robertson Park aids memorial	$	1,937.47
9/01/2026	Thomas William Norman Gosling	Staff reimbursement - Study assistance	$	2,500.00
23/01/2026	Thomson Geer Perth General Off	Legal fees	$	3,025.00
9/01/2026	Thomson Geer Perth General Off	Consultancy services	$	1,075.25
23/01/2026	Total Eden	Reticulation parts	$	4,097.70
9/01/2026	Total Eden	Reticulation parts	$	558.74
9/01/2026	Totally Workwear Mt Hawthorn	Uniform supplies	$	781.10
23/01/2026	Totally Workwear Mt Hawthorn	Uniform supplies	$	529.44
9/01/2026	Tracklink WA Pty Ltd	Hire of plant and machinery	$	1,402.50
9/01/2026	Transition Town Vincent	Catering service	$	763.04
23/01/2026	Transpacific Industries PL	204 Lts residential waste collections	$	47,729.29
23/01/2026	Transpacific Industries PL	140 Lts and 240 Lts commercial waste collections	$	42,958.14
23/01/2026	Transpacific Industries PL	November 2025 - Recycling material collection	$	41,477.62
23/01/2026	Transpacific Industries PL	140 Lts and 240 Lts residential waste collections	$	37,319.56
23/01/2026	Transpacific Industries PL	November 2025 - Customer services for waste and recyling services	$	2,149.98
23/01/2026	Transpacific Industries PL	Event bins	$	1,160.25
9/01/2026	Transpacific Industries PL	Event bins	$	964.48
23/01/2026	Travis Mitchell Construction	Refund of bond	$	3,000.00
9/01/2026	Trevor Muller	Staff reimbursement - Pride parade event	$	177.58
23/01/2026	Trustee for Holdsworth Trust t	DRP advice and services	$	880.00
9/01/2026	Turf Consultants	Forrest park turfing - x3 cricket pitches	$	8,910.00
23/01/2026	Two Way Street	Hyde Park water playground - Communication board	$	1,127.50
9/01/2026	Universal Diggers	Bobcat hire	$	944.63
9/01/2026	Vault Protective Security Serv	Supply of security officer	$	2,673.00
23/01/2026	Vault Protective Security Serv	Provide Security for Beatty Park	$	792.00
23/01/2026	Veolia Recycling & Recovery Pt	General waste collection BLPC	$	2,832.14
23/01/2026	Voleno Pty Ltd	AI Training Session and survey	$	5,500.00
9/01/2026	Vorgee Pty Ltd	Purchase of vorgee items for resale in the store BPLC	$	4,257.00
23/01/2026	WA Library Supplies	Library supplies	$	873.58
9/01/2026	WA Local Government Associatio	Urban Greening Grant Program Round 2	$	13,315.39
23/01/2026	WA Local Government Associatio	Training - Introduction to local government	$	264.00
23/01/2026	WA Mermaids Pty Ltd	Mermaids performance for Inclusive Pool Event	$	1,650.00
23/01/2026	Ward Packaging Pty Ltd	Paper hot cups for library lounge	$	176.44
9/01/2026	Waste Management and Resource	Corporate membership subcription	$	2,395.00
9/01/2026	Water Corporation	Water charges - Various locations	$	33,273.04
23/01/2026	Water Corporation	Water charges - Various locations	$	25,865.96
9/01/2026	Way Funky Company Pty Limited	Purchase Way Funky items for resale in retail store	$	645.92
23/01/2026	WC Convenience Management	December 2025- Exeloo maintenance for various locations	$	4,831.13
23/01/2026	Westbooks	Library books	$	268.06
23/01/2026	WestCycle Incorporated	National Ride2Work Project Plan - 2025	$	4,840.00
23/01/2026	WestCycle Incorporated	GRV Interim Valuations	$	429.63
23/01/2026	Western Australian Local Gover	Excess motor vehicle claim - MO0087448	$	500.00
23/01/2026	Western Australian Local Gover	Excess motor vehicle claim - MO0087825	$	500.00
23/01/2026	Western Australian Local Gover	Excess motor vehicle claim - MO0087208	$	500.00
23/01/2026	Western Australian Local Gover	Excess motor vehicle claim - MO0087900	$	500.00
23/01/2026	Western Metropolitan Regional	FOGO processing services	$	68,583.43
23/01/2026	Western Metropolitan Regional	Verge Valet collection	$	63,424.36
23/01/2026	West-Sure Group P/L	Cash collections for various departments	$	811.80
9/01/2026	Winc Australia Pty Limited	Office and stationery supplies	$	314.99

23/01/2026	Winc Australia Pty Limited	Office and stationery supplies	$	279.33
9/01/2026	Woodlands Distributors & Agenc	20 x Gal Brake Dispenser - Heritage Green	$	4,158.00
9/01/2026	Woolworths Group Limited	Milk supplies	$	481.38
23/01/2026	Woolworths Group Limited	Milk supplies	$	169.54
9/01/2026	Worldwide Online Printing Cann	Printing services	$	1,356.00
9/01/2026	Yolande Gomez	Fitness instructor fee	$	1,393.60
23/01/2026	Yolande Gomez	Fitness instructor fee	$	904.80
23/01/2026	You get three or Four good pal	Refund of overpayment for Food Premises	$	208.00
9/01/2026	Yvonne Loveland	Executive officer services October 2025 - December 2025	$	19,800.00
23/01/2026	Yvonne Loveland	October 2025 - December 2025 -Executive officer services	$	9,900.00
9/01/2026	Zenien	COV Admin Building cockitrough station - Livestream camera installation	$	8,550.41
9/01/2026	Zettagrid Pty Ltd	Enterprise Internet and NBN	$	2,581.70
9/01/2026	ZIP Heaters Aust Pty Ltd	Service charges for library	$	453.85
Grand Total			**$**	**5,400,991.02**

Creditors Report - Payments by Direct Debit				
01 January 2026 to 31 January 2026				
Credit Card Transactions for the Period - 01 January 2026 to 31 January 2026				
Card Holder	***Date***	***Payee***	***Description***	***Amount***
CEO				
	27/01/2026	Wanewsdti Osborne Parkwa	West Australian Newspaper Subscription - 23/01/26	$ 102.60
	28/01/2026	Snap Print Solutions S Subiaco Wa	Printing of OPP Document - 15 copies	$ 483.09
				$ 585.69
Executive Director Infrastructure and Engineering				
	14/01/2026	Woolworths Online Bella Vista Ns	Office consumables - Tea/coffee etc	$ 124.19
				$ 124.19
Manager Marketing and Partnerships				
	8/01/2026	Facebk *Ly34Sbd8R2 Dublin Irl	Facebook advertising - Beatty Park	$ 186.61
	12/01/2026	Capcut Singapore Sgp	Video Editing software	$ 139.99
	12/01/2026	Intuit Mailchimp Sydney Aus	Enewsletter platform	$ 618.62
	14/01/2026	International Transaction Fee	Website live chat - int'l tran fee	$ 3.72
	14/01/2026	Pure Chat, Inc. (A Sub Chesapeake Va ##0126	Website Live Chat	$ 148.63
	16/01/2026	International Transaction Fee	Form software - int'l tran fee	$ 1.61
	16/01/2026	Jotform Pty Ltd Mortlake Aus ##0126	Form software	$ 64.29
	21/01/2026	Coles 0357 North Perth 06	Community event supplies	$ 36.25
	22/01/2026	Spe*Partyrama Reynella Aus	Festival of Culture equipment	$ 343.75
	27/01/2026	International Transaction Fee	Scheduling tool - int'l tran fee	$ 28.23
	27/01/2026	Asana.Com San Francisca ##0126	Marketing scheduling tool	$ 1,129.09
	28/01/2026	International Transaction Fee	Socials scheduling - int'l tran fee	$ 18.07
	28/01/2026	Sprout Social, Inc 8668783231 Il ##0126	Social media scheduling tool	$ 722.89
				$ 3,441.75
Executive Manager Information and Communication Technology				
	2/01/2026	Onetouch Enterprises Pyrmont Nsw	Virtual number for ICT	$ 33.46
	5/01/2026	International Transaction Fee	AssetSonar Intl Transaction Fee	$ 14.27
	5/01/2026	Assetsonar.Com Carson City Nv ##0126	AssetSonar for ICT Asset Database 400 devices	$ 570.65
	5/01/2026	International Transaction Fee	Yodeck Intl Transaction Fee	$ 10.13
	5/01/2026	Yodeck.Com Flipnode San Francisca ##0126	Yodeck Subs Jan26	$ 405.10
	6/01/2026	International Transaction Fee	Twilio SendGrid Intl Transaction Fee	$ 3.37
	6/01/2026	Twilio Sendgrid San Francisca ##0126	Twilio SendGrid Sub Jan26	$ 134.96
	6/01/2026	International Transaction Fee	Landis Intl Transaction Fee	$ 33.03

Card Holder	Date	Payee	Description	Amount
	6/01/2026	Landis Technol00 Of 00 Ephrata Pa ##0126	Landis Contact Centre	$ 1,321.12
	7/01/2026	Simplybook.Me Limassol Nic	SimplyBook me for BP Creche	$ 80.00
	8/01/2026	Nodeone Geraldton Wa	NodeOne Broadband Link	$ 109.00
	9/01/2026	Onetouch Enterprises Pyrmont Nsw	TouchSMS media service 400 credit top up	$ 22.31
	12/01/2026	Microsoft-G134192601 Sydney Aus	Microsoft Azure Std Mgmt, Gov & Storage	$ 51.26
	13/01/2026	Ezi*M2M One Pty Ltd Kensington Aus	M2M One Services for Park Retics	$ 444.43
	27/01/2026	Onetouch Enterprises Pyrmont Nsw	Virtual number for ICT	$ 33.46
	28/01/2026	Buildingpoint Aust Bowen Hills Qld	SketchUp Subs for Place Planning	$ 591.82
				$ 3,858.37
Branch Librarian				
	14/01/2026	Wanewsdti Osborne Parkwa	West Newspaper Annual Subscription	$ 1,497.60
	14/01/2026	News Pty Limited Surry Hills Nsw	The Australian Newspaper subscription	$ 832.00
	15/01/2026	The Good Grocer Leed Leederville Wa	Refunded catering order	-$ 484.99
	15/01/2026	International Transaction Fee	Staff Training and Development Resource	$ 4.46
	15/01/2026	Harvard Bus Hbr.Org Brighton Ma ##0126	Training and Development Resources	$ 178.38
	28/01/2026	Local Governement Mana Mt Hawthorn	External Training AI Fundamentals Course	$ 350.00
	28/01/2026	Local Governement Mana Mt Hawthorn	External training course LG Community Development	$ 645.00
	30/01/2026	Local Governement Mana Mt Hawthorn	External Training AI Fundamentals Course	$ 350.00
				$ 3,372.45
Procurement and Contracts Officer				
	19/01/2026	CPA AUSTRALIA SOUTHBANK VIC	CPA Membership	$ 898.80
	28/01/2026	COURSERA*615968172 MOUNTAIN VIECA	Short course training subscription	$ 301.50
				$ 1,200.30
Council Liasion Officer				
	28/01/2026	Sq *Bunn Mee Leederville Wa	Catering for Budget Workshop 27 January 2026	$ 387.46
				$ 387.46
Manager Engineering				
	7/01/2026	Coles 0347 Yokine 06	Reward & Recognition Engineering	$ 50.00
	12/01/2026	International Transaction Fee	Private expense refunded to the City	$ 2.51
	12/01/2026	Hungry Hooker Co. Armagh Nir ##0126	Private expense refunded to the City	$ 100.59
				$ 153.10
Total Corporate Credit Cards				**$ 13,123.31**

Card Holder	*Date*	*Payee*	*Description*	*Amount*
Direct Debits				
	2/01/2026	Chg-Meridian		$ 18,205.00
	2/01/2026	Hpe Financial Se		$ 20,621.70
	2/01/2026	Kfinance		$ 1,914.48
	27/01/2026	Ec*Netstaraustra		$ 999.90
	30/01/2026	Hpe Financial Se		$ 6,573.60
			Lease payments	**$ 48,314.68**
Loan Repayments				
	2/01/2026	WA Treasury Corp		$ 54,063.78
	23/01/2026	WA Treasury Corp		$ 32,108.41
			Loan Repayment	**$ 86,172.19**
Bank Fees and Charges				
	31/01/2026	CBA bank fee		$ 20,360.58
			Bank fees	**$ 20,360.58**
Total Direct Debits including Credit Cards				**$ 167,970.76**

07

CITY OF VINCENT
FUEL CARDS REPORT
FOR THE MONTH OF 31 JANUARY 2026

Payee	Date	Type	Total Cost
AMPOL FOODARY CARINE	01/01/2026	Fuel	$ 57.21
AMPOL FOODARY EAST PERTH	01/01/2026	Fuel	$ 140.13
AMPOL FOODARY EAST PERTH	01/01/2026	Fuel	$ 559.62
AMPOL FOODARY GLENDALOUGH	01/01/2026	Fuel	$ 621.17
AMPOL FOODARY LEEDERVILLE	01/01/2026	Fuel	$ 272.60
AMPOL FOODARY MALAGA DRIVE S/STN	01/01/2026	Fuel	$ 93.38
AMPOL FOODARY MIDVALE	01/01/2026	Fuel	$ 14.32
AMPOL FOODARY EAST PERTH	02/01/2026	Fuel	$ 181.29
AMPOL FOODARY GLENDALOUGH	02/01/2026	Fuel	$ 32.81
AMPOL FOODARY LEEDERVILLE	02/01/2026	Fuel	$ 513.39
AMPOL FOODARY NORTHLANDS - BALCATTA	02/01/2026	Fuel	$ 47.01
AMPOL FOODARY CARINE	03/01/2026	Fuel	$ 57.36
AMPOL FOODARY EAST PERTH	03/01/2026	Fuel	$ 170.79
AMPOL FOODARY LEEDERVILLE	03/01/2026	Fuel	$ 69.55
AMPOL FOODARY SUBIACO	03/01/2026	Fuel	$ 57.77
EG AMPOL 97426 BRABHAM	03/01/2026	Fuel	$ 64.21
AMPOL FOODARY CANNINGTON	04/01/2026	Fuel	$ 48.22
AMPOL FOODARY COCKBURN CENTRAL JANDAKOT	04/01/2026	Fuel	$ 87.26
AMPOL FOODARY LEEDERVILLE	04/01/2026	Fuel	$ 64.93
AMPOL FOODARY MOUNT LAWLEY (INGLEWOOD)	04/01/2026	Fuel	$ 39.01
AMPOL FOODARY EAST PERTH	05/01/2026	Fuel	$ 63.88
AMPOL FOODARY GLENDALOUGH	05/01/2026	Fuel	$ 443.99
AMPOL FOODARY HIGH WYCOMBE	05/01/2026	Fuel	$ 45.84
AMPOL FOODARY NORTHLANDS - BALCATTA	05/01/2026	Fuel	$ 46.23
AMPOL FOODARY EAST PERTH	06/01/2026	Fuel	$ 106.63
AMPOL FOODARY GLENDALOUGH	06/01/2026	Fuel	$ 333.00
AMPOL FOODARY LEEDERVILLE	06/01/2026	Fuel	$ 611.88
AMPOL FOODARY MOUNT LAWLEY (INGLEWOOD)	06/01/2026	Fuel	$ 66.57
AMPOL FOODARY EAST PERTH	07/01/2026	Fuel	$ 151.52
AMPOL FOODARY GLENDALOUGH	07/01/2026	Fuel	$ 388.24
AMPOL FOODARY LEEDERVILLE	07/01/2026	Fuel	$ 189.92
AMPOL FOODARY WILLIAMS	07/01/2026	Fuel	$ 63.71
EG AMPOL 97426 BRABHAM	07/01/2026	Fuel	$ 57.68
AMPOL FOODARY GLENDALOUGH	08/01/2026	Fuel	$ 339.02
AMPOL FOODARY KINGSLEY	08/01/2026	Fuel	$ 79.69
AMPOL FOODARY LEEDERVILLE	08/01/2026	Fuel	$ 407.53
AMPOL FOODARY SECRET HARBOUR	08/01/2026	Fuel	$ 61.99
EG AMPOL 94240 OSBORNE PARK	08/01/2026	Fuel	$ 122.09
AMPOL FOODARY ASCOT	09/01/2026	Fuel	$ 30.68
AMPOL FOODARY EAST PERTH	09/01/2026	Fuel	$ 324.50
AMPOL FOODARY GLENDALOUGH	09/01/2026	Fuel	$ 581.97
AMPOL FOODARY JOONDALUP	09/01/2026	Fuel	$ 89.26
AMPOL FOODARY LEEDERVILLE	09/01/2026	Fuel	$ 264.54
AMPOL FOODARY MOUNT LAWLEY (INGLEWOOD)	09/01/2026	Fuel	$ 65.78
AMPOL FOODARY BEECHBORO	10/01/2026	Fuel	$ 127.72
AMPOL FOODARY EAST PERTH	10/01/2026	Fuel	$ 182.69
AMPOL FOODARY NORTHLANDS - BALCATTA	10/01/2026	Fuel	$ 60.67
AMPOL FOODARY CANNINGTON	11/01/2026	Fuel	$ 58.49
AMPOL FOODARY EAST PERTH	11/01/2026	Fuel	$ 138.52

AMPOL FOODARY MALAGA DRIVE S/STN	11/01/2026	Fuel	$ 94.82
AMPOL FOODARY CARINE	12/01/2026	Fuel	$ 39.99
AMPOL FOODARY FORREST HIGHWAY SOUTH	12/01/2026	Fuel	$ 48.33
AMPOL FOODARY GLENDALOUGH	12/01/2026	Fuel	$ 127.49
AMPOL FOODARY KARRINYUP	12/01/2026	Fuel	$ 69.24
AMPOL FOODARY LEEDERVILLE	12/01/2026	Fuel	$ 382.51
AMPOL FOODARY EAST PERTH	13/01/2026	Fuel	$ 361.24
AMPOL FOODARY GLENDALOUGH	13/01/2026	Fuel	$ 295.50
AMPOL FOODARY LEEDERVILLE	13/01/2026	Fuel	$ 323.62
AMPOL FOODARY DOUBLEVIEW	14/01/2026	Fuel	$ 72.69
AMPOL FOODARY EAST PERTH	14/01/2026	Fuel	$ 137.64
AMPOL FOODARY GLENDALOUGH	14/01/2026	Fuel	$ 183.25
AMPOL FOODARY LEEDERVILLE	14/01/2026	Fuel	$ 897.93
AMPOL FOODARY MALAGA DRIVE S/STN	14/01/2026	Fuel	$ 59.80
AMPOL FOODARY MOUNT LAWLEY (INGLEWOOD)	14/01/2026	Fuel	$ 29.89
AMPOL FOODARY EAST PERTH	15/01/2026	Fuel	$ 51.34
AMPOL FOODARY LEEDERVILLE	15/01/2026	Fuel	$ 839.04
AMPOL FOODARY EAST PERTH	16/01/2026	Fuel	$ 202.89
AMPOL FOODARY GELORUP	16/01/2026	Fuel	$ 36.54
AMPOL FOODARY GLENDALOUGH	16/01/2026	Fuel	$ 435.52
AMPOL FOODARY LEEDERVILLE	16/01/2026	Fuel	$ 1,085.31
AMPOL FOODARY COCKBURN CENTRAL JANDAKOT	17/01/2026	Fuel	$ 112.23
AMPOL FOODARY GLENDALOUGH	17/01/2026	Fuel	$ 176.13
AMPOL FOODARY CANNINGTON	18/01/2026	Fuel	$ 58.47
AMPOL FOODARY FORREST HIGHWAY NORTH	18/01/2026	Fuel	$ 68.72
EG AMPOL 94215 WHITFORDS	18/01/2026	Fuel	$ 55.75
AMPOL FOODARY COCKBURN CENTRAL JANDAKOT	19/01/2026	Fuel	$ 44.05
AMPOL FOODARY EAST PERTH	19/01/2026	Fuel	$ 270.46
AMPOL FOODARY GLENDALOUGH	19/01/2026	Fuel	$ 118.44
AMPOL FOODARY LEEDERVILLE	19/01/2026	Fuel	$ 379.04
AMPOL FOODARY BALDIVIS	20/01/2026	Fuel	$ 86.58
AMPOL FOODARY CLARKSON	20/01/2026	Fuel	$ 68.15
AMPOL FOODARY EAST PERTH	20/01/2026	Fuel	$ 308.31
AMPOL FOODARY GLENDALOUGH	20/01/2026	Fuel	$ 265.92
AMPOL FOODARY HIGH WYCOMBE	20/01/2026	Fuel	$ 40.54
AMPOL FOODARY LEEDERVILLE	20/01/2026	Fuel	$ 588.35
AMPOL FOODARY MURDOCH	20/01/2026	Fuel	$ 58.28
AMPOL FOODARY EAST PERTH	21/01/2026	Fuel	$ 191.01
AMPOL FOODARY GLENDALOUGH	21/01/2026	Fuel	$ 312.01
AMPOL FOODARY LEEDERVILLE	21/01/2026	Fuel	$ 183.50
AMPOL FOODARY SECRET HARBOUR	21/01/2026	Fuel	$ 63.12
AMPOL FOODARY EAST PERTH	22/01/2026	Fuel	$ 170.96
AMPOL FOODARY GLENDALOUGH	22/01/2026	Fuel	$ 187.06
AMPOL FOODARY LEEDERVILLE	22/01/2026	Fuel	$ 980.84
AMPOL FOODARY SUBIACO	22/01/2026	Fuel	$ 68.71
AMPOL FOODARY BALDIVIS	23/01/2026	Fuel	$ 73.73
AMPOL FOODARY CARINE	23/01/2026	Fuel	$ 52.20
AMPOL FOODARY GLENDALOUGH	23/01/2026	Fuel	$ 305.37
AMPOL FOODARY LEEDERVILLE	23/01/2026	Fuel	$ 673.96
AMPOL FOODARY NORTHLANDS - BALCATTA	23/01/2026	Fuel	$ 97.25
AMPOL FOODARY SUBIACO	23/01/2026	Fuel	$ 20.90
AMPOL FOODARY GLENDALOUGH	24/01/2026	Fuel	$ 180.85
AMPOL FOODARY KARRINYUP	25/01/2026	Fuel	$ 60.95
AMPOL FOODARY KINGSLEY	25/01/2026	Fuel	$ 76.40
AMPOL BUSSELTON S/STN	26/01/2026	Fuel	$ 63.93
AMPOL FOODARY CARINE	26/01/2026	Fuel	$ 52.36
AMPOL FOODARY EAST PERTH	26/01/2026	Fuel	$ 153.74
AMPOL FOODARY GLENDALOUGH	26/01/2026	Fuel	$ 185.28
AMPOL FOODARY LEEDERVILLE	26/01/2026	Fuel	$ 77.14

AMPOL FOODARY GLENDALOUGH	27/01/2026	Fuel	$ 353.32
AMPOL FOODARY HIGH WYCOMBE	27/01/2026	Fuel	$ 107.02
AMPOL FOODARY LEEDERVILLE	27/01/2026	Fuel	$ 937.74
AMPOL FOODARY ASCOT	28/01/2026	Fuel	$ 45.85
AMPOL FOODARY EAST PERTH	28/01/2026	Fuel	$ 143.38
AMPOL FOODARY GLENDALOUGH	28/01/2026	Fuel	$ 296.34
AMPOL FOODARY LEEDERVILLE	28/01/2026	Fuel	$ 463.01
AMPOL FOODARY MALAGA DRIVE S/STN	28/01/2026	Fuel	$ 48.76
AMPOL FOODARY APPLECROSS	29/01/2026	Fuel	$ 75.17
AMPOL FOODARY EAST PERTH	29/01/2026	Fuel	$ 90.59
AMPOL FOODARY GLENDALOUGH	29/01/2026	Fuel	$ 99.80
AMPOL FOODARY LEEDERVILLE	29/01/2026	Fuel	$ 373.28
AMPOL FOODARY BELMONT	30/01/2026	Fuel	$ 57.78
AMPOL FOODARY EAST PERTH	30/01/2026	Fuel	$ 104.20
AMPOL FOODARY GLENDALOUGH	30/01/2026	Fuel	$ 234.13
AMPOL FOODARY JOONDALUP	30/01/2026	Fuel	$ 112.43
AMPOL FOODARY LEEDERVILLE	30/01/2026	Fuel	$ 624.92
AMPOL FOODARY MALAGA	30/01/2026	Fuel	$ 133.19
AMPOL FOODARY STRATTON	30/01/2026	Fuel	$ 67.00
AMPOL FOODARY LEEDERVILLE	31/01/2026	Fuel	$ 108.78
Grand Total			**$ 25,878.22**

11.3 INVESTMENT REPORT AS AT 31 JANUARY 2026

Attachments: **1. Investment Report as at 31 January 2026**

RECOMMENDATION:

That Council NOTES the Investment Statistics for the month ended 31 January 2026 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the nature and value of the City's Investments as at 31 January 2026 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

1.

Total funds invested in the month of January 2026 were $1.0m and $7.0m of funds matured during the same period.

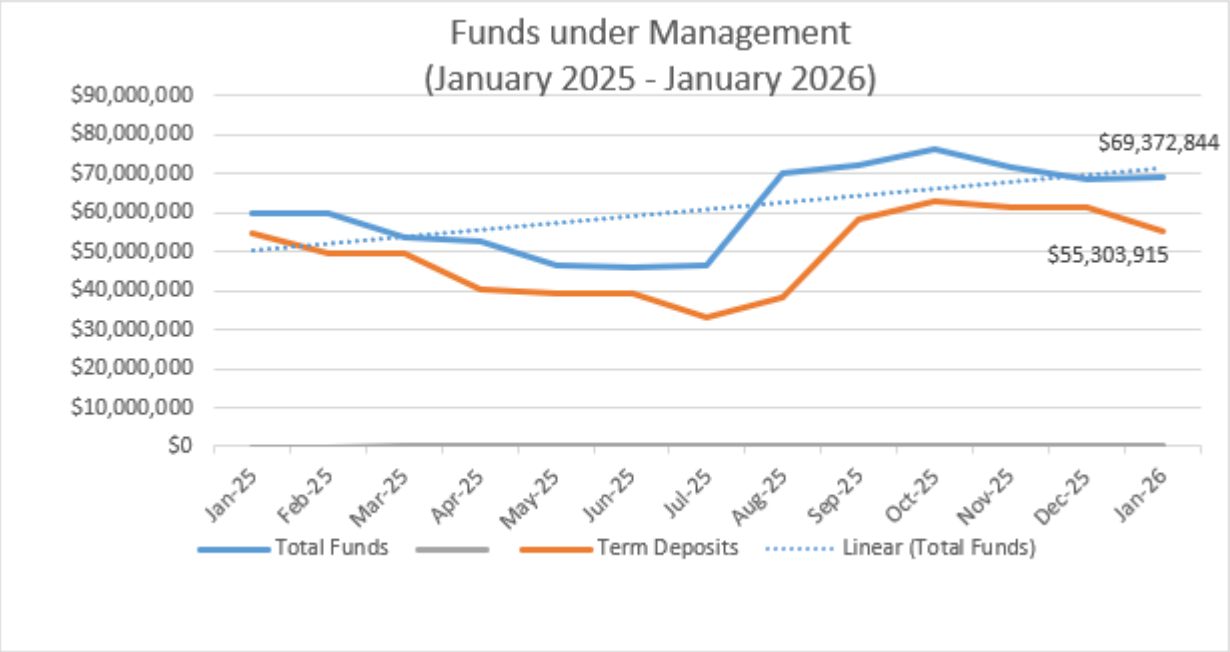
Investment Status

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

As at 31 January 2026, the total funds held in the City's operating accounts (including on call) was $69,372,844 compared to $59,984,858 for the period ended 31 January 2025. All funds are interest bearing as at 31 January 2026.

The total term deposit investments for the period ended 31 January 2026 were $55,303,915 compared to $54,699,836 for the period ended 31 January 2025.

The following chart shows funds under management from January 2025 to January 2026:



Interest Status

Total accrued interest earned on investments as at 31 January 2026 is:

Total Accrued Interest Earned on Investment	Budget Annual	Budget YTD	Actual YTD	% of YTD Budget	FY24/25 Actual
Municipal	860,000	515,140	731,160	141.93%	1,269,032
Reserve	800,000	479,200	769,471	160.57%	1,200,000
Subtotal	**1,660,000**	**994,340**	**1,500,631**	**150.92%**	**2,469,032**
Leederville Gardens Inc. Surplus Trust*	0	0	112,767	N/A	197,586
Total	**1,660,000**	**994,340**	**1,613,398**	**162.26%**	**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 4.06% for current investments compared to the Reserve Bank 6 month accepted bill rate for January 2026 of 4.08%.

Sustainable Investments

The City's investment policy requires that in the first instance, the City considers the risk and return of the investment. All things being equal, the City then prioritises investments with no current record of funding fossil fuels while complying with the investment policy.

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 City has 48.1% of its total investment portfolio allocated to banks with fossil fuel exposure as at January 2026, specifically National Australia Bank (NAB) and the Commonwealth Bank of Australia (CBA) which both have A-1+ rating. Both institutions have taken steps to reduce their financing of fossil fuel activities, with CBA in particular implementing stricter requirements for fossil fuel clients to disclose credible climate transition plans. Since the introduction of these requirements in 2024, CBA has achieved significant reductions in its fossil fuel financing. The City maintains its operating accounts with CBA.

The investment guidelines which are 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%	17.2%	90%	48.1%
A-1	25%	0%	90%	0%
A-2	20%	33.3%	90%	51.9%

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Section 19(2)(b) of the *Local Government (Financial Management) Regulations 1996* requires that a local government establish and document procedures to enable the identification of the nature and location of all investments.

RISK MANAGEMENT IMPLICATIONS

Low: Administration has developed effective controls to ensure funds are invested in accordance with the City's Investment Policy. This report enhances transparency and accountability for the City's investments.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2023-2032:

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.
Our community is aware of what we are doing and how we are meeting our goals.
Our community is satisfied with the service we provide.
We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, however focussing on non-fossil fuel investments contributes to a sustainable environment.

PUBLIC HEALTH IMPLICATIONS:

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

FINANCIAL/BUDGET IMPLICATIONS:

The financial implications of this report are as noted in the details section of the report. Administration is satisfied that appropriate and responsible measures are in place to protect the City's financial assets.

CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 31 JANUARY 2026

Funds	Institution	Investment Date	Maturity Date	Interest Rate	Principal $
OPERATING ACCOUNTS					
Municipal	Commonwealth Bank of Australia	Ongoing		3.35%	4,435,135
Municipal	Commonwealth Bank of Australia	Ongoing		3.30%	2,510,696
Reserve	Commonwealth Bank of Australia	Ongoing		3.35%	7,123,098
Total Operating Funds					**14,068,929**
TERM DEPOSITS					
Leederville Gardens Inc Surplus Trust	National Australia Bank	22/08/2025	21/08/2026	4.05%	2,275,054
Leederville Gardens Inc Surplus Trust	AMP Bank	17/12/2025	17/12/2026	4.25%	982,919
Leederville Gardens Inc Surplus Trust	AMP Bank	23/01/2026	22/01/2027	4.40%	1,045,942
Municipal	Beyond Bank	20/08/2025	18/02/2026	4.25%	4,000,000
Municipal	Judo Bank	19/03/2025	17/03/2026	4.65%	2,000,000
Municipal	Commonwealth Bank of Australia	31/10/2025	29/04/2026	4.21%	5,000,000
Municipal	MyState Bank	27/06/2025	26/06/2026	4.25%	4,000,000
Municipal	Unity Bank	11/09/2025	10/09/2026	4.20%	2,000,000
Municipal	Beyond Bank	11/09/2025	10/09/2026	4.25%	4,000,000
Municipal	Beyond Bank	11/09/2025	11/09/2026	4.25%	4,000,000
Reserve	AMP Bank	19/08/2025	18/02/2026	4.25%	3,000,000
Reserve	Bendigo and Adelaide Bank	19/08/2025	18/02/2026	4.10%	3,000,000
Reserve	Judo Bank	19/03/2025	17/03/2026	4.65%	2,000,000
Reserve	Bank of Queensland	26/11/2025	25/05/2026	4.25%	4,000,000
Reserve	Commonwealth Bank of Australia	26/11/2025	24/07/2026	4.25%	4,000,000
Reserve	Unity Bank	11/09/2025	11/09/2026	4.20%	2,000,000
Reserve	National Australia Bank	11/09/2025	11/09/2026	4.15%	8,000,000
Total Term Deposits					**55,303,915**
Total Funds available					**69,372,844**

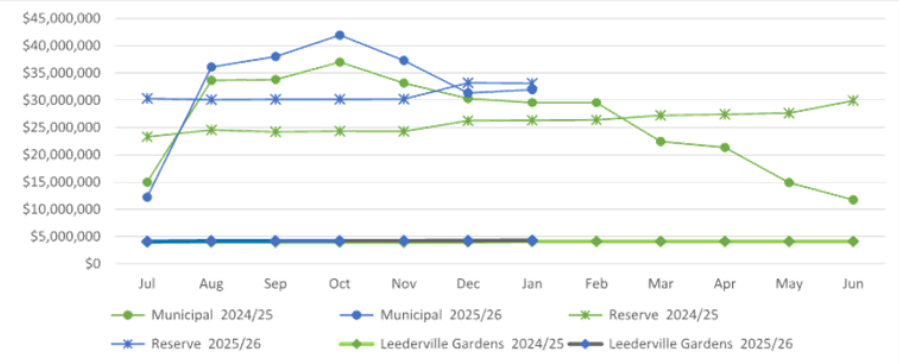
CITY OF VINCENT
INVESTMENT PORTFOLIO
AS AT 31 JANUARY 2026

	Municipal	Reserve	Leederville Gardens Inc Surplus Trust	Total	Total
	$	$	$	$	%
BY INVESTMENT HOLDINGS					
Municipal Account	4,435,135	7,123,098	0	11,558,233	16.7%
Online Saver	2,510,696	0	0	2,510,696	3.6%
Term Deposits	25,000,000	26,000,000	4,303,915	55,303,915	79.7%
	31,945,831	**33,123,098**	**4,303,915**	**69,372,844**	**100.0%**
BY INSTITUTION					
Bank of Queensland	0	4,000,000	0	4,000,000	5.8%
Bendigo and Adelaide Bank	0	3,000,000	0	3,000,000	4.3%
Commonwealth Bank of Australia	11,945,831	11,123,098	0	23,068,929	33.3%
Beyond Bank	12,000,000	0	0	12,000,000	17.2%
National Australia Bank	0	8,000,000	2,275,054	10,275,054	14.8%
MyState Bank	4,000,000	0	0	4,000,000	5.8%
AMP Bank	0	3,000,000	2,028,861	5,028,861	7.2%
Judo Bank	2,000,000	2,000,000	0	4,000,000	5.8%
Unity Bank	2,000,000	2,000,000	0	4,000,000	5.8%
	31,945,831	**33,123,098**	**4,303,915**	**69,372,844**	**100.0%**
BY CREDIT RATINGS (SHORT-TERM ISSUE)					
A-1+	11,945,831	19,123,098	2,275,054	33,343,983	48.1%
A-2	20,000,000	14,000,000	2,028,861	36,028,861	51.9%
	31,945,831	**33,123,098**	**4,303,915**	**69,372,844**	**100.0%**
BY TERMS					
0-30 days	6,945,831	7,123,098	0	14,068,929	20.2%
91-180 days	5,000,000	4,000,000	0	9,000,000	13.0%
181-270 days	4,000,000	10,000,000	0	14,000,000	20.2%
271-365 days	16,000,000	12,000,000	4,303,915	32,303,915	46.6%
	31,945,831	**33,123,098**	**4,303,915**	**69,372,844**	**100.0%**
BY MATURITY					
0-30 days	10,945,831	13,123,098	0	24,068,929	34.7%
31-90 days	7,000,000	2,000,000	0	9,000,000	13.0%
91-180 days	4,000,000	8,000,000	0	12,000,000	17.3%
181-270 days	10,000,000	10,000,000	2,275,054	22,275,054	32.1%
271-365 days	0	0	2,028,861	2,028,861	2.9%
	31,945,831	**33,123,098**	**4,303,915**	**69,372,844**	**100.0%**
BY FOSSIL FUEL EXPOSURE					
Fossil Fuel Investments	11,945,831	19,123,098	2,275,054	33,343,983	48.1%
Non Fossil Fuel Investments	20,000,000	14,000,000	2,028,861	36,028,861	51.9%
	31,945,831	**33,123,098**	**4,303,915**	**69,372,844**	**100.0%**

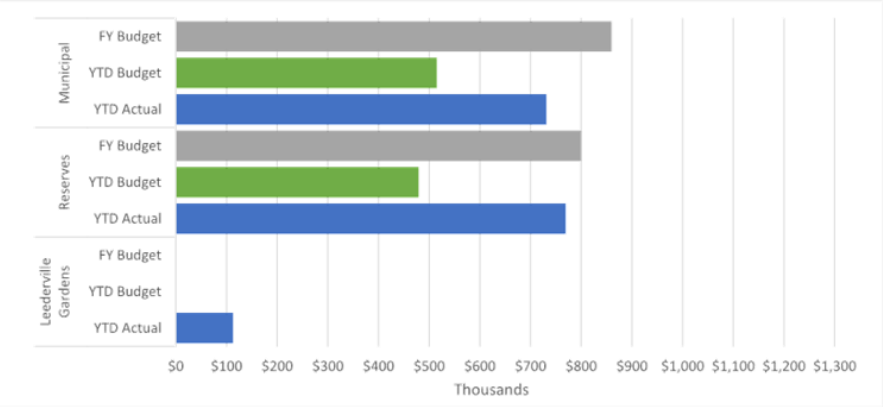
- Fossil fuel investment
- Non fossil fuel investment

CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 31 JANUARY 2026

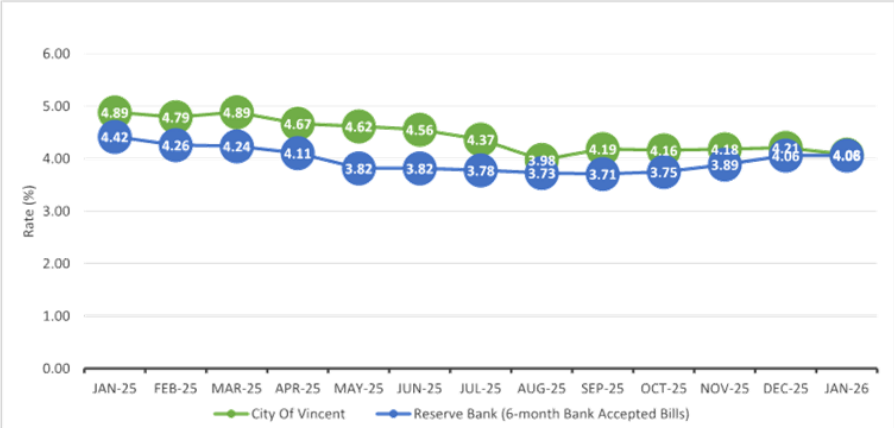
FUNDS INVESTED (TERM DEPOSITS ONLY)



INTEREST EARNINGS

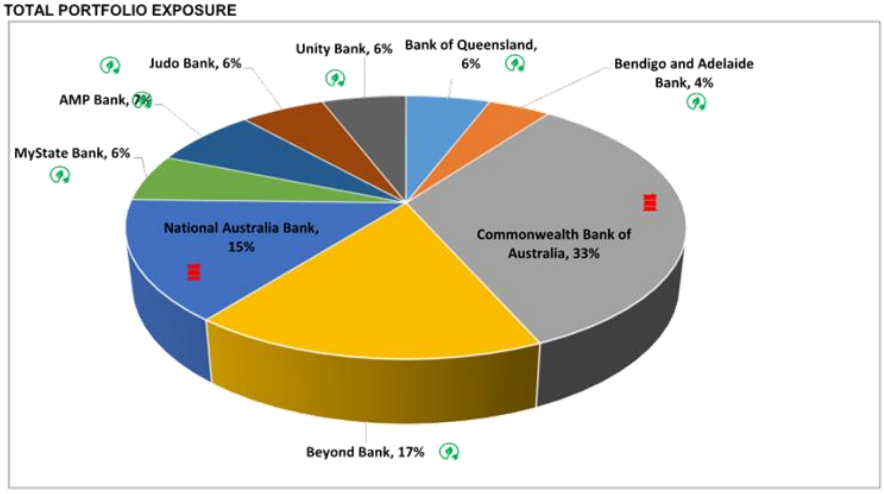


INTEREST RATE COMPARISON

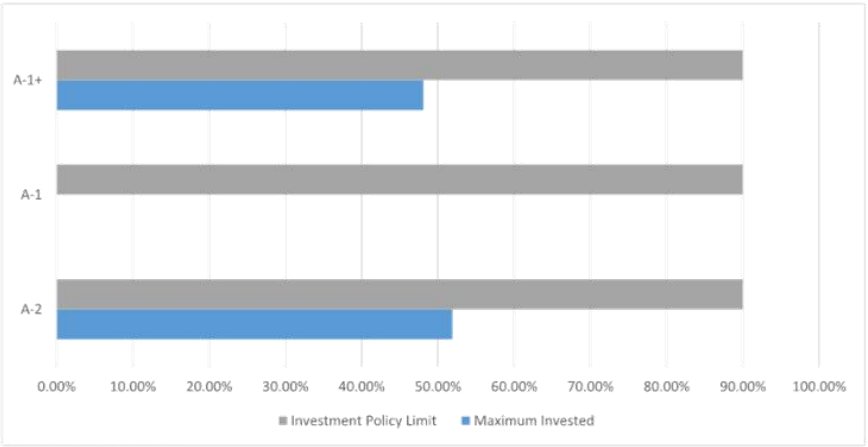


CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 31 JANUARY 2026

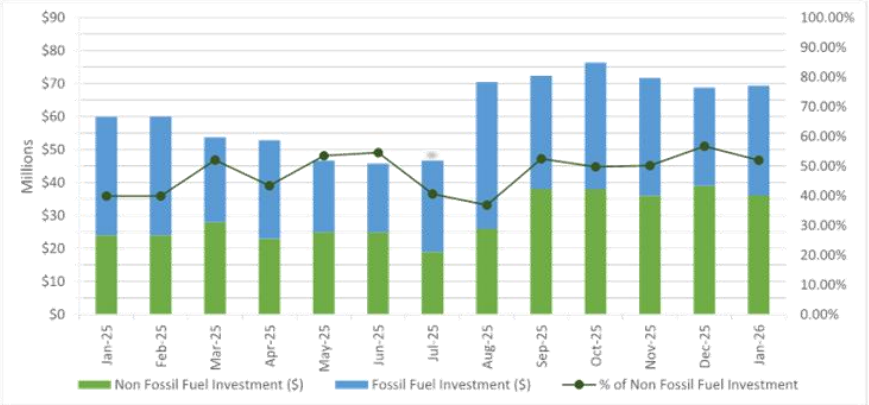
TOTAL PORTFOLIO EXPOSURE



TOATL CREDIT EXPOSURE



FOSSIL FUEL EXPOSURE



11.4 APPROVAL TO ADVERTISE AMENDED INVESTMENT POLICY - STANDARD AMENDMENT

Attachments: **1. Draft Investment Policy**

RECOMMENDATION

That Council APPROVES the proposed amendments to the Investment Policy, at Attachment 1, for the purpose of community consultation.

PURPOSE OF REPORT:

For Council to approve, for the purpose of community consultation, the proposed amendments to the Investment Policy as detailed at **Attachment 1.**

DELEGATION:

Section 2.7 of the *Local Government Act 1995* sets out the Role of Council as being to 'determine the local government's policies'. There is no delegation to Administration to make, review or repeal policies.

BACKGROUND:

The requirement of provisions outlined in clause 1.3 of the Corporate Document Development Policy were presented to Council Members at the budget workshop in January 2026.

At its meeting on 8 February 2022, Council adopted the City's current Investment Policy.

The Investment Policy is now due for review. The policy was initially developed to provide a clear governance framework for the investment of surplus municipal funds in accordance with section 6.14 of the Local Government Act 1995 and associated regulations.

The current review is required as part of the scheduled policy review cycle (February 2026) and in response to:

- Updated legislative and regulatory references (including Regulation 19C);
- Evolving financial market conditions; and
- Increased expectations regarding fossil fuel considerations.

The draft amended Investment Policy is included as **Attachment 1.**

DETAILS:

The elements set out in clause 1.3 of the Corporate Document Development Policy have been considered as set out below.

A documented policy position remains required due to:

- Legislative requirements under the Local Government Act 1995, Local Government (Financial Management) Regulations 1996, and Trustees Act 1962;
- The complexity of managing public funds within defined credit, diversification and maturity limits;
- Community expectations regarding ethical and environmentally responsible investments; and
- The need to align investment governance with contemporary local government best practice.

The review has determined that the policy remains necessary; however, amendments are required to modernise the governance framework and clarify risk parameters.

Amendments to the Policy Objectives
The Policy Objectives have been refined to:

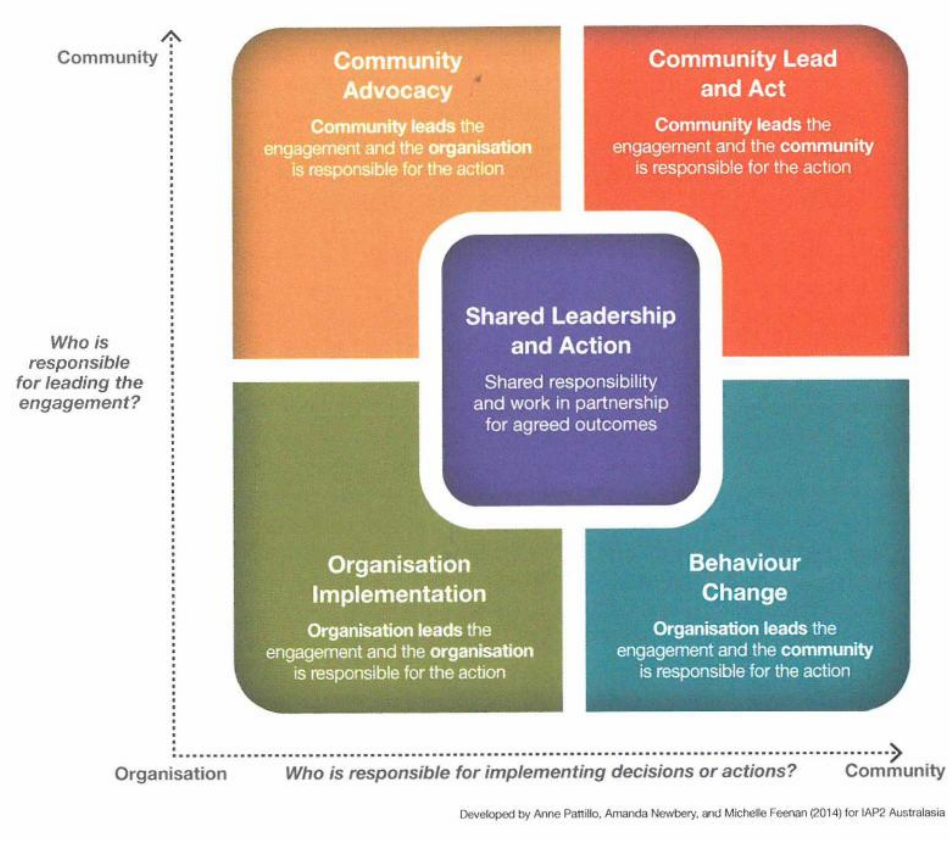
- Reinforce capital preservation and liquidity as primary priorities;
- Emphasise risk-adjusted return rather than yield maximisation;
- Explicitly reference diversification across counterparties and maturity profiles;
- Formalise application of the Prudent Person Standard; and
- Provide a structured preference for environmentally and socially responsible investments, where consistent with the primary objectives.

The amendments do not change the core intent of the policy but strengthen clarity, governance controls and alignment with legislative requirements.

Other Key Amendments
Key amendments include:

- Introduction of a clearer Definitions section to support audit compliance;
- Formal rollover provisions allowing reinvestment at maturity where liquidity is not required;
- Strengthened quotation requirements for term investments;
- Clarification of counterparty credit and diversification limits;
- Increase investment term to up to 3 years for term deposits in line with the Local Government (Financial Management) Regulations 1996;
- Enhanced reporting and transparency requirements to Council; and
- Strengthened variation provisions, including time limits and reporting obligations.

CONSULTATION/ADVERTISING:



Organisation Implementation

Organisations lead engagement and seek input, shape the policies, projects and services for which they are responsible. This is a familiar and traditional approach to policy development, project management and service delivery.

Tension: People feel forced leading to an unresponsive process.
Mitigation: Increasing the level of influence, and implementing a transparent, robust process.

In accordance with the City's Corporate Document Development Policy draft policy documents are presented to Council for approval and authorisation to commence community consultation. All proposed changes, other than those covered by clause 5.8, will be advertised in accordance with, but not limited to, the requirements of the City's Community and Stakeholder Engagement Policy and guided by the following amendment classifications;

- **Complex Amendments** - Broad public engagement will be required, aligned with the Community and Stakeholder Engagement Policy, to ensure significant changes are thoroughly communicated and reviewed.
- **Standard Amendments** - Will be advertised for a minimum of 21 days in accordance with the Community and Stakeholder Engagement Policy. Consultation methods will be tailored based on the potential impact of the amendments, with recommendations presented to Council for determination.

The proposed Investment Policy will be advertised for 21 days via:

- notice published on Imagine Vincent and the City's website;
- inclusion in the City's E-news publication; and
- the notice board at the City's Administration and Library and Local History Centre.

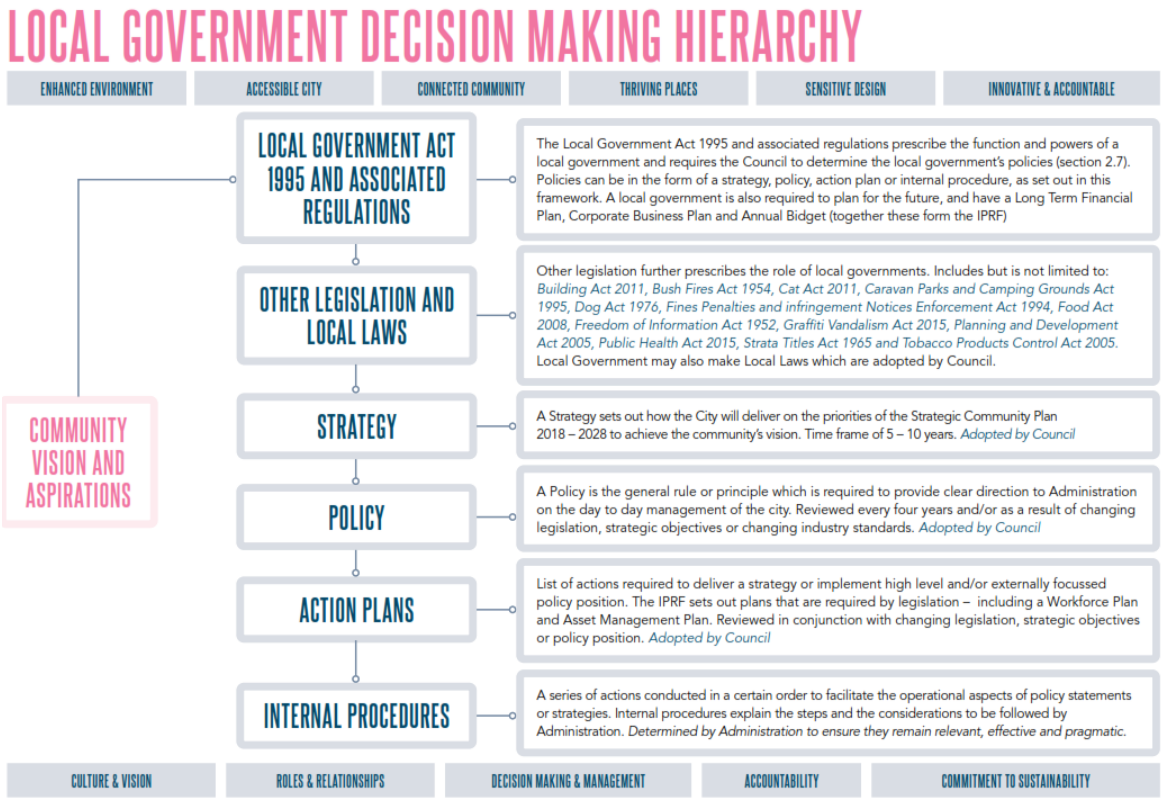
Public notice of this proposed new policy will be provided from 13 March 2026.

LEGAL/POLICY:

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

The City's Corporate Document Development Policy sets out the process for the development and review of the City's policy documents. In accordance with clause 2.3 of the Corporate Document Development Policy:

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



RISK MANAGEMENT IMPLICATIONS

Low: Adopting the proposed policy is low risk The policy amendments do not alter the risk profile of the City's investment approach.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

This is in keeping with the following key sustainability outcomes of the *City's Enhanced Environment Strategy 2025-2030.*

Sustainable Energy Use/Greenhouse Gas Emission Reduction

PUBLIC HEALTH IMPLICATIONS:

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

FINANCIAL/BUDGET IMPLICATIONS:

The investment policy provides policy settings that impact the level of interest revenue generated, the liquidity of cash available to fund operations.

INVESTMENT POLICY

Legislation / local law requirements	*Local Government Act 1995* – Section 6.14 *Trustees Act 1962* - Part III *Local Government (Financial Management) Regulations 1996* – R19 Australian Accounting Standards
Relevant delegations	Council Delegation 2.2.28 – Power to invest and manage investments
Related policies, procedures and supporting documentation	Investment Guidelines and Procedures - D21/58375

1. INTRODUCTION

The City of Vincent will invest surplus funds in accordance with the Local Government Act and Council Delegations.

2. PURPOSE

This Policy establishes the principles, governance framework and controls for the prudent investment of City funds. It aims to balance capital preservation, liquidity, and return, while reflecting the City's ethical, environmental and social responsibility commitments, and ensuring compliance with all legislative requirements.

3. OBJECTIVE

The purpose of this policy is to:

a. Preserve the real value of capital;
b. Ensure sufficient liquidity to meet all reasonably foreseeable cash flow requirements;
c. Achieve an appropriate return considering market conditions and risk profile of the ADI;
d. Maintain a high level of diversification across counterparties and maturity profiles;
e. Apply the Prudent Person Standard in all investment decisions; and
f. Give preference to environmentally and socially responsible investments, including non-fossil-fuel institutions, where consistent with the primary objectives above.

4. SCOPE

This Policy applies to all funds invested by the City, including:

a. Municipal (operating) funds;
b. Reserve and specific purpose funds.
c. Trust funds;

INVESTMENT POLICY

5. DEFINITIONS

For the purpose of this Policy:
ADI – Authorised Deposit-Taking Institution as defined in the Banking Act 1959 (Commonwealth) section 5.
Portfolio – The total investment holdings of the City at any point in time.

6. LEGISLATIVE AND REGULATORY FRAMEWORK

All investments must comply with:

- *Local Government Act 1995* (s.6.14);
- *Local Government (Financial Management) Regulations 1996* (Regulations 19 and 19C);
- *Trustees Act 1962* (Part III); and
- Australian Accounting Standards.

7. DELEGATION AND AUTHORITY

Authority to implement this Policy is delegated by Council to the Chief Executive Officer, who may further delegate operational responsibilities to authorised finance officers in accordance with Council's Delegations Register.

No investment may be made outside the parameters of this Policy.

8. PRUDENT PERSON STANDARD

The investment will be managed with the care, diligence, and skill that a prudent person would exercise. The City of Vincent will manage the investment portfolios to safeguard the portfolios and not for speculative purposes.

9. ETHICS AND CONFLICTS OF INTEREST

Officers shall refrain from personal activities that would conflict with the proper execution and management of the City of Vincent investment portfolio. Officers will disclose any conflict of interest to the Chief Executive Officer.

10. AUTHORISED INVESTMENTS

Subject to legislation, authorised investments are limited to Australian-dollar-denominated investments with approved counterparties, including:

a. Fixed and floating rate interest-bearing deposits with ADIs or the Western Australian Treasury Corporation; and
b. State, Territory and Commonwealth Government Bonds;

Maximum terms to maturity are governed by Section 14 of this Policy.

INVESTMENT POLICY

11. AT-CALL FUNDS – EXEMPTION FROM THRESHOLD LIMITS

At-call cash management accounts held with the City's primary transactional banker (currently Commonwealth Bank of Australia) are excluded from individual counterparty investment threshold requirements, recognising their operational liquidity function and daily cash-flow management purpose.

12. PROHIBITED INVESTMENTS

This policy prohibits the use of leveraging (borrowing to invest) of an investment. The following are prohibited:

a. Derivative-based instruments;
b. Structured or leveraged products;
c. Any investment not permitted under Regulation 19C.

13. INVESTMENT GUIDELINES AND TERM TO MATURITY LIMITS

13.1 Quotation Requirements

- For term investments, the City will obtain not less than three comparable quotations, unless impractical due to prevailing market conditions.
- Quotations may be obtained directly from authorised institutions or via an approved third-party online investment platform that aggregates rates from multiple ADIs.
- Where an online platform is used, quotations must relate to the same investment amount, term to maturity, and conditions, and be sourced from at least three different ADIs, thereby satisfying the three-quotation requirement.
- The selected investment will represent the most advantageous option having regard to return, credit quality, diversification limits, liquidity requirements, and policy compliance, rather than interest rate alone.
- All investments must be appropriately documented and retained at the time of placement to support audit and compliance requirements.

13.2 Term to Maturity Limits

The term to maturity for investments is:

- **At-call deposits:** No maturity limit (operational liquidity)
- **Term deposits and government bonds:** Up to 3 years (1,095 days)

Longer-dated investments will generally be applied to trust, reserve and specific purpose funds where cash flow requirements are known and predictable.

13.3 Rollover of Investments

Where an investment reaches maturity and the underlying funds are not required for operational liquidity or committed expenditure, the Chief Executive Officer (or authorised delegate) may reinvest or "roll over" the funds directly with the same or another approved counterparty, provided that:

INVESTMENT POLICY

a. The reinvestment complies with all credit rating, counterparty concentration and term-to-maturity limits in this Policy;
b. The rollover decision considers updated cash flow forecasts and liquidity requirements;
c. Competitive quotations are obtained in accordance with Section 3.1;
d. The reinvestment does not extend beyond the maximum term applicable to the relevant fund classification (Municipal, Trust or Reserve); and
e. The decision is documented and included in the next monthly investment report to Council.

Funds are not required to be transferred back to the City's municipal operating account where there is no immediate liquidity requirement.

14. RISK MANAGEMENT FRAMEWORK

The City will manage investment risk through a structured framework addressing credit risk, counterparty concentration risk, liquidity risk, interest rate risk, and term-to-maturity risk, consistent with contemporary local government best practice and the Prudent Person Standard.

14.1 Risk Principles

When exercising the power of investment, the following principles must be considered:

- The purpose of the investment and underlying cash flow requirements;
- The nature and level of risk associated with the investment;
- The need to preserve the real value of capital and income;
- The likelihood and impact of capital or income loss;
- Liquidity and marketability during and at maturity;
- Portfolio concentration and diversification;
- Ethical, environmental and reputational risk.

14.2 Credit Rating Framework

Credit ratings issued by Standard & Poor's (or Moody's / Fitch equivalent) will be used to assess counterparty risk. Where ratings differ between agencies, the lower rating will apply.

14.3 Counterparty Credit and Diversification Limits (Direct Investments)

Long-Term Credit Rating (>365 days)	Risk Description	Maximum % with Any One Institution	Maximum % of Total Portfolio
Government Guaranteed Deposits	Commonwealth Government backed	100%	100%
AAA	Extremely strong capacity to meet obligations	50%	100%
AA+ to AA-	Very strong capacity to meet obligations	50%	90%
A+ to A-	Strong capacity, more susceptible to adverse conditions	30%	80%
BBB+	Adequate protection parameters	20%	70%
BBB or below	Speculative / unacceptable	Nil	Nil

INVESTMENT POLICY

The **minimum acceptable long-term credit rating** for any non-government-guaranteed investment is **BBB+**.

14.4 Term-to-Maturity Framework

The investment portfolio will be structured to ensure adequate liquidity while allowing longer-term investments where cash flows are predictable:

Portfolio Component	< 1 Year	1–3 Years
Municipal	100%	0%
Reserve and Specific Purpose Funds	Up to 100%	Up to 70%
Trust Funds	Up to 100%	Up to 70%

Longer-term investments (greater than 12 months) will generally be limited to trust, reserve and specific purpose funds as per 14.4 table above.

15. ETHICAL, ENVIRONMENTAL AND SOCIAL INVESTMENT

- The City will apply a deliberate preference for investments with institutions that do not materially finance fossil fuel extraction or carbon-intensive industries; and
- This preference will only be exercised where credit quality, liquidity and comparative returns are not materially disadvantaged.

16. REPORTING AND TRANSPARENCY

A monthly investment report will be provided to Council detailing:

- Portfolio balance and performance;
- Maturity profile;
- Counterparty exposure;
- Compliance with this Policy;
- Fossil-fuel exposure considerations.

Annual confirmation certificates must be obtained from financial institutions for audit purposes.

17. VARIATION TO POLICY

The Chief Executive Officer may approve temporary variations to this Policy where it is in the City's interest or required due to legislative change. All variations must be reported to Council.

18. REVIEW

This Policy will be reviewed at least every two years, or earlier if legislative, financial market or strategic circumstances change.

INVESTMENT POLICY

CITY OF VINCENT

OFFICE USE ONLY	
Responsible Officer	Manager Financial Services
Initial Council Adoption	24 February 1997
Previous Title	Not applicable
Reviewed / Amended	27 March 2001, 27 June 2006, 12 August 2008, 28 July 2009, 14 January 2014, 23 August 2016, 12 December 2017, 8 February 2022; February 2026
Next Review Date	February 2028

11.5 MID YEAR BUDGET REVIEW 2025/26

Attachments:

1. **Statement of Financial Activity 2025-26**
2. **Net Current Assets 2025-26**
3. **Cash Backed Reserves Budget 2025-26**
4. **Capital Expenditure Budget 2025-26**
5. **Operating Budget Analysis 2025-26**

RECOMMENDATION:

That Council BY ABSOUTE MAJORITY APPROVES the following amendments to the 2025/26 Annual Budget:

1. **A net increase in the Operating result of $2,652,008 as per Attachment 1;**

2. **A net increase in Cash Backed Reserves totalling $2,669,617 as per Attachments 3;**

3. **A net decrease in proceeds from new borrowings totalling $332,872 as per Attachments 1;**

4. **A net increase in the closing surplus of $912,935, resulting in a forecasted year end surplus at 30 June 2026 of $1,308,989 as per Attachment 1;**

5. **A net decrease in the Capital Expenditure Budget of $1,383,216 as per Attachment 4; and**

6. **Additional loan payment of $400,000 towards Beatty Park Loan 10.**

PURPOSE OF REPORT:

The purpose of this report is to consider and authorise the proposed mid-year budget review for 2025/26.

DELEGATION:

Section 33A(3) of the Local Government (Financial Management) Regulations 1996 requires Council to adopt by Absolute Majority any changes to the budget submitted for review.

BACKGROUND:

The review period covered for this budget is October 2025 to January 2026. The mid-year budget review has maintained a conservative approach and at the same time has increased budgeted revenue and expenditure in line with forecasted positions. An allowance was made to carry forward capital projects that will not be delivered in the current financial year.

DETAILS:

The budget amendments from this review incorporate the following adjustments:

- A net increase in the Operating result of $2,652,008 as per **Attachment 1& 5**;
- A net increase in Cash Backed Reserves totalling $2,669,617 as per **Attachments 3**;
- A net decrease in proceeds from new borrowings totalling $332,872 as per **Attachments 1**;
- A net decrease in the Capital Expenditure Budget of $1,383,216 as per **Attachment 4;** and
- A net increase in the closing surplus of $912,935, resulting in a forecasted year end surplus at 30 June 2026 of $1,308,989 as per **Attachment 1**.

Capital Expenditure

The 2025/2026 midyear budget review includes a capital expenditure program totalling $21,592,522.

The City's major capital expenditure projects for this financial year include:

- Robertson Park Development Plan (Stage 1 & 2) ($2,957,438)
- Road Maintenance Programs ($2,810,000)
- Beatty Park Leisure Centre - Facilities Infrastructure ($1,239,277)
- Litis Stadium Floodlights ($940,000)
- Parks Irrigation Upgrade & Renewal Program ($891,940)
- DLGSC - HVAC, Plant & Fire Services Renewals ($665,000)
- Heavy Fleet Replacement Program ($546,500) and
- Beatty Park Reserve Toilet ($510,000).

Further detail of the total amendments of $1,383,216 to the capital expenditure budget are included in **Attachment 1** and **4**.

Some of the key capital budget amendments are summarised below:

Description	Current Budget $	Proposed Revised Budget $	Net Movement $	Changes	Comments
Weld Square - renew irrigation system and install iron filter	180,000	370,000	190,000	Increase	Funded via project savings to address iron filter requirement.
Robertson Park Stage 1B - Tennis Centre	2,434,169	2,584,169	150,000	Increase	Funded from $100k project savings and $50k additional contribution for grass-to-clay court conversion works.
Leederville Oval - HVAC Renewal - East Perth Function Room	0	100,000	100,000	Increase	Funded from project savings for urgent asbestos remediation.
Post PSHB Restoration Works	227,469	317,469	90,000	Increase	Increase is funded from federal grant
Toilet/ facilities upgrade - Loftus Rec Ctr (Belgravia)	250,000	320,000	70,000	Increase	Funded from project savings to cover cost escalation and contingencies.
Infrastructure Works - Litis Stadium	210,446	270,446	60,000	Increase	Funded from project savings due to unforeseen ground conditions and remediation.
Birdwood Square Floodlight Renewal	300,000	360,000	60,000	Increase	Funded from project savings due to ground conditions and heritage monitoring requirements.
ICT Infrastructure Renewal	110,958	163,358	52,400	Increase	Increased to meet operational requirements.
Forrest Park Reserve Project	0	50,000	50,000	Brought forward	FY27 project brought forward to meet operational requirements.
Floreat Athena Clubroom Refurbishment - Litis Stadium	68,364	113,364	45,000	Increase	Funded from project savings due to scope and compliance upgrades.
North Perth/Highgate Skate Park (Election Commitment)	0	45,000	45,000	Brought forward	FY27 project brought forward to meet operational requirements.

Operating Income Budget Increase

Further detail of the main operating revenue budget amendments greater than $10,000 are included in **Attachment 5**. Operating revenue has increased by $1,088,657 with key changes include below:

Fees and charges increased by $660,888. The breakdown of the key fees and charges amendments are as follows:

Service Area	Details	$ Budget Increase/ (Decrease)
Beatty Park	Increase in enrolment fees, membership, admission and hire fees	500,000
Rangers	Increase in car park revenue and parking infringement revenue to align with year-to-date actuals	430,167
Statutory Planning Services	Increase in Development Application Panel Fees revenue based on pre-lodgement	63,000
Public Health and Built Environment	Decrease due to delays in procuring a supplier to carry out the food business inspections	(225,000)
City Buildings	Decrease due to rent reduction for Belgravia from July 24 to Dec 25	(76,390)

Interest earnings increased by $461,200 mainly due to higher cash balances.

Service Charges for underground power decreased by $95,263 mainly due to lower service charges raised and a lower take up of the 4-year payback option.

Grants and Subsidies has increased by $32,000 due to a grant from AFC for Women's Asian Cup for hire of venue.

Operating Expense Budget Increase

Further detail of the main operating expense budget amendments greater than $10,000 are included in **Attachment 5**. Operating expenses have increased by $809,142 with key changes included below:

Depreciation has increased by $665,630 mainly due to higher asset values.

A decrease in **materials and contracts of** $100,789 mainly due to:

- A decrease in waste recycling and other maintenance costs to align to actuals by Waste Management Services of $290,000.
- A decrease in health inspection costs to align with decrease in revenue by Public Health of $215,500.
- City Buildings & Asset Management increase in contractors and consultants for Leederville Oval, property management and maintenance costs for buildings and public halls and facilities of $161,781.
- Statutory Planning Services increase in legal services of $120,000 due to increase in development applications, SAT matters regarding 235 Brisbane Street Child Care Centre and 41-43 Angove Street additions and alterations to a service station.
- Major Projects increase in operating initiative costs of $80,000 (Leederville Carpark Projects $50k and Batching Plant & Depot Relocation $30k).
-

An increase in **other expenditure** of $77,930 mainly due to an increase in various repairs and maintenance.

An increase in **utilities** expenditure of $91,645 mainly due to increase in electricity and water charges.

Cash Backed Reserves

Details of the cash backed reserve amendments are included in **Attachment 3**. The net proposed increase in reserves is $2,669,617 with key movements below:

Transfer to reserves has increased by $1,710,663 mainly due to capital works deferred to FY27.

- Asset Sustainability Reserve capital carry forwards of $705,889 and an additional transfer from a budget surplus of $390,815;
- Beatty Park Leisure Centre Reserve transfer from a budget surplus of $300,000;
- Higher interest income $300,000.

Transfer from reserves has decreased by $958,954 mainly due to the capital works deferred to FY27:

- Asset sustainability reserve decrease mainly due to carry forward of purchase of a truck of $540,000, and ACROD audits $100,000.
- Cash in lieu parking reserve decrease mainly due to carry forward of $177,640 (Accessible City Strategy Implementation and Wayfinding Implementation Plan); partially offset by the Temporary at-grade car park.
- Percentage of Public Art Reserve decrease due to carry forward (COVID Artwork Relief project & Public Artlets) ($107,500).
- State Gymnastics Centre Reserve decrease due to carry forward of roof renewal ($77,518).

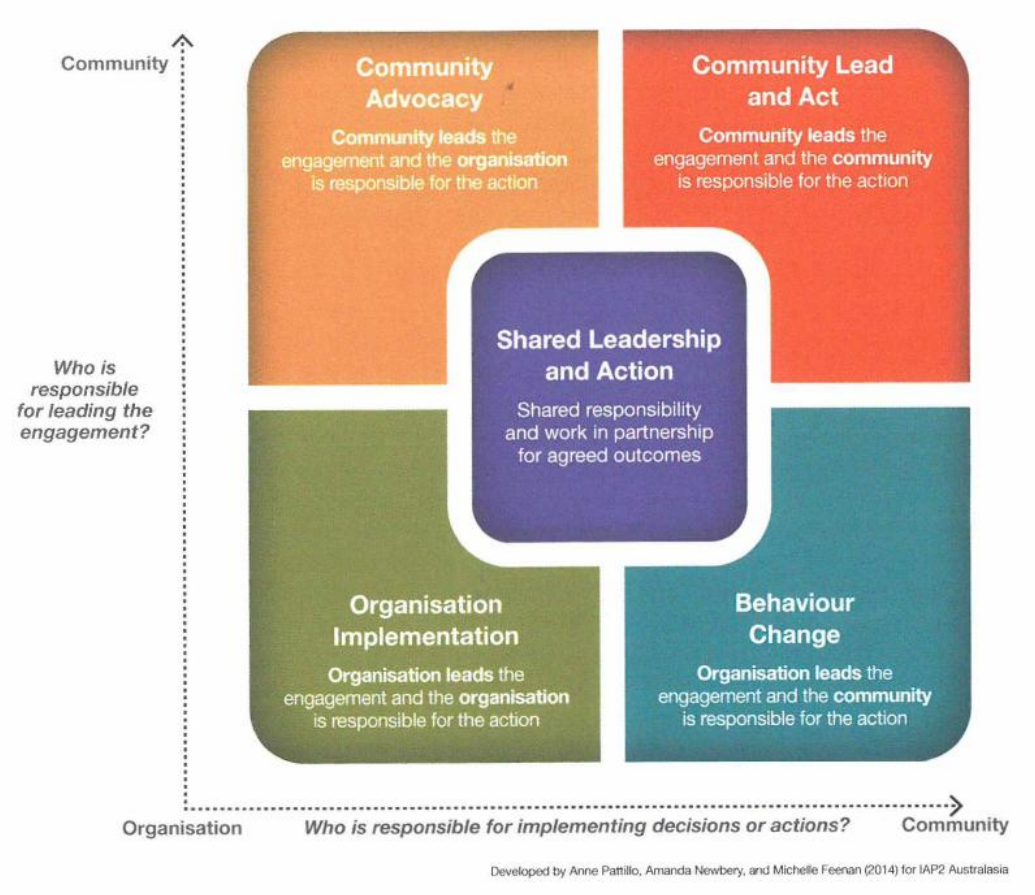
As detailed in the Statement of Financial Activity at **Attachment 1**, the revised budget forecast at 30 June 2026 is a surplus of $1,308,989.

Budget Surplus

The combination of higher opening surplus funds and an improved operating result for 2025/26, has resulted in additional surplus funds being available in the budget. The following recommendations have been included in the Mid-Year Budget Review resulting in a closing surplus of $1,308,989:

- Transfer to the Asset Sustainability Reserve to support long term financial sustainability and the 4-year capital works plan $390,815;
- Transfer to the Beatty Park Leisure Centre Reserve to support long term financial sustainability and the 4-year capital works plan $300,000;
- Repayment of high interest debt $400,000.

CONSULTATION/ADVERTISING:



Organisation Implementation

Organisations lead engagement and seek input, shape the policies, projects and services for which they are responsible. This is a familiar and traditional approach to policy development, project management and service delivery.

Tension: People feel forced leading to an unresponsive process.
Mitigation: Increasing the level of influence, and implementing a transparent, robust process.

LEGAL/POLICY:

The *Local Government Act 1995* requires that a budget review be undertaken each financial year, in the period between January and February of a financial year.

Regulation 33A of the *Local Government (Financial Management) Regulations 1996* requires:

(1) Between 1 January and the last day of February in each financial year a local government is to carry out a review of its annual budget for that year.

(2A) The review of an annual budget for a financial year must –

(a) consider the local government's financial performance in the period beginning on 1 July and ending no earlier than 31 December in that financial year; and

(b) consider the local government's financial position as at the date of the review; and

(c) review the outcomes for the end of that financial year that are forecast in the budget.

(2) The review of the annual budget for a financial year must be submitted to council on or before 31 March in that financial year.

(3) A council is to consider a review submitted to it and is to determine whether or not to adopt the review, any parts of the review or any recommendations made in the review.*

**Absolute majority required.*

(4) Within 14 days after a council has made a determination, a copy of the review is to be provided to the Department.

RISK MANAGEMENT IMPLICATIONS

Low: Conducting this budget review ensures the City is properly managing its finances to meet current priorities and commitments.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

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

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

SUSTAINABILITY IMPLICATIONS:

The Annual Budget, Capital Works Program and Long-Term Financial Plan provide resources to support the City of Vincent's Sustainability Programs.

PUBLIC HEALTH IMPLICATIONS:

The Annual Budget, Capital Works Program and Long-Term Financial Plan provide resources to support the City of Vincent's Public Health Programs.

FINANCIAL/BUDGET IMPLICATIONS:

The various budget amendments set out in this paper increases the budget surplus at 30 June 2026 from $396,054 to $1,308,989.

CITY OF VINCENT

CITY OF VINCENT
MID YEAR BUDGET REVIEW 2025/26
STATEMENT OF FINANCIAL ACTIVITY
Attachment 1

	Adopted Budget	First Quarter Budget Review	Updated Budget Estimates (a)	Year to Date Actual	Estimated Year at End amount (b)	Predicted Variance (a) - (b)
	2025/26	2025/26	2025/26	31/01/2026		2025/26
OPERATING ACTIVITIES						
Net current assets at start of financial year - surplus/(deficit)	4,160,616	5,090,559	5,102,373	5,102,373	5,102,373	0
Revenue						
Operating grants, subsidies and contributions	2,138,561	2,138,561	2,170,561	765,790	2,170,561	0
Fees and charges	27,001,820	27,001,820	27,662,708	16,350,099	27,662,708	0
Service charges	7,114,538	7,114,538	7,019,275	7,019,275	7,019,275	0
Interest earnings	2,112,800	2,112,800	2,574,000	1,943,209	2,574,000	0
Other revenue	1,799,254	1,799,254	1,799,254	1,045,839	1,799,254	0
Profit on asset disposals	286,408	374,299	394,131	194,612	394,131	0
Profit on Assets Held for Sale (TPRC Joint Venture)	5,833,333	5,833,333	5,833,333	2,916,667	5,833,333	0
	46,286,714	46,374,605	47,453,262	30,235,491	47,453,262	0
Expenses						
Employee costs	(36,202,448)	(36,202,448)	(36,202,028)	(20,923,586)	(36,202,028)	0
Materials and contracts	(31,210,931)	(29,901,942)	(29,801,153)	(15,342,530)	(29,801,153)	0
Utility charges	(2,298,869)	(2,298,869)	(2,390,514)	(1,371,746)	(2,390,514)	0
Depreciation on non-current assets	(14,884,439)	(14,884,439)	(15,550,069)	(9,070,441)	(15,550,069)	0
Interest expenses	(341,520)	(341,520)	(329,454)	(147,824)	(329,454)	0
Insurance expenses	(761,739)	(761,739)	(798,026)	(444,346)	(798,026)	0
Other expenditure	(1,059,342)	(1,059,342)	(1,137,272)	(880,291)	(1,137,272)	0
Loss on disposal of assets	(41,058)	(40,846)	(91,771)	(30,248)	(91,771)	0
	(86,800,346)	(85,491,145)	(86,300,287)	(48,211,012)	(86,300,287)	0
Net Operating excluding Rates	(40,513,632)	(39,116,540)	(38,847,025)	(17,975,521)	(38,847,025)	0
(Profit) on disposal of assets	(286,408)	(374,299)	(394,131)	(194,612)	(394,131)	0
Loss on disposal of assets	41,058	40,846	91,771	30,248	91,771	0
Movement in deferred pensioner rates (non-current)				(337,715)		0
Depreciation and amortisation on assets	14,884,439	14,884,439	15,550,069	9,070,441	15,550,069	0
Profit/loss on Assets Held for Sale - TPRC Joint Venture	(5,833,333)	(5,833,333)	(5,833,333)	(2,916,667)	(5,833,333)	0
Service Charge Receivable	(2,792,457)	(4,101,446)	(2,415,676)	(1,736,948)	(2,415,676)	0
Non-cash amounts excluded from operating activities	6,013,299	4,616,207	6,998,700	3,914,747	6,998,700	0
Amount attributable to operating activities	(34,500,333)	(34,500,333)	(31,848,325)	(14,060,774)	(31,848,325)	0
INVESTING ACTIVITIES						
Capital grants, subsidies and contributions	3,643,078	4,078,089	4,416,793	2,086,359	4,416,793	0
Proceeds from disposal of assets	527,573	557,810	446,064	241,751	446,064	0
Proceeds from Joint Ventures	5,833,333	5,833,333	5,833,333	2,916,667	5,833,333	0
Purchase of property, plant and equipment	(9,644,369)	(9,778,223)	(7,949,976)	(3,350,074)	(7,949,976)	0
Purchase and construction of infrastructure	(12,214,415)	(13,197,515)	(13,642,546)	(6,149,323)	(13,642,546)	0
Amount attributable to investing activities	(11,854,800)	(12,506,506)	(10,896,332)	(4,254,620)	(10,896,332)	0
FINANCING ACTIVITIES						
Principal elements of finance lease payments	(306,230)	(306,230)	(327,706)	(189,414)	(327,706)	0
Repayment of long term borrowings	(1,776,541)	(1,776,541)	(2,123,637)	(1,069,096)	(2,123,637)	0
Proceeds from new borrowings	2,500,000	2,500,000	2,167,128	2,167,128	2,167,128	0
Transfers to reserves (restricted assets)	(8,906,702)	(8,906,702)	(10,617,365)	(4,454,960)	(10,617,365)	0
Transfers from reserves (restricted assets)	4,255,795	4,373,612	3,414,658	1,095,611	3,414,658	0
Amount attributable to financing activities	(4,233,678)	(4,115,861)	(7,486,922)	(2,450,731)	(7,486,922)	0
Net current assets - surplus/(deficit)	**(46,428,195)**	**(46,032,141)**	**(45,129,206)**	**(15,663,752)**	**(45,129,206)**	**0**
Total amount raised from general rates	**46,428,195**	**46,428,195**	**46,438,195**	**46,420,612**	**46,438,195**	**0**
Net current assets - surplus/(deficit)	**0**	**396,054**	**1,308,989**	**30,756,860**	**1,308,989**	**0**

CITY OF VINCENT
MID YEAR BUDGET REVIEW 2025/2026
NET CURRENT FUNDING POSTION
Attachment 2

3 NET CURRENT FUNDING POSTION
EXPLANATION OF DIFFERENCE IN NET CURRENT ASSETS AND SURPLUS/(DEFICIT)

Operating activities excluded from budgeted deficiency
When calculating the budget deficiency for the purpose of Section 6.2 (2)(c) of the *Local Government Act 1995* the following amounts have been excluded as provided by *Local Government (Financial Management) Regulation 32* which will not fund the budgeted expenditure.

(a) Operating activities excluded from budgeted deficiency	Adopted Budget 30 June 2026	Audited Actual 30 June 2025	Updated Budget Estimates 30 June 2026	Year to Date Actual 31 January 2026	Estimated Year at End Amount 30 June 2026
	$	$	$	$	$
The following non-cash revenue or expenditure has been excluded from operating activities within the Rate Setting Statement.					
Adjustments to operating activities					
Less: Profit on asset disposals	(286,408)	(305,252)	(394,131)	(194,612)	(394,131)
Net Share of Interest in Associates	0	(316,715)	0	0	0
Less: Share of net profit of associates and joint ventures accounted for using the equity method	(5,833,333)	(2,750,716)	(5,833,333)	(2,916,667)	(5,833,333)
Less: Non-cash service charges	(2,792,457)		(2,415,676)	(1,736,948)	(3,724,665)
Add: Loss on disposal of assets	41,058	91,010	91,771	30,248	91,771
Add: Depreciation on assets	14,884,439	14,545,325	15,550,069	9,070,441	15,550,069
Non-cash movements in non-current assets and liabilities	0	60,703	0	(337,715)	0
	0	1,775	0	0	
Financial assets at amortised cost					0
Pensioner deferred rates	0	29,801	0	(337,715)	0
Employee benefit provisions	0	28,503	0	0	0
Inventory	0	624	0	0	0
Non-cash amounts excluded from operating activities	6,013,299	11,324,355	6,998,700	3,914,747	5,689,711
(b) Investing activities excluded from budgeted deficiency					
The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Rate Setting Statement in accordance with *Financial Management Regulation 32*.					
Adjustments to investing activities					
Movement in non-current capital grant/contribution liability	0	(4,031)	0	0	0
Right of use assets received - non cash	0	815,388	0	0	0
Non cash Capital grants, subsidies and contributions	0	430,682	0	0	0
Non cash amounts excluded from investing activities	0	1,242,039	0	0	0
Adjustments to financing activities					
Non cash proceeds from new leases	-	815,388	0	0	0
	0	(815,388)	0	0	0
(c) Current assets and liabilities excluded from budgeted deficiency					
The following current assets and liabilities have been excluded from the net current assets used in the Rate Setting Statement.					
Adjustments to net current assets					
Less: Reserve accounts	(34,902,559)	(29,931,772)	(37,134,477)	(33,291,119)	(37,134,477)
Less: Land held for sale	(847,172)	(1,619,783)	(1,781,761)	(1,605,009)	(1,781,761)
Less : Current assets not expected to be received at end of year					
- Service Charges	(2,792,457)	0	(2,415,676)	0	0
- Deferred Rates	(144,133)	0	0	0	0
Add: Current liabilities not expected to be cleared at end of year					
- Current portion of borrowings	2,079,876	1,488,799	1,776,541	1,789,887	1,776,541
- Current portion of lease liabilities	229,693	303,002	229,693	217,291	229,693
- Other assets Non-current	0	564,298	401,798	0	401,798
Total adjustments to net current assets	(36,376,752)	(29,195,456)	(38,923,882)	(32,888,950)	(36,508,206)
(d) Composition of estimated net current assets					
Current assets					
Cash and cash equivalents	11,313,579	6,699,259	9,274,172	31,841,455	9,274,172
Financial assets	30,700,000	35,000,000	37,134,477	33,291,119	37,134,477
Trade and other receivables	8,552,724	5,198,538	7,351,445	4,533,475	7,351,445
Other current assets	2,016,054	2,085,717	2,106,574	9,185,833	2,106,574
Assets classified as held for sale	726,798	0	0	0	0
Inventories	1,247,991	1,932,767	2,020,004	2,000,004	2,020,004
	54,557,146	50,916,281	57,886,672	80,851,886	57,886,672
Less: current liabilities					
Trade and other payables	(8,198,034)	(7,903,952)	(8,443,975)	(8,758,438)	(8,443,975)
Contract liabilities	(440,000)	(581,057)	(592,678)	0	(592,678)
Capital grant/contribution liability	(800,060)	(4,031)	0	0	0
Lease liabilities	(229,693)	(303,002)	(229,693)	0	(229,693)
Borrowings	(2,079,876)	(1,488,799)	(1,696,994)	(2,007,178)	(1,696,994)
Employee related provisions	(6,432,731)	(6,337,611)	(6,690,460)	(6,440,460)	(6,690,460)
	(18,180,394)	(16,618,452)	(17,653,801)	(17,206,076)	(17,653,801)
Net current assets used in the Statement of Financial Activity					
Total current assets	54,557,146	50,916,281	57,886,672	80,851,886	57,886,672
Less: Total current liabilities	(18,180,394)	(16,618,452)	(17,653,801)	(17,206,076)	(17,653,801)
Less: Total adjustments to net current assets	(36,376,752)	(29,195,456)	(38,923,882)	(32,888,950)	(38,923,882)
Surplus or deficit after imposition of general rates	0	5,102,373	1,308,989	30,756,860	1,308,989

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CITY OF VINCENT
MID YEAR BUDGET REVIEW 2025/2026
CASH BACKED RESERVES

Attachment 2

Reserve Particulars	Annual Budget Opening Balance 1/07/2025	Current Budget Transfers to Reserve 30/06/2026	Mid Year Review Proposed Budget Transfers to Reserve 30/06/2026	Current Budget Interest Earned 30/06/2026	Mid Year Review Proposed Budget Interest Earned 30/06/2026	Current Budget Transfers from Reserve 30/06/2026	Mid Year Review Proposed Budget Transfers from Reserve 30/06/2026	Annual Budget Closing Balance 30/06/2026	Mid Year Review Proposed Budget Closing Balance 30/06/2026
	$	$	$	$	$	$	$	$	$
Asset Sustainability Reserve	10,251,888	987,191	2,097,153	275,560	376,760	(3,298,695)	(2,658,695)	8,215,944	10,067,106
Beatty Park Leisure Centre Reserve	202,805	0	300,000	5,531	7,453	0	0	208,336	510,258
Cash in Lieu Parking Reserve	828,286	0	0	10,062	30,440	(589,336)	(455,400)	249,012	403,326
Hyde Park Lake Reserve	184,697	0	0	5,087	6,788	0	0	189,784	191,485
Land and Building Acquisition Reserve	340,403	0	0	9,375	12,510	0	0	349,778	352,913
Leederville Oval Reserve	146,187	33,990	34,691	988	5,372	(75,344)	(75,344)	105,821	110,906
Loftus Community Centre Reserve	157,564	0	0	4,339	5,791	0	0	161,903	163,355
Loftus Recreation Centre Reserve	163,995	73,176	73,176	4,068	6,027	0	0	241,239	243,198
Office Building Reserve - 246 Vincent Street	228,001	0	0	6,279	8,379	(204,112)	(204,112)	30,168	32,268
Parking Facility Reserve	120,954	0	0	3,331	4,445	0	0	124,285	125,399
Percentage For Public Art Reserve	296,683	0	0	7,061	10,903	(126,125)	(18,625)	177,619	288,961
Plant and Equipment Reserve	0	0	0	0	0	0	0	0	0
POS reserve - General	1,531,903	49,440	49,440	42,191	56,298	0	0	1,623,534	1,637,641
POS reserve - Haynes Street	148,146	44,670	44,670	4,060	5,444	0	0	196,876	198,260
State Gymnastics Centre Reserve	88,135	14,065	14,065	2,022	3,239	(80,000)	(2,482)	24,222	102,957
Strategic Waste Management Reserve	385,711	100,000	100,000	10,630	14,175	0	0	496,341	499,886
Catalina Land Sales Reserve	12,171,329	5,833,333	5,833,333	335,467	447,299	0	0	18,340,129	18,451,961
Underground Power Reserve	2,685,083	970,837	970,837	73,949	98,677	0	0	3,729,869	3,754,597
	29,931,770	**8,106,702**	**9,517,365**	**800,000**	**1,100,000**	**(4,373,612)**	**(3,414,658)**	**34,464,860**	**37,134,477**

CITY OF VINCENT
MID YEAR BUDGET REVIEW 2025/26
CAPITAL BUDGET INCLUDING CARRY FORWARDS
Attachment 4

Description	Current Budget 2026FY	Proposed Revised Budget 2026FY	Net Movement	Carry forward to Future Years - as at MYBR	Changes	Comments
Land & Building Assets						
Air Conditioning & HVAC Renewal						
Air Conditioning & HVAC Renewal - Admin	516,869	316,869	(200,000)		Savings - Reallocated	Reallocate savings to various projects
Air Con & HVAC Renew - Miscellaneous	100,000	100,000	-			
Air Con/HVAC Renew - Mt Hawthorn Comm Centre (Leased)	100,000	17,688	(82,312)	82,312	Carried Forward	Project partly to be carried forward to FY2027
Leederville Oval - HVAC Renewal - East Perth Function Room	-	100,000	100,000		Increase	Reallocated savings from various projects to cover unforeseen urgent asbestos remediation
Public Toilet Renewal Program						
Charles Veryard Reserve Clubroom Toilets	45,000	-	(45,000)	45,000	Carried Forward	Project to be carried forward to FY2027
Litis Stadium Works						
Litis Stadium Floodlights	940,000	940,000	-			
BPLC - Construction of Indoor Changerooms						
BPLC – Construc & Fit Out Indoor Pool Changerooms	33,367	33,367	-			
Litis Stadium changeroom redevelopment						
Infrastructure Works - Litis Stadium	210,446	270,446	60,000		Increase	Reallocated savings from various projects due to unforeseen ground conditions and requirement of additional remediation
Floreat Athena Clubrooom Refurbishment - Litis Stadium	68,364	113,364	45,000		Increase	Reallocated savings from various projects due to scope adjustments associated with compliance upgrades
Beatty Park Leisure Centre - Facilities Infrastructure						
BPLC - Facilities Infrastructure Renewal	-	-	-			
BPLC - Mechanical – HVAC Systems Renewal	25,000	25,000	-			
BPLC - Structure – Roof & Building Renewal	225,000	225,000	-			
BPLC - Eastern Side Grandstand - Water Ingress	348,577	-	(348,577)	348,577	Carried Forward	Project to be carried forwarded to FY2027
Beatty Park Leisure Centre - Repair and maintain Heritage Grandstand	954,277	989,277	35,000		Increase	Reallocated savings from various projects
Miscellaneous Asset Renewal (City Buildings)						
Misc Asset Renewal - City buildings	250,000	180,000	(70,000)		Savings - Reallocated	Reallocate savings to various projects
Forrest Park Croquet - Kitchen Renewal	45,000	60,000	15,000		Increase	Increased due to increase of cost, patrly offset by contribution from the club
City Buildings Painting Renewal	30,000	30,000	-			
Mt Claremont Depot						
Mt Claremont Depot	570,000	440,000	(130,000)		Savings - Reallocated	Reallocate savings to various projects
Land and Building Asset Renewal Projects						
DLGSC - HVAC, Plant & Fire Services Renewals	665,000	665,000	-			
Lease Property Non Scheduled Renewal	78,000	78,000	-			
Library Renewals - Upgrades to Accessibility	200,000	200,000	-			
Leederville Oval - Misc Buildings Renewal	200,000	100,000	(100,000)		Savings - Reallocated	Reallocate savings to various projects
Loftus - Gymnastics WA - Roof Renewal	80,000	2,482	(77,518)	77,518	Carried Forward	Project to be carried forward to FY2027
Mt Hawthorn Com Centre - Roof Renewal	200,000	-	(200,000)	200,000	Carried Forward	Project to be carried forward to FY2027
Toilet/ facilities upgrade - Loftus Rec Ctr (Belgravia)	250,000	320,000	70,000		Increase	Reallocated savings from various projects to cover cost increases and contingencies
Highgate Child Health Clinic Renewal (Leased Child and Adolescent Health)	20,000	20,000	-			
Royal Park Hall - Carpet and Blind Renewal	30,000	30,000	-			
Admin Building Renewal	50,000	50,000	-			

					Increase	To address short-term service response escalations in respect to scope of election commitment grant projects and practical delivery
Beatty Park Reserve Toilet	490,000	510,000	20,000			
Halvorsen Halll - Renewal/Upgrade	165,000	5,000	(160,000)		Savings - Reallocated	Reallocate savings to various projects
North Perth Bowling Club - Driveway Renewal	50,000	50,000	-			
Asbestos Management Plan - Childcare (as per asbestos register)	50,000	50,000	-			
Water and Energy Efficiency Initiatives						
Water and Energy Efficiency Initiatives	150,000	150,000	-			
Forrest Park Reserve						
Forrest Park Reserve Project	-	50,000	50,000		Brought forward	Bringing forward FY27 project due to operational requirements
Land & Building Assets Total	***7,139,900***	***6,121,493***	***(1,018,407)***	***753,407***		
Furniture & Equipment Assets						
Furniture & Equipment						
BPLC - Non Fixed Assets Renewal	60,000	60,000	-			
BPLC Non-Infrastructure Fixed Asset Renewal	12,000	12,000	-			
Accessible City Strategy Implementation Program						
Accessible City Strategy Implementation - Capex for future years subject to Cash-in Lieu Reserve Funds received	214,740	100,000	(114,740)	114,740	Carried Forward	Project partly to be carried forward to FY2027
ICT Renewal Program						
ICT Infrastructure Renewal	110,958	163,358	52,400		Increase	Increased due to operational requirement
Public Arts Projects						
COVID-19 Artwork relief project	123,625	16,125	(107,500)	107,500	Carried Forward	Project partly to be carried forward to FY2027
Miscellaneous Asset Renewal (City Buildings)						
Furniture and Equipment Renewal - (Admin, Library and Depot)	25,000	25,000	-			
Parking Machines Asset Replacement Program						
Parking Infrastructure Renewal Program	153,000	53,000	(100,000)	100,000	Carried Forward	Project partly to be carried forward to FY2027
Furniture & Equipment Assets Total	***699,323***	***429,483***	***(269,840)***	***322,240***		
Plant & Equipment Assets						
Major Plant Replacement Program						
Heavy Fleet Replacement Program	1,086,500	546,500	(540,000)	540,000	Carried Forward	Project partly to be carried forward to FY2027
Fleet Management Program						
Light Fleet Replacement - Annual Allocation	-	-	-			
P1267 - Toyota Camry Hybrid 2.5Lt. Rego.1GUX039	50,000	50,000	-			
P1270 - Toyota Corolla Hybrid 1GWG751, Ascent Hatch	50,000	50,000	-			
P1271 - Toyota Corolla Hybrid 1GWG752, Ascent Hatch	50,000	50,000	-			
P1273 - 1GWH073, Nissan LEAF Ev 18MY	50,000	50,000	-			
P1281 - HYUNDI - Ioniq EV Hatch - 1HCJ354 Rangers	50,000	50,000	-			
P1282 - Toyota Corolla Sedan Hybrid - 1HDR934	50,000	50,000	-			
P2193 - Nissan Navara 4x2 - 1GQG990	50,000	50,000	-			
P2212 - Nissan Navara 4X DSL Auto DC RX - 1HCO126	50,000	50,000	-			
P2213 - Renaul Kangaroo 1HIY67	50,000	50,000	-			
P2215 - NAVARA 4X2 1HKO697	50,000	50,000	-			
P2217 - Nissan Navara Dual Cab 4x2 Auto 1HNK939	50,000	50,000	-			
P2216 - Nissan Navara Dual Cab 4x2 Auto 1HKT763	50,000	50,000	-			
P1278 - Toyota Corolla Hybrid Ascent 1GZQ221	50,000	50,000	-			
P1283 - Toyota Corolla Hybrid 1HFD003	50,000	50,000	-			
P1284 - Toyota Yaris 1HFJ099	50,000	50,000	-			
P1285 - Toyota Yaris Hybrid 1HGJ592	50,000	50,000	-			

P1290 - Hyundai Ioniq EV 1HNK941	50,000	50,000	-		
Artlets					
Artlets - Public Art - Sculpture	2,500	2,500	-		
Plant & Equipment Assets Total	***1,939,000***	***1,399,000***	***(540,000)***	***540,000***	
Infrastructure Assets					
Robertson Park Development Plan - Stage 1					
Robertson Park Stage 1A	-	31,727	31,727	Increase	Incrased due to DLP retention sum not carried forward at EOFY
Robertson Park Stage 1B - Tennis Centre	2,434,169	2,584,169	150,000	Increase	Increased due to the conversion of grass to clay courts, partly funded from additional contributions
Robertson Park Stage 1B - Contingency	-	-	-		
Greening program - Robertson Park	-	-	-		
MISCELLANEOUS					
Temporary at-grade car park	248,796	292,500	43,704	Increase	Increased due to unforeseen underground works
Wandoolier/ Banks Reserve Master Plan Implementation					
Boardwalk - Interpretation Node	-	-	-		
General landscape - EPPS Foreshore Upgrades	40,000	40,000	-		
Heritage Recognition Panels - East Perth Power Station	-	7,500	7,500	Increase	Transferred from operational budget
Skate Space at Britannia Reserve					
Mt Hawt Skate Park - Youth Skate Facility (Election Commitment)	52,565	82,565	30,000	Increase	Reallocated savings from various projects
Skate Space at Britannia Reserve					
North Perth/Highgate Skate Park (Election Commitment)	-	45,000	45,000	Brought forward	Bringing forward FY27 project due to operational requirements
Parks Fencing Renewal Program					
Braithwaite Park - Renew Perimeter Fencing	160,000	110,000	(50,000)	Savings - Reallocated	Reallocate savings to various projects
Leake/Alma St Res - renew playground fencing	10,000	10,000	-		
Edinboro Street Reserve - Renew Perimeter Fencing	40,000	25,000	(15,000)	Savings - Reallocated	Reallocate savings to various projects
Litis Stadium - Install New Fence (western end)	20,000	-	(20,000)	Savings - Reallocated	Project will be grant funded. Savings reallocated to Weld Square irrigation project
Footpath Upgrade and Renewal Program					
Footpath Upgrade and Renewal Program	248,750	248,750	-		
Parks Irrigation Upgrade & Renewal Program					
Hyde Park - renew groundwater bores No 24 and 29	60,000	60,000	-		
Robertson Park - renew groundwater bore No 31	50,000	60,000	10,000	Increase	Reallocated savings from various projects
Weld Square - renew irrigation system and install iron filter	180,000	370,000	190,000	Increase	Reallocated savings from various projects due to the requirement of an iron filter
Beatty Park Res - renew in-ground irrigation system, electrical cabinet and install iron filter	250,000	250,000	-		
Birdwood Square - renew irrigation system and electrical cabinet	145,000	145,000	-		
Forrest Park - upgrade irrigation system and electrical cabinet	6,940	6,940	-		
Sullivan Logistics Stadium (Leederville Oval)					
Sullivan Logistics Stadium (Leederville Oval) Turf Upgrade	103,792	103,792	-		
Sullivan Logistics Stadium (Leederville Oval) Lighting Upgrade	360,147	360,147	-		
Road Maintenance Programs – MRRG					
Annual MRRG Program - bgt to be split	78,705	78,705	-		
MRRG - London St North Bound - Green St	199,333	199,333	-		
MRRG - London St South Bound - Green St to Gill St	199,333	199,333	-		
MRRG - Bulwer Street EB & WB - Smith St to Beaufor	182,907	182,907	-		
MRRG - Lord St North Bound - Newcastle St	115,416	115,416	-		
MRRG - Lord St South Bound - Newcastle St to Parry St	93,220	93,220	-		
MRRG - Lord St North Bound - Parry St to Edward St	137,012	137,012	-		
MRRG - Lord St South Bound - Parry St to Edward St	104,074	104,074	-		

Road Maintenance Programs – Local Road Program						
Annual Local Roads Program - bgt to be split	-	-	-			
LRP - Grosvenor Road - Norfolk St to William St	-	-	-			
LRP - Commonwealth Ave - Anzac Rd to Chamberlain St	131,350	131,350	-			
LRP - Fleet St - Bourke St to Richmond St	147,052	147,052	-			
LRP - Fitzroy St - Fitzgerald St to Dead end	89,651	89,651	-			
LRP - Franklin St - Oxford St to Melaleuca Ln	105,020	105,020	-			
LRP - Ruth St - William St to Wade St	48,816	48,816	-			
LRP - Salisbury St - Oxford St to Shakespeare St	161,795	161,795	-			
LRP - Campsie St Bourke St to Cul de Sac	44,174	44,174	-			
LRP - Galwey St - Oxford St to 60m in	81,362	81,362	-			
LRP - Raglan Rd - Hutt St to Walcott St	203,144	203,144	-			
LRP - Zebina St - Gardiner St to Cul de Sac	108,586	108,586	-			
LRP - Woodstock St - London St to R.O.W 104	179,335	179,335	-			
LRP - Cavendish St - Lincoln St to Chatsworth Rd	209,883	209,883	-			
LRP - Raglan Rd - Fitzgerald St to Norfolk St	189,832	189,832	-			
LRP - Glebe Street - View St to Alma Rd	-	-	-			
Parks Greening Plan Program						
Greening plan	211,698	231,698	20,000		Increase	To address short-term service response escalations in respect to poor performing street tree replacement
Post PSHB Restoration Works	227,469	317,469	90,000		Increase	Increase is funded from federal grant
Traffic Management Improvements						
Minor Traffic Management Improvements	300,000	300,000	-			
Parks Infrastructure Upgrade & Renewal Program						
Birdwood Square Floodlight Renewal	300,000	360,000	60,000		Increase	Reallocated savings from various projects due to unforeseen ground conditions and Aboriginal heritage monitoring requirements
Parks Infrastructure Upgrade & Renewal - BBQ provision	60,000	60,000	-			
Infrastructure Upgrade/Renewl Proram - General Provision	100,000	60,000	(40,000)		Savings - Reallocated	Reallocate savings to various projects
Oxford St Reserve - renew park furniture	40,000	40,000	-			
Streetscape - renew furniture	50,000	-	(50,000)		Savings - Reallocated	Project not required. Savings reallocated to Weld Square irrigation project
Menzies Park Floodlights Upgrade	430,500	445,500	15,000		Increase	Reallocated savings from various projects
Accessible City Strategy Implementation Program						
Wayfinding Implementation Plan - Stage 1	125,800	62,900	(62,900)	62,900	Carried Forward	Project partly to be carried forward to FY2027
Road Maintenance Programs – State Black Spot						
State Black Spot Programs scheduled annually	-	-	-			
Blackspot - Brisbane Street with Smith and Brewer St	61,000	61,000	-			
Blackspot - Eton from Haynes Street to SBR intersection	90,000	90,000	-			
Road Maintenance Programs – Roads to Recovery						
Annual Roads to Recovery Program - bgt to be split	18,922	18,922	-			
R2R - Farmer St - Fitzgerald St to Angove St	380,000	380,000	-			
R2R - Ruth St - Lake St to William St	98,823	98,823	-			
Public Open Space Strategy Implementation Plan						
Public Open Space Strategy Implementation	31,200	51,200	20,000		Increase	To address short-term service response escalations in respect to - local area traffic management investigation and design
Parks Lighting Renewal Program						
Lighting Renewal Program - General Provision	52,000	52,000	-			
Axford Park Lighting Upgrade	200,000	200,000	-			
Gully Soak-well and Minor Drainage Improvement Pro						
Catchment Drainage Improvements	400,000	400,000	-			
Minor Drainage Improvement Program	-	-	-			

Parks Eco-Zoning Program						
Monmouth Street	8,136	8,136	-			
Parks Eco-Zoning - General Provision	20,000	20,000	-			
Road Reserves - Eco-zoning	3,213	3,213	-			
Parks Pathways Renewal Program						
Hyde Park Re-asphalt Pathways	50,000	50,000	-			
Pathways Renewal Program - General Provision	80,000	80,000	-			
Smith`s Lake - re-asphalt existing bitumen pathways	45,000	45,000	-			
Robertson Park - re-asphalt existing bitumen pathways	60,000	60,000	-			
Mick Michael Park - re-asphalt existing bitumen pathways	35,000	35,000	-			
Car Parking Upgrade/Renewal Program						
Accessibility audits and proposed project implementation	50,000	20,000	(30,000)	30,000	Carried Forward	Project partly to be carried forward to FY2027
Bus Shelter Replacement and Renewal Program						
Bus Shelters - Replace & Upgrade	65,975	65,975	-			
Parks Playground / Exercise Equipment Upgrade & Renewal Program						
Cricket Wicket Renewal Program	37,000	37,000	-			
Braithwaite Park - replace wooden nature plan elements	50,000	20,000	(30,000)		Savings - Reallocated	Reallocate savings to various projects
Oxford St Res - renew wooden nature play elements	10,000	13,555	3,555		Increase	Reallocated savings from Banks Reserve project
Playground/Exer Equip Renewal Program - General Provision	55,000	55,000	-			
Brigatti Gardens - repl playground equip/soft fall	175,000	175,000	-			
Edinboro St Res - repl playground equipment and soft fall	161,542	161,542	-			
Banks Reserve - renew platforms and wooden nature play elements	20,000	16,445	(3,555)		Savings - Reallocated	Reallocate savings to Oxford Street project
Hyde Park - renew playground and softfall (east)	156,821	156,821	-			
Beatty Park Reserve - repl exercise equipment	80,000	80,000	-			
Hyde Park - renew playground and softfall (West)	100,000	100,000	-			
Beatty Park Reserve - Renew Playground Equipment and Softfall	179,880	179,880	-			
Britannia Road Reserve - Renew Playground Equipment and Softfall (south)	180,000	180,000	-			
Hyde Street Reserve - Renew Playground Equipment and Softfall	180,000	180,000	-			
Leased Properties Playground Renewal - General Provisions	100,000	100,000	-			
Cricket Practice Net Renewal Program	100,000	100,000	-			
AFL Goals Renewal Program	15,000	15,000	-			
Bicycle Network						
Bicycle Network	99,791	99,791	-			
Bicycle Network - Travel Smart Actions	35,111	35,111	-			
Rights of Way Rehabilitation Program						
Rights of Way Rehab Program	185,933	185,933	-			
Parks Irrigation Upgrade and Renewal Program						
Groundwater Bore and Pump Renewal - General Provision	120,000	120,000	-			
Street Lighting Renewal Program						
Street Lighting Upgrade Program	30,000	30,000	-			
Robertson Park Development Plan - Stage 2						
Dog & Leisure park	51,542	51,542	-			
Greening Program - Robertson Park Stage 2	260,000	290,000	30,000		Increase	Increase is funded from state grants
Infrastructure Assets Total	***13,197,515***	***13,642,546***	***445,031***	***92,900***		
Total	***22,975,738***	***21,592,522***	***(1,383,216)***	***1,708,547***		

Summary

	Original Budget 2026FY	Proposed Revised Budget 2026FY	Net Movement
	$	$	$
Land and Buildings	7,139,900	6,121,493	(1,018,407)
Furniture and Equipment	699,323	429,483	(269,840)
Plant and Equipment	1,939,000	1,399,000	(540,000)
Infrastructure Assets	13,197,515	13,642,546	445,031
Total	**22,975,738**	**21,592,522**	**(1,383,216)**

Funding

	Original Budget 2026FY	Proposed Revised Budget 2026FY	Net Movement
	$	$	$
Own Source Funding - Municipal	13,966,227	13,315,007	(651,220)
Cash Backed Reserves	4,373,612	3,414,658	(958,954)
Capital Grants, Contributions and Loans	4,078,089	4,416,793	338,704
Other (Disposals/Trade In)	557,810	446,064	(111,746)
Total	**22,975,738**	**21,592,522**	**(1,383,216)**

CITY OF VINCENT
MID YEAR BUDGET REVIEW 2025/2026
OPERATING BUDGET ANALYSIS
Attachment - 5

Department | Nature & Type |Accounts	Annual Current Budget	YTD Actuals as at Jan 2026	Annual Revised Budget	Revised budget vs Current budget	Revised Budget comments
Beatty Park Leisure Centre					
Income					
0023 - Other Operating Grants and Subsidies	0	-7,578	-32,000	-32,000	Higher in line with increased revenue
0060 - Hire Fees Income	-195,000	-102,741	-225,000	-30,000	Higher in line with increased revenue
0061 - Membership fees Income	-4,234,000	-2,720,180	-4,549,000	-315,000	Higher in line with increased revenue
0063 - Admission Fees Income	-795,000	-483,592	-860,000	-65,000	Higher in line with increased revenue
0071 - Enrolment Fees Income	-2,229,720	-1,302,668	-2,319,720	-90,000	Higher in line with increased revenue
Income Total	**-7,453,720**	**-4,616,759**	**-7,985,720**	**-532,000**	
Expenditure					
0400 - Consultants	60,000	65,417	113,000	53,000	Transfer from contractors and promotions
0413 - Gas	40,000	15,951	25,000	-15,000	Adjustments based on actuals
0415 - Electricity	635,000	323,905	600,000	-35,000	Adjustments based on actuals
0507 - Displays/Promotions	50,000	14,353	35,000	-15,000	Transafer to consultants
0515 - Contractors	170,000	74,217	130,000	-40,000	Transafer to consultants
0523 - Equipment Maintenance	30,000	8,441	15,000	-15,000	Transfer to Plant Maintenance
0535 - Plant Maintenance	85,000	95,963	100,000	15,000	Transfer from Equipment Maintenance
Expenditure Total	**1,070,000**	**598,247**	**1,018,000**	**-52,000**	
Beatty Park Leisure Centre Total	**-6,383,720**	**-4,018,512**	**-6,967,720**	**-584,000**	
Building Services					
Income					
0125 - Building Licences/Permit	-257,500	-179,081	-267,500	-10,000	Higher in line with increased revenue
0135 - Swimming Pool Inspection - New Pools	-15,223	-225	-5,223	10,000	Adjustments based on actuals
Income Total	**-272,723**	**-179,306**	**-272,723**	**0**	
Building Services Total	**-272,723**	**-179,306**	**-272,723**	**0**	
City Buildings & Asset Mgnt					
Income					
0040 - Rental / Lease Properties Income	-779,133	-343,509	-704,779	74,354	Lower due to rent reduction for Belgravia Leisure Centre
Income Total	**-779,133**	**-343,509**	**-704,779**	**74,354**	
Expenditure					
0400 - Consultants	40,000	17,804	60,000	20,000	Increased due to cleaning uplift for Weld Square reserve
0414 - Water usage	20,908	19,339	33,152	12,244	Based on actuals
0415 - Electricity	181,188	145,402	249,261	68,073	Based on actuals
0515 - Contractors	148,500	192,889	256,500	108,000	Increased due to additional turf maintenance at Leederville Oval
Expenditure Total	**390,596**	**375,434**	**598,913**	**208,317**	
City Buildings & Asset Mgnt Total	**-388,537**	**31,925**	**-105,866**	**282,671**	
Compliance Services					
Income					
0075 - Infringements Fines & Penalties	-20,000	-734	-10,000	10,000	Adjustments based on actuals
Income Total	**-20,000**	**-734**	**-10,000**	**10,000**	
Expenditure					
0612 - Legal Fees	47,500	5,232	37,500	-10,000	Adjustments based on actuals
Expenditure Total	**47,500**	**5,232**	**37,500**	**-10,000**	
Compliance Services Total	**27,500**	**4,498**	**27,500**	**0**	
Engineering Design Services					
Expenditure					
0400 - Consultants	75,000	32,449	125,000	50,000	Increased to address immediate congestion response for local traffic management.
0407 - Subscription/Publications	20,816	5,334	8,816	-12,000	Transfer between accounts
0409 - Postage and Courier	3,008	13,200	15,008	12,000	Transfer between accounts
0430 - Professional Services	84,057	5,858	64,057	-20,000	Transfer between accounts
0500 - Materials Purchased	37,244	5,448	17,244	-20,000	Transfer between accounts
Expenditure Total	**220,125**	**62,289**	**230,125**	**10,000**	
Engineering Design Services Total	**220,125**	**62,289**	**230,125**	**10,000**	
Finance Services					
Expenditure					
0400 - Consultants	100,000	64,436	145,880	45,880	Increased due to committed system improvement works from prior year
0615 - Interest Payments Bank Loans	58,625	58,625	41,948	-16,677	Adjustments based on actuals
Expenditure Total	**158,625**	**123,061**	**187,828**	**29,203**	
Finance Services Total	**158,625**	**123,061**	**187,828**	**29,203**	
Information Communication and Techonology					
Expenditure					
0400 - Consultants	701,500	312,073	635,328	-66,172	Transfer between accounts
0411 - Operating Initiatives	242,250	31,775	203,626	-38,624	Transfer between accounts
0416 - Telephone & Internet	113,436	44,938	101,024	-12,412	Transfer between accounts
0418 - Software Licence Fees	1,889,666	1,387,153	1,986,154	96,488	Transfer between accounts
0506 - Furniture & Equipment Purchased	42,000	39,078	62,720	20,720	Transfer between accounts
Expenditure Total	**2,988,852**	**1,815,016**	**2,988,852**	**0**	
Information Communication and Techonology Total	**2,988,852**	**1,815,016**	**2,988,852**	**0**	
Library Services					
Expenditure					
0407 - Subscription/Publications	0	3,878	20,256	20,256	Items were omitted in the original budget in error
0409 - Postage and Courier	0	10,052	13,500	13,500	Items were omitted in the original budget in error
0500 - Materials Purchased	17,500	10,034	40,000	22,500	Increased due to upgrades to furniture and equipments
0510 - Stationery & Office Consumables	0	4,180	13,000	13,000	Items were omitted in the original budget in error
Expenditure Total	**17,500**	**28,144**	**86,756**	**69,256**	
Library Services Total	**17,500**	**28,144**	**86,756**	**69,256**	
Major Projects					
Expenditure					
0411 - Operating Initiatives	218,508	130,878	298,508	80,000	Incresed due to works for Leederville Carpark Major Projects and Batching Plant & Depot Relocation Projects

Expenditure Total	**218,508**	**130,878**	**298,508**	**80,000**	
Major Projects Total	**218,508**	**130,878**	**298,508**	**80,000**	
Parks Services					
Expenditure					
0415 - Electricity	5,632	12,512	18,127	12,495	Adjustments based on actuals
Expenditure Total	**5,632**	**12,512**	**18,127**	**12,495**	
Parks Services Total	**5,632**	**12,512**	**18,127**	**12,495**	
Public Health and Built Environment					
Income					
0075 - Infringements Fines & Penalties	-28,000	0	-10,000	18,000	Adjustments based on actuals
0100 - Food Premises Licences	-298,700	-51,846	-96,700	202,000	Decrease in income due to delays in procuring a supplier to carry out the food business inspections
Income Total	**-326,700**	**-51,846**	**-106,700**	**220,000**	
Expenditure					
0464 - Materials and Contracts	202,000	0	0	-202,000	Decrease in expense due to delays in procuring a supplier to carry out the food business inspections
0612 - Legal Fees	28,500	0	15,000	-13,500	Adjustments based on actuals
Expenditure Total	**230,500**	**0**	**15,000**	**-215,500**	
Public Health and Built Environment Total	**-96,200**	**-51,846**	**-91,700**	**4,500**	
Ranger Services					
Income					
0065 - Usage Fees / Charges	-195,613	-154,809	-220,000	-24,387	Adjustments based on actuals
0075 - Infringements Fines & Penalties	-3,900,000	-2,617,307	-4,100,000	-200,000	Adjustments based on actuals
0081 - Parking Ticket Machine Revenue	-2,837,475	-1,783,828	-3,017,017	-179,542	Adjustments based on actuals
Income Total	**-6,933,088**	**-4,555,945**	**-7,337,017**	**-403,929**	
Expenditure					
0434 - CCTV Maintenance	90,000	40,258	110,000	20,000	Increase due to safety in high-risk locations
0506 - Furniture & Equipment Purchased	100,000	31,661	90,000	-10,000	Adjustments based on actuals
Expenditure Total	**190,000**	**71,918**	**200,000**	**10,000**	
Ranger Services Total	**-6,743,088**	**-4,484,027**	**-7,137,017**	**-393,929**	
Rates Services					
Income					
0004 - Rates Waiver	220,000	180,011	210,000	-10,000	Adjustments based on actuals
0013 - Rates - Instalment Interest	-240,000	-269,664	-270,000	-30,000	Adjustments based on actuals
0014 - Rates - Penalty Interest	-210,000	-174,279	-200,000	10,000	Adjustments based on actuals
0064 - Administration Fees Income	-150,000	-128,624	-140,000	10,000	Adjustments based on actuals
0200 - Service Charge - Area 1 NPMH	-7,114,538	-5,282,327	-7,019,275	95,263	Adjustments based on actuals
Income Total	**-7,494,538**	**-5,674,883**	**-7,419,275**	**75,263**	
Rates Services Total	**-7,494,538**	**-5,674,883**	**-7,419,275**	**75,263**	
Statutory Planning Services					
Income					
0117 - Development Application Fees	-520,000	-370,474	-580,000	-60,000	Adjustments based on actuals
Income Total	**-520,000**	**-370,474**	**-580,000**	**-60,000**	
Expenditure					
0525 - Development Application Panel Expense	40,000	45,793	60,000	20,000	Adjustments based on actuals
0612 - Legal Fees	50,000	34,986	170,000	120,000	Increased due to SAT legal matters
Expenditure Total	**90,000**	**80,779**	**230,000**	**140,000**	
Statutory Planning Services Total	**-430,000**	**-289,695**	**-350,000**	**80,000**	
Urban Design & Strategic Projects					
Expenditure					
0411 - Operating Initiatives	171,000	16,735	145,000	-26,000	Transfer between accounts
0448 - Programmes and Events	321,550	90,331	347,550	26,000	Transfer between accounts
Expenditure Total	**492,550**	**107,066**	**492,550**	**0**	
Urban Design & Strategic Projects Total	**492,550**	**107,066**	**492,550**	**0**	
Waste Management Services					
Expenditure					
0417 - Bins Maintenance	72,100	1,700	22,100	-50,000	Decreased due to timing of stock purchases
0500 - Materials Purchased	20,000	0	0	-20,000	Decreased due to timing of stock purchases
0515 - Contractors	1,301,000	675,431	1,221,000	-80,000	Adjustments based on actuals
0527 - Waste Processing/Disposal Cost	1,589,600	1,113,032	1,569,600	-20,000	Adjustments based on actuals
0529 - Waste Recycling Cost	597,400	380,587	497,400	-100,000	Adjustments based on actuals
Expenditure Total	**3,580,100**	**2,170,750**	**3,310,100**	**-270,000**	
Waste Management Services Total	**3,580,100**	**2,170,750**	**3,310,100**	**-270,000**	
Works & Operations Services					
Expenditure					
0414 - Water usage	51	8,572	14,696	14,645	Adjustments based on actuals
0415 - Electricity	35,026	29,916	45,574	10,548	Adjustments based on actuals
0441 - Other Expenses	71,070	68,878	101,700	30,630	Increased in repairs and maintenance
0500 - Materials Purchased	31,825	7,041	17,825	-14,000	Decreased due to timing of stock purchases
0515 - Contractors	1,119,213	473,643	1,101,043	-18,170	Adjustments based on actuals
Expenditure Total	**1,257,185**	**588,050**	**1,280,838**	**23,653**	
Works & Operations Services Total	**1,257,185**	**588,050**	**1,280,838**	**23,653**	

12 CHIEF EXECUTIVE OFFICER

12.1 AMENDMENTS TO THE CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES AND THE CODE OF CONDUCT BEHAVIOUR COMPLAINTS MANAGEMENT POLICY

Attachments:

1. **Nominated Members Code (clean)**
2. **Nominated Members Code (tracked)**
3. **Amended Delegation - 2.2.31 Appointing External Complaints Officer (clean)**
4. **Amended Delegation - 2.2.31 Appointing External Complaints Officer (tracked)**
5. **Amended Delegation - 2.1.2 Behaviour Complaints Committee (clean)**
6. **Amended Delegation - 2.1.2 Behaviour Complaints Committee (tracked)**
7. **Code of Conduct Behaviour Complaints Management Policy (clean)**
8. **Code of Conduct Behaviour Complaints Management Policy (tracked)**
9. **Behaviour Complaints Committee - Terms of Reference (clean)**
10. **Behaviour Complaints Committee - Terms of Reference (tracked)**
11. **Behaviour Complaint Form (clean)**
12. **Behaviour Complaint Form (tracked)**

RECOMMENDATION:

That Council:

1. APPROVES by ABSOLUTE MAJORITY:

1.1 the Code of Conduct for Council Members, Committee Members and Candidates (Nominated Members Code), at Attachment 1,

1.2 updated delegation 2.2.31 – Appointing External Complaints Officer at Attachment 3,

1.3 updated delegation 2.1.2 – Behaviour Complaints Committee at Attachment 5,

2. ADOPTS the updated:

2.1 Code of Conduct Behaviour Complaints Management Policy at Attachment 7,

2.2 Terms of Reference for the Behaviour Complaints Committee at Attachment 9; and

2.3 Behaviour Complaint Form at Attachment 11

PURPOSE OF REPORT:

To present the implications of recent legislative amendments to the *Local Government Act 1995* (Act) and associated regulations, and to seek Council approval and adoption of the proposed:

- Amended Code of Conduct for Council Members, Committee Members and Candidates (Nominated Members Code);
- Updated Code of Conduct Behaviour Complaints Management Policy;
- Revised delegations relating to the appointment of an External Complaints Officer and the Behaviour Complaints Committee;
- Updated Terms of Reference for the Behaviour Complaints Committee; and
- Updated Behaviour Complaint Form.

DELEGATION:

Section 2.7 of the Act sets out the Role of Council as being to 'determine the local government's policies. There is no delegation to Administration to make, review or repeal policies.

BACKGROUND:

The *Local Government (Model Code of Conduct) Regulations 2021* (Model Code Regulations) commenced on 3 February 2021, requiring local governments to adopt a code of conduct modelled on the prescribed Model Code and to establish procedures for dealing with behavioural complaints.

Under the Model Code Regulations, local governments are required to:

- authorise one or more persons to receive complaints and withdrawals of complaints (Complaints Officers);
- approve a form on which a complaint may be made; and
- determine who is to perform the functions of dealing with and dismissing behavioural complaints under Division 3 of the Model Code.

In response to these requirements, the City undertook a staged implementation of its behavioural complaint's framework.

In February 2021, Council appointed the Chief Executive Officer to receive complaints and withdrawals of complaints in accordance with clause 11 of the Model Code.

At its meeting of 14 December 2021, Council approved, by absolute majority, the establishment of a Behaviour Complaints Committee for the purpose of dealing with behavioural complaints under Division 3 of the Model Code Regulations.

In April 2022, Council adopted the Code of Conduct for Council Members, Committee Members and Candidates (Nominated Members Code) and the Code of Conduct Behaviour Complaints Management Policy, completing the City's behavioural complaints management framework.

The framework comprises:

- the Nominated Members Code;
- the Behaviour Complaints Management Policy;
- the Behaviour Complaints Committee and its Terms of Reference;
- relevant delegations; and
- the approved complaint form.

The Behaviour Complaints Committee was established as a committee of Council under section 5.8 of the Act and delegated authority to determine behavioural complaints in accordance with clauses 12 and 13 of the Model Code Regulations. The Behaviour Complaints Management Policy and Terms of Reference provide procedural guidance to support the Committee's functions and ensure complaints are managed in a fair, impartial and transparent manner.

On 1 January 2026, amendments to the Model Code Regulations commenced, introducing an Inspector-led complaints regime and changing how behavioural complaints are received, assessed and escalated. Under section 5.104(2) of the *Local Government Act 1995*, a local government must amend its adopted code of conduct to incorporate prescribed amendments to the Model Code within three months of the amendments taking effect. Accordingly, the City is required to adopt an amended Nominated Members Code by 1 April 2026.

The current review responds to these legislative changes and seeks to ensure the City's behavioural complaints framework remains compliant with the amended Model Code and the Inspector-led complaints regime.

DETAILS:

The amendments to the Model Code Regulations that commenced on 1 January 2026 introduce an Inspector-led complaints regime and change how behavioural complaints are received, assessed and escalated.

While the overall structure of the Model Code is retained, the amendments require local governments to update their adopted codes of conduct to incorporate prescribed changes and to ensure their behavioural complaints frameworks align with the new legislative settings.

Mandatory Code amendments

Council is required, by absolute majority, to adopt the mandatory amendments to the City's Nominated Members Code to incorporate the prescribed amendments to the Model Code. These amendments are set out at **Attachment 1** and must be adopted by 1 April 2026 to meet the statutory requirement under section 5.104(2) of the Act.

Decision-maker for behavioural complaints
Clause 14B(1)–(3) of Schedule 1 of the Model Code Regulations provides that a local government's functions under clause 12 (dealing with a behavioural complaint) and clause 13 (dismissal of a behavioural complaint) must be performed by one of the following:

- Council;
- a committee authorised by the local government; or
- a person authorised by the local government who is not a council or committee member.

The City currently has a Behaviour Complaints Committee established to perform these functions.

This model is aligned with the Western Australian Local Government Association (WALGA) framework and is intended to support procedural fairness, manage conflicts of interest, and reduce the risk of actual or perceived bias in the handling of behavioural complaints.

Inspector oversight and escalation
Under the amended legislative framework, certain complaints must be referred to the Local Government Inspector, and the Inspector may direct how a complaint is to be managed, including whether it is dealt with locally or centrally.

Where the Inspector refers a matter back to the City, it must be managed in accordance with the Inspector's directions and the applicable statutory framework.

To support consistent interpretation of the amended complaints framework, the Local Government Inspector has published guidance (Guideline: Breach Complaints) outlining how different types of complaints are categorised and managed under the legislative regime, including behavioural complaints, conduct breaches and specified breaches. This guidance assists local governments in understanding referral thresholds, escalation pathways and the respective roles of the Inspector and local government.

Consequential amendments to supporting documents
Following adoption of the amended Nominated Members Code, consequential amendments are required to align the City's behavioural complaints framework documents with the updated legislative regime. These amendments are administrative in nature and ensure consistency of terminology, referral pathways and escalation requirements across the framework.

The proposed amendments to each framework document have been tracked and are provided for Council's review at Attachments 2, 4, 6, 8, 10 and 12, as follows:

- Nominated Members Code (tracked)
- Code of Conduct Behaviour Complaints Management Policy (tracked)
- Delegation 2.2.31 – Appointing External Complaints Officer (tracked)
- Delegation 2.1.2 – Behaviour Complaints Committee (tracked)
- Behaviour Complaints Committee – Terms of Reference (tracked)
- Complaint Form (tracked)

No substantive changes are proposed beyond those required to ensure legislative compliance and alignment with the amended Model Code and Inspector-led complaints regime.

Examples of current practice:
The City's current framework documents are closely modelled on the WALGA 2021 behavioural complaints templates and supporting resources. WALGA has advised it will not be able to review or update these materials until at least April 2026.

When resources from the Inspector, the Department of Local Government, Industry Regulation and Safety (LGIRS) or WALGA are released, the framework will be reassessed against these materials.

CONSULTATION/ADVERTISING:

No consultation is required as the policy framework is driven by legislation.

LEGAL/POLICY:

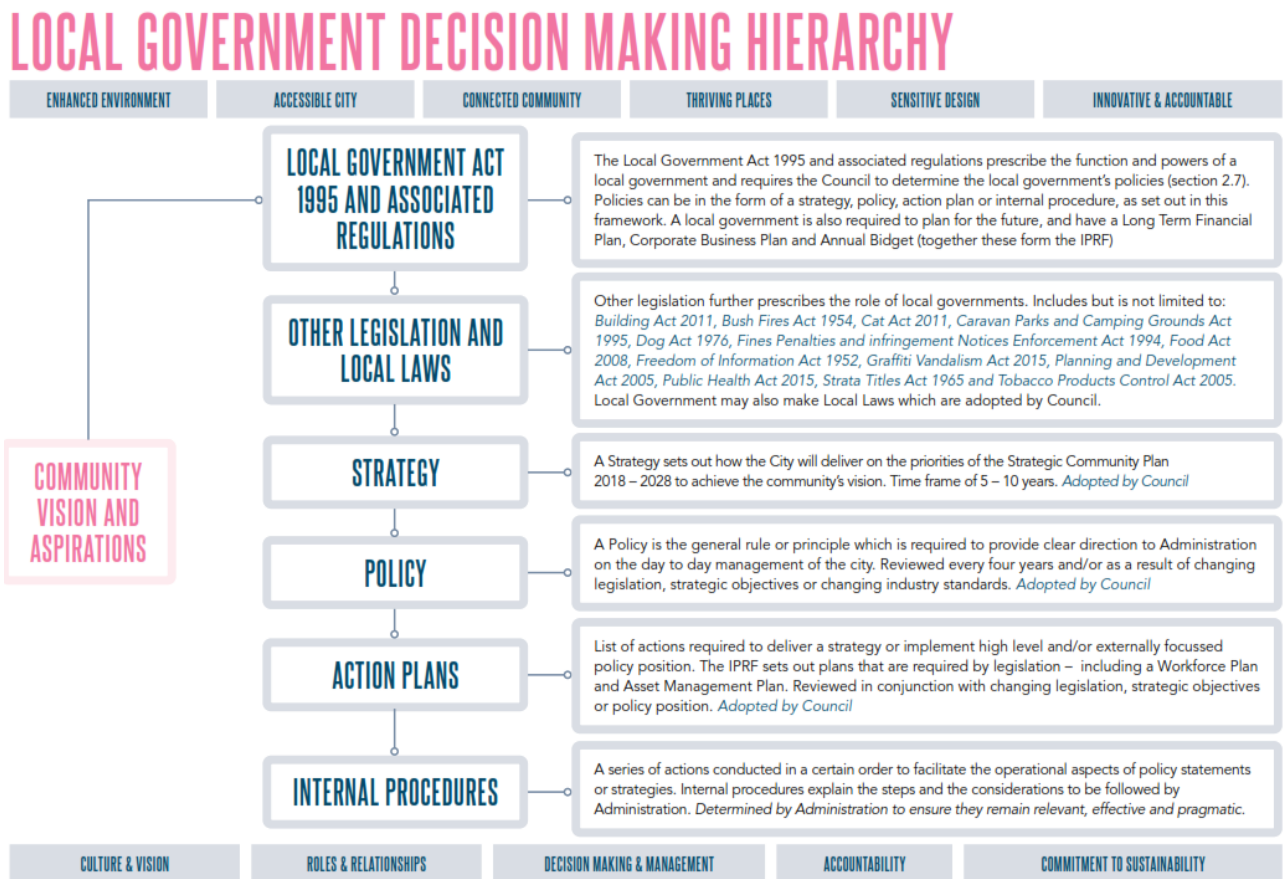
Section 2.7(2)(b) of the *Local Government Act 1995* provides Council with the power to determine policies.

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

In accordance with clause 2.3 of the Corporate Document Development Policy:

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

The purpose of the amended Nominated Members Code and Behaviour Complaints Management Policy is to ensure the City's behavioural complaints framework remains compliant with the amended Model Code of Conduct and aligns with the Inspector-led complaints regime that commenced on 1 January 2026.



Relevant legislation includes the Local Government Act 1995, the Local Government (Model Code of Conduct) Regulations 2021 and the Local Government (Local Government Inspector) Regulations 2025.

RISK MANAGEMENT IMPLICATIONS

Low: Failure to adopt the prescribed amendments by 1 April 2026 would expose the City to regulatory non-compliance risk. Adoption mitigates regulatory, reputational and procedural integrity risks associated with behavioural complaints

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

PUBLIC HEALTH IMPLICATIONS:

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

FINANCIAL/BUDGET IMPLICATIONS:

There are no direct financial costs associated with the proposed amendments.

CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

INTRODUCTION

The Council of the City of Vincent is the elected body responsible for the administration of the City in the best interests of its residents. The Council is committed to providing open, responsive and accountable government.

The *Local Government Act 1995* in conjunction with the *Local Government (Model Code of Conduct) Regulations 2021*, requires every Western Australian local government to prepare and adopt a code of conduct to be observed by Council Members, Committee Members and candidates (**code**).

The code provides Council Members, Committee Members and candidates in the City of Vincent with the minimum standard of professional conduct and behaviour in carrying out their functions and responsibilities. The code addresses ethical responsibility and encourages greater transparency and accountability. It encourages a commitment to ethical and professional behaviour and outlines principles upon which individual and collective local government behaviours are to be based.

The City also has a Governance Framework which complements this code. The framework functions as an overarching framework for good governance. It is endorsed by Council and reflects the practices and principles Elected Members and staff will adhere to when making decisions and delivering services. The framework reinforces and expands on legislative requirements, policy statements and established practices.

CITY OF VINCENT ORGANISATIONAL VALUES

In October 2018 Council adopted a ten-year Strategic Community plan with a vision to:

"In 2028, the City of Vincent is a leafy and vibrant 24-hour city, which is synonymous with quality design and sustainability. Its diverse population is supported in their innovative endeavours by a Council that says YES!"

The community wants us to be a Council and an organisation that is clever, creative and courageous; that is in tune with community appetites and expectations; open-minded and willing to push the boundaries and willing to think and act as an enabler rather than a traditional local government regulator.

Our organisational values reflect the Strategic Community Plan and a Team Vincent approach to building innovation and strategic thinking capabilities.

The organisational values to guide a clever, creative and courageous organisation are: 'Engaging', 'Accountable', and 'Making a Difference'.

Engaging: listening, understanding and communicating is the key to our success.

Accountable: we work openly and transparently to earn our community's trust.

Making a Difference: our work improves our community and the lives of our residents.

CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

Division 1 - Preliminary provisions

1. Citation

This is the *City of Vincent's Code of Conduct for Council Members, Committee Members and Candidates*.

2. Terms used

(1) In this code —

Act means the *Local Government Act 1995*;

candidate means a candidate for election as a council member;

complaint means a complaint made under clause 11(1);

publish includes to publish on a social media platform.

(2) Other terms used in this code that are also used in the Act have the same meaning as they have in the Act, unless the contrary intention appears.

Division 2 - General Principles

3. Overview of Division

This Division sets out general principles to guide the behaviour of council members, committee members and candidates.

4. Personal integrity

(1) A council member, committee member or candidate should —

(a) act with reasonable care and diligence; and

(b) act with honesty and integrity; and

(c) act lawfully; and

(d) identify and appropriately manage any conflict of interest; and

(e) avoid damage to the reputation of the local government.

(2) A council member or committee member should —

(a) act in accordance with the trust placed in council members and committee members; and

(b) participate in decision making in an honest, fair, impartial and timely manner; and

(c) actively seek out and engage in training and development opportunities to improve the performance of their role; and

(d) attend and participate in briefings, workshops and training sessions provided or arranged by the local government in relation to the performance of their role.

5. Relationship with others

(1) A council member, committee member or candidate should —

(a) treat others with respect, courtesy and fairness; and

(b) respect and value diversity in the community.

(2) A council member or committee member should maintain and contribute to a harmonious, safe and productive work environment.

6. Accountability

A council member or committee member should —

(a) base decisions on relevant and factually correct information; and

(b) make decisions on merit, in the public interest and in accordance with statutory obligations and principles of good governance and procedural fairness; and

(c) read all agenda papers given to them in relation to council or committee meetings; and

(d) be open and accountable to, and represent, the community in the district.

Division 3 — Behaviour

7. Overview of Division

This Division sets out —

(a) requirements relating to the behaviour of council members, committee members and candidates; and

(b) the mechanism for dealing with alleged breaches of those requirements.

8. Personal integrity

(1) A council member, committee member or candidate —

(a) must ensure that their use of social media and other forms of communication complies with this code; and

(b) must only publish material that is factually correct.

(2) A council member or committee member —

(a) must not be impaired by alcohol or drugs in the performance of their official duties; and

(b) must comply with all policies, procedures and resolutions of the local government; and

(c) must ensure they are as informed as possible about matters relating to their role.

9. Relationship with others

A council member, committee member or candidate —

(a) must not intimidate, bully or harass another person in any way; and

(b) must deal with the media in a positive and appropriate manner and in accordance with any relevant policy of the local government; and

(c) must not use offensive or derogatory language when referring to another person; and

(d) must not disparage the character of another council member, committee member or candidate or a local government employee in connection with the performance of their official duties; and

(e) must not impute dishonest or unethical motives to another council member, committee member or candidate or a local government employee in connection with the performance of their official duties; and

(f) must treat others with respect and fairness.

10. Council or committee meetings

When attending a council or committee meeting, a council member, committee member or candidate —

(a) must not act in an abusive or threatening manner towards another person; and

(b) must not make a statement that the member or candidate knows, or could reasonably be expected to know, is false or misleading; and

(c) must not repeatedly disrupt the meeting; and

(d) must comply with any requirements of a local law of the local government relating to the procedures and conduct of council or committee meetings; and

(e) must comply with any direction given by the person presiding at the meeting; and

(f) must immediately cease to engage in any conduct that has been ruled out of order by the person presiding at the meeting.

11. Complaint about alleged breach

(1) A person may make a complaint, in accordance with subclause (2), alleging a breach of a requirement set out in this Division.

(2) A complaint must be made —

(a) in writing in the form approved by the local government; and

(b) to a person authorised under subclause (3); and

(c) within 1 month after the occurrence of the alleged breach.

(3) The local government must, in writing, authorise 1 or more persons to receive complaints and withdrawals of complaints.

(4) A complaint must be dealt with under clauses 12 to 15 unless —

(a) the complaint is referred to the Inspector in accordance with subclause (5); and

(b) the Inspector refers the complaint to be dealt with under Part 8A Division 5 of the Act.

Note for this subclause: See section 5.105(1) of the Act.

(5) If the Local Government (Model Code of Conduct) Regulations 2021 regulation 3A applies to a complaint, a person authorised under subclause (3) must refer the complaint to the Inspector under section 5.105(3) of the Act.

(6) A complaint must also be dealt with under clauses 12 to 15 if the Inspector refers the complaint to the local government under the *Local Government (Local Government Inspector) Regulations 2025* regulation 6.

12. Dealing with complaint

(1) After considering a complaint, the local government must, unless it dismisses the complaint under clause 13 or the complaint is withdrawn under clause 14(1), make a finding as to whether the alleged breach the subject of the complaint has occurred.

Note for this subclause: See also clause 14A in relation to the appointment of a monitor to assist the local government to deal with matters raised by a complaint.

(2) Before making a finding in relation to the complaint, the local government must give the person to whom the complaint relates a reasonable opportunity to be heard.

(3) A finding that the alleged breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur.

(4) If the local government makes a finding that the alleged breach has occurred, the local government may —

(a) take no further action; or

(b) prepare and implement a plan to address the behaviour of the person to whom the complaint relates.

(5) When preparing a plan under subclause (4)(b), the local government must consult with the person to whom the complaint relates.

(6) A plan under subclause (4)(b) may include a requirement for the person to whom the complaint relates to do 1 or more of the following —

(a) engage in mediation;

(b) undertake counselling;

(c) undertake training;

(d) take other action the local government considers appropriate.

(7) If the local government makes a finding in relation to the complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of —

(a) its finding and the reasons for its finding; and

(b) if its finding is that the alleged breach has occurred — its decision under subclause (4).

13. Dismissal of complaint

(1) The local government must dismiss a complaint if it is satisfied that —

(a) the behaviour to which the complaint relates occurred at a council or committee meeting; and

(b) either —

(i) the behaviour was dealt with by the person presiding at the meeting; or

(ii) the person responsible for the behaviour has taken remedial action in accordance with a local law of the local government that deals with meeting procedures.

(2) If the local government dismisses a complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of its decision and the reasons for its decision.

14. Withdrawal of complaint

(1) A complainant may withdraw their complaint at any time before the local government makes a finding in relation to the complaint.

(2) The withdrawal of a complaint must be —

(a) in writing; and

(b) given to a person authorised under clause 11(3).

14A. Appointment of monitor

(1) The Inspector may appoint a monitor for the local government to assist the local government to deal with matters raised by a complaint.

(2) If the Inspector appoints a monitor —

(a) the Inspector may direct the local government to defer further dealing with the complaint until the monitor reports to the Inspector on the outcome of the monitoring assignment; and

(b) the local government must comply with the direction.

14B. Performance of local government's functions under cl. 12 and 13

(1) The local government's functions under clauses 12 and 13 must be performed by the council.

(2) Despite subclause (1), the council may, by resolution carried with an absolute majority of the council, authorise a committee of the council comprising council members only to perform a function for and on behalf of the local government.

(3) Despite subclause (1), the council may, by resolution carried with an absolute majority of the council, authorise a person who is none of the following to perform a function for and on behalf of the local government —

(a) a member of the council of any local government;

(b) a member of the governing body of any regional subsidiary;

(c) an employee of any local government or regional subsidiary;

(d) an employee of WALGA or the Local Government Professionals Australia (WA);

(e) a member of the governing body of, or an employee of, a body corporate the activities of which are, wholly or partly, advocating or otherwise acting for, or on behalf of, 1 or more of the following —

(i) local governments;

(ii) members of councils;

(iii) employees of local governments.

(4) A resolution made under subclause (3) must include the following —

(a) a statement to the effect that the council is satisfied that the person being authorised is suitably qualified and experienced to perform the function;

(b) an explanation as to why the council is satisfied as referred to in paragraph (a);

(c) a statement to the effect that the council is satisfied that the person being authorised is impartial and has no close association with any member of the council or any employee of the local government.

(5) Nothing in this clause prevents an employee of the local government from providing, in relation to the performance of a function, any advice or other assistance to the council, a committee authorised under subclause (2) or a person authorised under subclause (3).

15. Other provisions about complaints

(1) A complaint about an alleged breach by a candidate cannot be dealt with by the local government unless the candidate has been elected as a council member.

(2) The procedure for dealing with complaints may be determined by the local government to the extent that it is not provided for in this Division.

(3) Clauses 14A and 14B do not apply in relation to a complaint made before 1 January 2026.

Note for this clause: See also section 5.105(4) and (5) of the Act for restrictions on the activities of a person who makes a complaint or who is alleged to have breached a requirement set out in this Division.

Division 4 — Rules of conduct

Notes for this Division:

1 Under section 8A.3(1) of the Act, a council member commits a conduct breach if the council member contravenes a rule of conduct. Section 8A.3(2) of the Act extends this to the contravention of a rule of conduct that occurred when the council member was a candidate.

2 A conduct breach is dealt with under Part 8A Division 5 of the Act.

16. Overview of Division

(1) This Division sets out rules of conduct for council members and candidates.

(2) A reference in this Division to a council member includes a council member when acting as a committee member.

17. Misuse of local government resources

(1) In this clause —

electoral purpose means the purpose of persuading electors to vote in a particular way at an election, referendum or other poll held under the Act, the *Electoral Act 1907* or the *Commonwealth Electoral Act 1918*;

resources of a local government includes —

(a) local government property; and

(b) services provided, or paid for, by a local government.

(2) A council member must not, directly or indirectly, use the resources of a local government for an electoral purpose or other purpose unless authorised under the Act, or by the local government or the CEO, to use the resources for that purpose.

18. Securing personal advantage or disadvantaging others

(1) A council member must not make improper use of their office —

(a) to gain, directly or indirectly, an advantage for the council member or any other person; or

(b) to cause detriment to the local government or any other person.

(2) Subclause (1) does not apply to conduct that contravenes section 5.93 of the Act or The Criminal Code section 83.

19. Prohibition against involvement in administration

(1) A council member must not undertake a task that contributes to the administration of the local government unless authorised by the local government or the CEO to undertake that task.

(2) Subclause (1) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

20. Relationship with local government employees

(1) In this clause — ***local government employee*** means a person —

(a) employed by a local government under section 5.36(1) of the Act; or

(b) engaged by a local government under a contract for services.

(2) A council member or candidate must not —

(a) direct or attempt to direct a local government employee to do or not to do anything in their capacity as a local government employee; or

(b) attempt to influence, by means of a threat or the promise of a reward, the conduct of a local government employee in their capacity as a local government employee; or

(c) act in an abusive or threatening manner towards a local government employee.

(3) Subclause (2)(a) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

(4) If a council member or candidate, in their capacity as a council member or candidate, is attending a council or committee meeting or other organised event (for example, a briefing or workshop), the council member or candidate must not orally, in writing or by any other means —

(a) make a statement that a local government employee is incompetent or dishonest; or

(b) use an offensive or objectionable expression when referring to a local government employee.

(5) Subclause (4)(a) does not apply to conduct that is unlawful under The Criminal Code Chapter XXXV.

21. Disclosure of information

(1) In this clause —

closed meeting —

(a) means a part of a council or committee meeting, that is closed to members of the public under section 5.23(2), (3) or (4) of the Act; and

(b) includes a council or committee meeting held before 1 January 2026, or a part of a council or committee meeting held before 1 January 2026, that was closed to members of the public under section 5.23(2) of the Act as in force before 1 January 2026;

confidential document means a document marked by the CEO, or by a person authorised by the CEO, to clearly show that the information in the document is not to be disclosed;

document includes a part of a document;

non-confidential document means a document that is not a confidential document.

(2) A council member must not disclose information that the council member —

(a) derived from a confidential document; or

(b) acquired at a closed meeting other than information derived from a non confidential document.

(3) Subclause (2) does not prevent a council member from disclosing information —

(a) at a closed meeting; or

(b) to the extent specified by the council and subject to such other conditions as the council determines; or

(c) that is already in the public domain; or

(d) to an officer of the Department; or

(e) to the Minister; or

(f) to a legal practitioner for the purpose of obtaining legal advice; or

(g) if the disclosure is required or permitted by law.

22. Disclosure of interests

(1) In this clause —

interest —

(a) means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest; and

(b) includes an interest arising from kinship, friendship or membership of an association.

(2) A council member who has an interest in any matter to be discussed at a council or committee meeting attended by the council member must disclose the nature of the interest —

(a) in a written notice given to the CEO before the meeting; or

(b) at the meeting immediately before the matter is discussed.

(3) Subclause (2) does not apply to an interest referred to in section 5.60 of the Act.

(4) Subclause (2) does not apply if a council member fails to disclose an interest because the council member did not know —

(a) that they had an interest in the matter; or

(b) that the matter in which they had an interest would be discussed at the meeting and the council member disclosed the interest as soon as possible after the discussion began.

(5) If, under subclause (2)(a), a council member discloses an interest in a written notice given to the CEO before a meeting, then —

(a) before the meeting the CEO must cause the notice to be given to the person who is to preside at the meeting; and

(b) at the meeting the person presiding must bring the notice and its contents to the attention of the persons present immediately before any matter to which the disclosure relates is discussed.

(6) Subclause (7) applies in relation to an interest if —

(a) under subclause (2)(b) or (4)(b) the interest is disclosed at a meeting; or

(b) under subclause (5)(b) notice of the interest is brought to the attention of the persons present at a meeting.

(7) The nature of the interest must be recorded in the minutes of the meeting.

23. Compliance with plan requirement

If a plan under clause 12(4)(b) in relation to a council member includes a requirement referred to in clause 12(6), the council member must comply with the requirement.

CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

INTRODUCTION

The Council of the City of Vincent is the elected body responsible for the administration of the City in the best interests of its residents. The Council is committed to providing open, responsive and accountable government.

The *Local Government Act 1995* in conjunction with the *Local Government (Model Code of Conduct) Regulations 2021*, requires every Western Australian local government to prepare and adopt a code of conduct to be observed by Council Members, Committee Members and candidates (**code**).

The code provides Council Members, Committee Members and candidates in the City of Vincent with the minimum standard of professional conduct and behaviour in carrying out their functions and responsibilities. The code addresses ethical responsibility and encourages greater transparency and accountability. It encourages a commitment to ethical and professional behaviour and outlines principles upon which individual and collective local government behaviours are to be based.

The City also has a Governance Framework which complements this code. The framework functions as an overarching framework for good governance. It is endorsed by Council and reflects the practices and principles Elected Members and staff will adhere to when making decisions and delivering services. The framework reinforces and expands on legislative requirements, policy statements and established practices.

CITY OF VINCENT ORGANISATIONAL VALUES

In October 2018 Council adopted a ten-year Strategic Community plan with a vision to:

"In 2028, the City of Vincent is a leafy and vibrant 24-hour city, which is synonymous with quality design and sustainability. Its diverse population is supported in their innovative endeavours by a Council that says YES!"

The community wants us to be a Council and an organisation that is clever, creative and courageous; that is in tune with community appetites and expectations; open-minded and willing to push the boundaries and willing to think and act as an enabler rather than a traditional local government regulator.

Our organisational values reflect the Strategic Community Plan and a Team Vincent approach to building innovation and strategic thinking capabilities.

The organisational values to guide a clever, creative and courageous organisation are: 'Engaging', 'Accountable', and 'Making a Difference'.

Engaging: listening, understanding and communicating is the key to our success.

Accountable: we work openly and transparently to earn our community's trust.

Making a Difference: our work improves our community and the lives of our residents.

CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

Division 1 - Preliminary provisions

1. Citation

This is the *City of Vincent's Code of Conduct for Council Members, Committee Members and Candidates*.

2. Terms used

(1) In this code —

Act means the *Local Government Act 1995*;

candidate means a candidate for election as a council member;

complaint means a complaint made under clause 11(1);

publish includes to publish on a social media platform.

(2) Other terms used in this code that are also used in the Act have the same meaning as they have in the Act, unless the contrary intention appears.

Division 2 - General Principles

3. Overview of Division

This Division sets out general principles to guide the behaviour of council members, committee members and candidates.

4. Personal integrity

(1) A council member, committee member or candidate should —

(a) act with reasonable care and diligence; and

(b) act with honesty and integrity; and

(c) act lawfully; and

(d) identify and appropriately manage any conflict of interest; and

(e) avoid damage to the reputation of the local government.

(2) A council member or committee member should —

(a) act in accordance with the trust placed in council members and committee members; and

(b) participate in decision making in an honest, fair, impartial and timely manner; and

(c) actively seek out and engage in training and development opportunities to improve the performance of their role; and

(d) attend and participate in briefings, workshops and training sessions provided or arranged by the local government in relation to the performance of their role.

5. Relationship with others

(1) A council member, committee member or candidate should —

(a) treat others with respect, courtesy and fairness; and

(b) respect and value diversity in the community.

(2) A council member or committee member should maintain and contribute to a harmonious, safe and productive work environment.

6. Accountability

A council member or committee member should —

(a) base decisions on relevant and factually correct information; and

(b) make decisions on merit, in the public interest and in accordance with statutory obligations and principles of good governance and procedural fairness; and

(c) read all agenda papers given to them in relation to council or committee meetings; and

(d) be open and accountable to, and represent, the community in the district.

Division 3 — Behaviour

7. Overview of Division

This Division sets out —

(a) requirements relating to the behaviour of council members, committee members and candidates; and

(b) the mechanism for dealing with alleged breaches of those requirements.

8. Personal integrity

(1) A council member, committee member or candidate —

(a) must ensure that their use of social media and other forms of communication complies with this code; and

(b) must only publish material that is factually correct.

(2) A council member or committee member —

(a) must not be impaired by alcohol or drugs in the performance of their official duties; and

(b) must comply with all policies, procedures and resolutions of the local government; and

(c) must ensure they are as informed as possible about matters relating to their role.

9. Relationship with others

A council member, committee member or candidate —

(a) must not intimidate, bully or harass another person in any way; and

(b) must deal with the media in a positive and appropriate manner and in accordance with any relevant policy of the local government; and

(c) must not use offensive or derogatory language when referring to another person; and

(d) must not disparage the character of another council member, committee member or candidate or a local government employee in connection with the performance of their official duties; and

(e) must not impute dishonest or unethical motives to another council member, committee member or candidate or a local government employee in connection with the performance of their official duties; and

(f) must treat others with respect and fairness.

10. Council or committee meetings

When attending a council or committee meeting, a council member, committee member or candidate —

(a) must not act in an abusive or threatening manner towards another person; and

(b) must not make a statement that the member or candidate knows, or could reasonably be expected to know, is false or misleading; and

(c) must not repeatedly disrupt the meeting; and

(d) must comply with any requirements of a local law of the local government relating to the procedures and conduct of council or committee meetings; and

(e) must comply with any direction given by the person presiding at the meeting; and

(f) must immediately cease to engage in any conduct that has been ruled out of order by the person presiding at the meeting.

11. Complaint about alleged breach

(1) A person may make a complaint, in accordance with subclause (2), alleging a breach of a requirement set out in this Division.

(2) A complaint must be made —

(a) in writing in the form approved by the local government; and

(b) to a person authorised under subclause (3); and

(c) within 1 month after the occurrence of the alleged breach.

(3) The local government must, in writing, authorise 1 or more persons to receive complaints and withdrawals of complaints.

(4) A complaint must be dealt with under clauses 12 to 15 unless —

(a) the complaint is referred to the Inspector in accordance with subclause (5); and

(b) the Inspector refers the complaint to be dealt with under Part 8A Division 5 of the Act.

Note for this subclause: See section 5.105(1) of the Act.

(5) If the Local Government (Model Code of Conduct) Regulations 2021 regulation 3A applies to a complaint, a person authorised under subclause (3) must refer the complaint to the Inspector under section 5.105(3) of the Act.

(6) A complaint must also be dealt with under clauses 12 to 15 if the Inspector refers the complaint to the local government under the *Local Government (Local Government Inspector) Regulations 2025* regulation 6.

12. Dealing with complaint

(1) After considering a complaint, the local government must, unless it dismisses the complaint under clause 13 or the complaint is withdrawn under clause 14(1), make a finding as to whether the alleged breach the subject of the complaint has occurred.

Note for this subclause: See also clause 14A in relation to the appointment of a monitor to assist the local government to deal with matters raised by a complaint.

(2) Before making a finding in relation to the complaint, the local government must give the person to whom the complaint relates a reasonable opportunity to be heard.

(3) A finding that the alleged breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur.

(4) If the local government makes a finding that the alleged breach has occurred, the local government may —

(a) take no further action; or

(b) prepare and implement a plan to address the behaviour of the person to whom the complaint relates.

(5) When preparing a plan under subclause (4)(b), the local government must consult with the person to whom the complaint relates.

(6) A plan under subclause (4)(b) may include a requirement for the person to whom the complaint relates to do 1 or more of the following —

(a) engage in mediation;

(b) undertake counselling;

(c) undertake training;

(d) take other action the local government considers appropriate.

(7) If the local government makes a finding in relation to the complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of —

(a) its finding and the reasons for its finding; and

(b) if its finding is that the alleged breach has occurred — its decision under subclause (4).

13. Dismissal of complaint

(1) The local government must dismiss a complaint if it is satisfied that —

(a) the behaviour to which the complaint relates occurred at a council or committee meeting; and

(b) either —

(i) the behaviour was dealt with by the person presiding at the meeting; or

(ii) the person responsible for the behaviour has taken remedial action in accordance with a local law of the local government that deals with meeting procedures.

(2) If the local government dismisses a complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of its decision and the reasons for its decision.

14. Withdrawal of complaint

(1) A complainant may withdraw their complaint at any time before the local government makes a finding in relation to the complaint.

(2) The withdrawal of a complaint must be —

(a) in writing; and

(b) given to a person authorised under clause 11(3).

14A. Appointment of monitor

(1) The Inspector may appoint a monitor for the local government to assist the local government to deal with matters raised by a complaint.

(2) If the Inspector appoints a monitor —

(a) the Inspector may direct the local government to defer further dealing with the complaint until the monitor reports to the Inspector on the outcome of the monitoring assignment; and

(b) the local government must comply with the direction.

14B.Performance of local government's functions under cl. 12 and 13

(1) The local government's functions under clauses 12 and 13 must be performed by the council.

(2) Despite subclause (1), the council may, by resolution carried with an absolute majority of the council, authorise a committee of the council comprising council members only to perform a function for and on behalf of the local government.

(3) Despite subclause (1), the council may, by resolution carried with an absolute majority of the council, authorise a person who is none of the following to perform a function for and on behalf of the local government —

(a) a member of the council of any local government;

(b) a member of the governing body of any regional subsidiary;

(c) an employee of any local government or regional subsidiary;

(d) an employee of WALGA or the Local Government Professionals Australia (WA);

(e) a member of the governing body of, or an employee of, a body corporate the activities of which are, wholly or partly, advocating or otherwise acting for, or on behalf of, 1 or more of the following —

(i) local governments;

(ii) members of councils;

(iii) employees of local governments.

(4) A resolution made under subclause (3) must include the following —

(a) a statement to the effect that the council is satisfied that the person being authorised is suitably qualified and experienced to perform the function;

(b) an explanation as to why the council is satisfied as referred to in paragraph (a);

(c) a statement to the effect that the council is satisfied that the person being authorised is impartial and has no close association with any member of the council or any employee of the local government.

(5) Nothing in this clause prevents an employee of the local government from providing, in relation to the performance of a function, any advice or other assistance to the council, a committee authorised under subclause (2) or a person authorised under subclause (3).

15. Other provisions about complaints

(1) A complaint about an alleged breach by a candidate cannot be dealt with by the local government unless the candidate has been elected as a council member.

(2) The procedure for dealing with complaints may be determined by the local government to the extent that it is not provided for in this Division.

(3) Clauses 14A and 14B do not apply in relation to a complaint made before 1 January 2026.

Note for this clause: See also section 5.105(4) and (5) of the Act for restrictions on the activities of a person who makes a complaint or who is alleged to have breached a requirement set out in this Division.

Division 4 — Rules of conduct

Notes for this Division:

1 Under section ~~5.105(1)~~ 8A.3(1) of the Act, a council member commits a ~~minor~~ conduct breach if the council member contravenes a rule of conduct. Section 8A.3(2) of the Act ~~This~~ extends this to the contravention of a rule of conduct that occurred when the council member was a candidate.

2 A ~~minor~~ conduct breach is dealt with ~~by a standards panel~~ under Part 8A Division 5 ~~section 5.110~~ of the Act.

16. Overview of Division

(1) This Division sets out rules of conduct for council members and candidates.

(2) A reference in this Division to a council member includes a council member when acting as a committee member.

17. Misuse of local government resources

(1) In this clause —

electoral purpose means the purpose of persuading electors to vote in a particular way at an election, referendum or other poll held under the Act, the *Electoral Act 1907* or the *Commonwealth Electoral Act 1918*; ***resources of a local government*** includes —

(a) local government property; and

(b) services provided, or paid for, by a local government.

(2) A council member must not, directly or indirectly, use the resources of a local government for an electoral purpose or other purpose unless authorised under the Act, or by the local government or the CEO, to use the resources for that purpose.

18. Securing personal advantage or disadvantaging others

(1) A council member must not make improper use of their office —

(a) to gain, directly or indirectly, an advantage for the council member or any other person; or

(b) to cause detriment to the local government or any other person.

(2) Subclause (1) does not apply to conduct that contravenes section 5.93 of the Act or The Criminal Code section 83.

19. Prohibition against involvement in administration

(1) A council member must not undertake a task that contributes to the administration of the local government unless authorised by the local government or the CEO to undertake that task.

(2) Subclause (1) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

20. Relationship with local government employees

(1) In this clause — ***local government employee*** means a person —

(a) employed by a local government under section 5.36(1) of the Act; or

(b) engaged by a local government under a contract for services.

(2) A council member or candidate must not —

(a) direct or attempt to direct a local government employee to do or not to do anything in their capacity as a local government employee; or

(b) attempt to influence, by means of a threat or the promise of a reward, the conduct of a local government employee in their capacity as a local government employee; or

(c) act in an abusive or threatening manner towards a local government employee.

(3) Subclause (2)(a) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

(4) If a council member or candidate, in their capacity as a council member or candidate, is attending a council or committee meeting or other organised event (for example, a briefing or workshop), the council member or candidate must not orally, in writing or by any other means —

(a) make a statement that a local government employee is incompetent or dishonest; or

(b) use an offensive or objectionable expression when referring to a local government employee.

(5) Subclause (4)(a) does not apply to conduct that is unlawful under The Criminal Code Chapter XXXV.

21. Disclosure of information

(1) In this clause —

closed meeting —

(a) means ~~a council or committee meeting, or a~~ part of a council or committee meeting, that is closed to members of the public under section 5.23(2), (3) or (4) of the Act; and

(b) includes a council or committee meeting held before 1 January 2026, or a part of a council or committee meeting held before 1 January 2026, that was closed to members of the public under section 5.23(2) of the Act as in force before 1 January 2026;

confidential document means a document marked by the CEO, or by a person authorised by the CEO, to clearly show that the information in the document is not to be disclosed;

document includes a part of a document;

non-confidential document means a document that is not a confidential document.

(2) A council member must not disclose information that the council member —

(a) derived from a confidential document; or

(b) acquired at a closed meeting other than information derived from a non confidential document.

(3) Subclause (2) does not prevent a council member from disclosing information —

(a) at a closed meeting; or

(b) to the extent specified by the council and subject to such other conditions as the council determines; or

(c) that is already in the public domain; or

(d) to an officer of the Department; or

(e) to the Minister; or

(f) to a legal practitioner for the purpose of obtaining legal advice; or

(g) if the disclosure is required or permitted by law.

22. Disclosure of interests

(1) In this clause —

interest —

(a) means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest; and

(b) includes an interest arising from kinship, friendship or membership of an association.

(2) A council member who has an interest in any matter to be discussed at a council or committee meeting attended by the council member must disclose the nature of the interest —

(a) in a written notice given to the CEO before the meeting; or

(b) at the meeting immediately before the matter is discussed.

(3) Subclause (2) does not apply to an interest referred to in section 5.60 of the Act.

(4) Subclause (2) does not apply if a council member fails to disclose an interest because the council member did not know —

(a) that they had an interest in the matter; or

(b) that the matter in which they had an interest would be discussed at the meeting and the council member disclosed the interest as soon as possible after the discussion began.

(5) If, under subclause (2)(a), a council member discloses an interest in a written notice given to the CEO before a meeting, then —

(a) before the meeting the CEO must cause the notice to be given to the person who is to preside at the meeting; and

(b) at the meeting the person presiding must bring the notice and its contents to the attention of the persons present immediately before any matter to which the disclosure relates is discussed.

(6) Subclause (7) applies in relation to an interest if —

(a) under subclause (2)(b) or (4)(b) the interest is disclosed at a meeting; or

(b) under subclause (5)(b) notice of the interest is brought to the attention of the persons present at a meeting.

(7) The nature of the interest must be recorded in the minutes of the meeting.

23. Compliance with plan requirement

If a plan under clause 12(4)(b) in relation to a council member includes a requirement referred to in clause 12(6), the council member must comply with the requirement.

2.2.31 Appointing External Complaints Officer

Delegation from Council to CEO

Head of power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995*: s5.42 Delegation of some powers and duties to the CEO.
Express Power or Duty Delegated:	*Local Government (Model Code of Conduct) Regulations 2021*, Schedule 1, Clause 11(3) Complaint about alleged breach "The local government must, in writing, authorise 1 or more persons to receive complaints and withdrawal of complaints."
Delegate:	Chief Executive Officer
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	For the CEO to appoint an external Behaviour Complaints Officer to receive behavioural breach complaints and withdrawal of complaints under the City of Vincent Code of Conduct for Council Members, Committee Members and Candidates.
Council Conditions on this Delegation:	Any appointment under this delegation excludes a current or former City of Vincent Council Member, Committee Member, candidate, or employee. Any appointed external Behaviour Complaints Officer must comply with the requirements contained in the: • Code of Conduct for Council Members, Committee Members and Candidates; and • Code of Conduct Behavioural Complaints Management Policy
Express Power to Sub-Delegate:	Nil.

Compliance Links:	Code of Conduct for Council Members, Committee Members and Candidates; and Code of Conduct Behaviour Complaints Management Policy;
Record Keeping:	Each person appointed Behaviour Complaints Officer will have their name and relevant details recorded in the City's records. The relevant complaints register/record is maintained by the CEO with administrative assistance from the Behaviour Complaints Officer.

2.2.31 Appointing External Complaints Officer

Delegation from Council to CEO

Head of power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995*: s5.42 Delegation of some powers and duties to the CEO.
Express Power or Duty Delegated:	*Local Government (Model Code of Conduct) Regulations 2021*, Schedule 1:, clause r11(3) Complaint about alleged breach "The local government must, in writing, authorise 1 or more persons to receive complaints and withdrawal of complaints."
Delegate:	Chief Executive Officer
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	For the CEO to appoint an external Behaviour Complaints Officer to receive behavioural breach complaints and withdrawal of complaints ~~related to~~under the City of Vincent Code of Conduct for Council Members, Committee Members and Candidates.
Council Conditions on this Delegation:	Any appointment under this delegation excludes a current or former City of Vincent Council Member, Committee Member, candidate, or employee. Any appointed external Behaviour Complaints Officer must comply with the requirements contained in the: • Code of Conduct for Council Members, Committee Members and Candidates; and • Code of Conduct Behavioural Complaints Management Policy
Express Power to Sub-Delegate:	Nil.

Compliance Links:	Code of Conduct for Council Members, Committee Members and Candidates; and Code of Conduct Behaviour Complaints Management Policy;
Record Keeping:	Each person appointed Behaviour Complaints Officer will have their name and relevant details recorded in the ~~appropriate file~~City's records. The relevant complaints register/record is maintained by the CEO with administrative assistance from the Behaviour Complaints Officer.

2.1.2 Behaviour Complaints Committee

Delegation from Council to CEO

Head of power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995*: s.5.16 and 5.17 Delegation of some powers and duties to certain committees
Express Power or Duty Delegated:	*Local Government (Model Code of Conduct) Regulations 2021*: Schedule 1, Clause 12 Dealing with a complaint Schedule 1, Clause 13 Dismissal of complaint Schedule 1, Clause 14B Performance of local government's function under cl. 12 and 13.
Delegate:	Behaviour Complaints Committee
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to make a finding as to whether an alleged breach the subject of a complaint has or has not occurred, on the balance of probabilities, based upon evidence from which it may be concluded that it is more likely that the breach occurred than, that it did not occur *(MCC.cl.12(1) and (3))*. In making any finding the Committee must also determine the reasons for the finding (MCC.cl.12(7)). 2. Where a finding is made that a breach has occurred, authority to: a. take no further action (MCC.cl.12(4)(a)); or b. prepare and implement a plan to address the behaviour of the person to whom the complaint relates (MCC.cl.12(4)(b), (5) and (6)). 3. Authority to dismiss a complaint and if dismissed, the Committee must also determine reasons for the dismissal (MCC.cl.13(1) and (2)).
Council Conditions on this Delegation:	a. The Committee will make decisions in accordance with the principles and specified requirements established in the Code of Conduct Behaviour Complaints Management Policy. b. That part of a Committee meeting which deals with a Complaint will be held behind closed doors in accordance with s.5.23(2)(b) of the Act. c. The Committee is prohibited from exercising this Delegation where a Committee Member in attendance at a Committee meeting is either the Complainant or Respondent to the Complaint subject of a Committee agenda item. d. In the event of (c) above, the Committee may resolve to defer consideration to a future meeting at which the conflicted Committee Member is absent.
Express Power to Sub-Delegate:	Nil.

Compliance Links:	Code of Conduct for Council Members, Committee Members and Candidates; Conduct Behaviour Complaints Management Policy; and Behaviour Complaints Committee Terms of Reference
Record Keeping:	Committee Minutes shall record the details of each decision made under this delegation and, where required under the Model Code, the reasons for the decision, in accordance with the requirements of *Local Government (Administration) Regulation 19*.

Notes:

The purpose of Condition (c) and (d) is to require that a Committee Member who is identified as either the Complainant or Respondent is required to recuse themselves by notifying the Presiding Member of their intention to be an apology for the meeting at which the Complaint is an agenda item.

2.1.2 Behaviour Complaints Committee

Delegation from Council to CEO

Head of power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995*: s.5.16 and 5.17 Delegation of some powers and duties to certain committees
Express Power or Duty Delegated:	*Local Government (Model Code of Conduct) Regulations 2021*: Schedule 1, Clause 12 Dealing with a complaint Schedule 1, Clause 13 Dismissal of complaint Schedule 1, Clause 14B Performance of local government's function under cl. 12 and 13.
Delegate:	Behaviour Complaints Committee
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to make a finding as to whether an alleged breach the subject of a complaint has or has not occurred, on the balance of probabilities, based upon evidence from which it may be concluded that it is more likely that the breach occurred than, that it did not occur *(MCC.cl.12(1) and (3))*. In making any finding the Committee must also determine the reasons for the finding (MCC.cl.12(7)). 2. Where a finding is made that a breach has occurred, authority to: a. take no further action (MCC.cl.12(4)(a)); or b. prepare and implement a plan to address the behaviour of the person to whom the complaint relates (MCC.cl.12(4)(b), (5) and (6)). 3. Authority to dismiss a complaint and if dismissed, the Committee must also determine reasons for the dismissal (MCC.cl.13(1) and (2)).
Council Conditions on this Delegation:	a. The Committee will make decisions in accordance with the principles and specified requirements established in the Code of Conduct Behaviour Complaints Management Policy. b. That part of a Committee meeting which deals with a Complaint will be held behind closed doors in accordance with s.5.23(2)(b) of the Act. c. The Committee is prohibited from exercising this Delegation where a Committee Member in attendance at a Committee meeting is either the Complainant or Respondent to the Complaint subject of a Committee agenda item. d. In the event of (c) above, the Committee may resolve to defer consideration to a future meeting at which the conflicted Committee Member is absent.
Express Power to Sub-Delegate:	Nil.

Compliance Links:	Code of Conduct for Council Members, Committee Members and Candidates; Conduct Behaviour Complaints Management Policy; and Behaviour Complaints Committee Terms of Reference
Record Keeping:	Committee Minutes shall record the details of each decision made under this delegation and, where required under the Model Code, the reasons for the decision, in accordance with the requirements of *Local Government (Administration) Regulation 19*.

Notes:

The purpose of Condition (c) and (d) is to require that a Committee Member who is identified as either the Complainant or Respondent is required to recuse themselves by notifying the Presiding Member of their intention to be an apology for the meeting at which the Complaint is an agenda item.

Code of Conduct Behaviour Complaints Management Policy

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Legislation / local law requirements	*Local Government (Model Code of Conduct) Regulations* *Local Government (Local Government Inspector) Regulations 2025* *Local Government (Administration) Regulations 1996* *Meeting Procedures Local Law*
Relevant delegations	Delegation 2.1.2 – Behaviour Complaints Committee Delegation - 2.2.31 Appointing External Complaints Office
Related policies, procedures and supporting documentation	Code of Conduct for Council Members, Committee Members and Candidates Purchasing Policy

PRELIMINARY

INTRODUCTION

Any person may make a Complaint alleging that a Council Member, Committee Member or Candidate has behaved in a way that constitutes a breach of Division 3 of the City's Code of Conduct Elected Members, Committee Members and Candidates (Nominated Members Code).

A Complaint must be made and dealt with in accordance with this policy.

From 1 January 2026, this Policy operates subject to the Inspector-led behavioural complaints framework established under the *Local Government (Model Code of Conduct) Regulations 2021* as amended and the *Local Government (Local Government Inspector) Regulations 2025*. Certain complaints must be referred to, or dealt with in accordance with directions from, the Local Government Inspector.

PURPOSE

To establish, in accordance with Schedule 1 Clauses 11 to 15 of the *Local Government (Model Code of Conduct) Regulations 2021* and the Nominated Members Code, the procedure for dealing with complaints about alleged breaches of the behaviour requirements included in Division 3 of the Code including any required referral or escalation pathways under the Act and Regulations.

OBJECTIVE

To give effect to the City of Vincent's commitment to an effective, transparent, fair, and accessible complaints handling process that supports high standards of behaviour of Council Members, Committee Members and Candidates.

SCOPE

This Policy applies to complaints made in accordance with Clause 11 of the City of Vincent Nominated Members Code.

Code of Conduct Behaviour Complaints Management Policy

This Policy applies to Council Members, Committee Members, Candidates, and any person who submits a complaint in accordance with this Policy.

Complaints that are deemed outside of the scope of this policy are:

- dissatisfaction with a Council or committee member's lawfully made decisions;
- dissatisfaction with a Council or Committee member's performance of his or her role;
- complaints alleging a conduct breach or specified breach under Part 8A of the Act (See Statutory referral to the Local Government Inspector);
- complaints that have been referred to, or taken over by, the Local Government Inspector;
- corruption allegations; or
- personal disagreements.

Complaints relating to Division 4 – Rules of Conduct are not dealt with under this Policy and are managed under the Inspector-led complaints framework established under the *Local Government Act 1995*.

DEFINITIONS

Act means the *Local Government Act 1995*.

Behaviour Complaints Committee means the Committee established by the Council in accordance with s.5.8 of the Act and authorised by Council under clause 14B of the Nominated Members Code for the purpose of dealing with Complaints. The role of the Behaviour Complaints Committee is outlined in Part 2.3 of this Policy.

Behaviour Complaints Officer means a person authorised in writing (*by Council resolution or by the CEO exercising delegated authority)* under clause 11(3) of the Nominated Members Code to receive complaints and withdrawals of complaints. The role of the Behaviour Complaints Officer is addressed in Part 2.1 of this Policy.

Breach means a breach of Division 3 of the City's Nominated Members Code, also referred to as a behavioural breach.

Candidate means a candidate for election as a Council Member, whose nomination has been accepted by the Returning Officer under s.4.49 of the Act but does not include a Council Member who has nominated for re-election. A person is a Candidate from the date on which their nomination is accepted, until the Returning Officer declares the election result in accordance with s.4.77 of the Act.

Candidate Complaint means a Complaint alleging a breach by a Candidate. Candidate Complaints are dealt with in Part 3.2 of this Policy.

Committee means a committee of Council, established in accordance with s.5.8 of the Act.

Committee Member means a Council Member, employee of the City of Vincent or other person who has been appointed by the Council to be a member of a Committee, in accordance with s.5.10(1) of the Act. A

Code of Conduct Behaviour Complaints Management Policy

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person is a Committee Member from the date on which they are appointed, until their appointment expires or is terminated by Council resolution.

Complaint means a complaint submitted under Clause 11 of the Nominated Members Code.

Complainant means a person who has submitted a Complaint in accordance with this Policy.

Complaint Assessor means a person appointed by the Behaviour Complaints Officer in accordance with Part 2.2 and Part 3.8 of this Policy.

Complaint Documents means the Complaint Form and any supporting information, evidence, or attachments provided by the Complainant.

Complaint Form means the form approved under clause 11(2)(a) of the Nominated Members Code (by Council resolution or by the CEO exercising delegated authority).

Council means the Council of the City of Vincent.

Council or Committee Meeting means a formal meeting of the Council or a Committee that is called and convened in accordance with the Act. It does not include informal meetings, such as workshops or briefings.

Council Member means a person who is currently serving a term of office as an elected member of the Council in accordance with the Act.

Finding means a finding made in accordance with clause 12(1) of the Nominated Members Code as to whether the alleged Breach has or has not occurred.

Nominated Members Code means the City of Vincent Code of Conduct for Council Members, Committee Members and Candidates.

Plan means a Plan that may be prepared and implemented under clause 12(4)(b) of the Nominated Members Code, to address the behaviour of the person to whom the complaint relates (the Respondent), if a Finding has been made that a breach has occurred.

Register means the record of prescribed information maintained by the CEO in accordance with section 5.96C of the Act.

Respondent means the Council Member, Committee Member or Candidate to whom a Complaint relates.

Response Documents means the response provided by the Respondent to the Complaint and includes any supporting information or evidence that is supplied.

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POLICY PROVISIONS

1. Principles

1.1 Procedural fairness

The principles of procedural fairness, or natural justice, apply when dealing with a Complaint under this Policy.

The Respondent will be provided with:

- notice of the complaint and the alleged breach
- access to the relevant material considered in the decision-making process (including evidence relied upon)
- a reasonable opportunity to be heard, including an opportunity to respond to any draft findings before:
  - any findings are made, or
  - a plan implemented; and
  - written reasons for any decision under this Policy.

The decision maker must be objective and impartial, with an absence of bias or the perception of bias; and any findings made must be based on proper and genuine consideration of the evidence.

1.2 Consistency

The application of this Policy should lead to consistency in process and outcomes. While each Complainant and Respondent will be dealt with according to their circumstances, and each Complaint considered and determined on its merits, similar circumstances will result in similar decisions.

1.3 Confidentiality

All persons involved in a Complaint under this Policy must maintain confidentiality in order to protect both the Complainant and Respondent.

Complaint information must not be disclosed except as permitted by law.

Council Members, Local Government employees and contractors who have a role in handling a specific complaint will be provided with sufficient information to fulfil their role. They must manage this information securely and must not disclose or inappropriately use this information.

Complainants will be advised of the level of confidentiality they can expect, and that breaches of confidentiality on their part may prejudice the progress of their Complaint.

1.4 Accessibility

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The City of Vincent will ensure that information on how to make a complaint, including this Policy, is available at the City of Vincent's Administration Building and on the City of Vincent's website. The City of Vincent will make information available in alternative formats if requested.

Any person wishing to make a complaint may contact the Behaviour Complaints Officer if they require assistance in completing the complaint form or otherwise navigating the complaints process.

2. Roles

2.1 Behaviour Complaints Officer

The Behaviour Complaints Officer is authorised in accordance with clause 11(3) of the Nominated Members Code to accept complaints and withdrawal of complaints.

The Behaviour Complaints Officer is not an advocate for the complainant or the respondent. The Behaviour Complaints Officer provides procedural information and assistance to both Complainant and Respondent.

The Behaviour Complaints Officer will liaise with and provide administrative support to a Complaint Assessor appointed under this Policy.

The Behaviour Complaints Officer will liaise with the Local Government to facilitate the calling and convening of Council or Behaviour Complaints Committee meetings if required.

In undertaking their functions, the Behaviour Complaints Officer will apply the Principles of this Policy.

Where a Complaint must be referred to, or is taken over by, the Local Government Inspector, the Behaviour Complaints Officer will facilitate the referral and ensure the Complaint is not progressed locally except as directed by the Inspector

2.2 Complaint Assessor

The Complaint Assessor is appointed by the Behaviour Complaints Officer in accordance with Part 3.8 of this Policy.

The Complaint Assessor is an impartial third party who will undertake the functions specified in this Policy. In undertaking their functions, the Complaint Assessor will apply the Principles of this Policy.

The Complaint Assessor will liaise with the Behaviour Complaints Officer to manage the administrative requirements of dealing with the Complaint in accordance with this Policy.

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2.3 Behaviour Complaints Committee

The Behaviour Complaints Committee is a Committee of Council established in accordance with s.5.8 of the Act and authorised by Council under clause 14B of the Nominated Members Code for the purpose of dealing with Complaints.

The Behaviour Complaints Committee is a Committee of Council Members only. The membership and purpose of the Behaviour Complaints Committee is outlined in the Behaviour Complaints Committee Terms of Reference.

3. Procedure

3.1 Making a complaint

Any person may make a Complaint alleging that a Council Member, Committee Member or Candidate has behaved in a way that constitutes a breach of Division 3 of the Nominated Members Code (clause 11(1)).

A Complaint must be made within one (1) month after the alleged breach (clause 11(2)(c) of the Nominated Members Code).

A Complaint must be made by completing the Behaviour Complaint Form in full and providing the completed forms to the Behaviour Complaints Officer.

A Complaint is required to include:

- the name and contact details of the Complainant (anonymous complaints cannot be accepted);
- The name of the Respondent;
- How the behaviour constitutes a breach.

Where a Complaint Form omits required details, the Behaviour Complaints Officer will invite the Complainant to provide this information in order for the Complaint to be progressed.

Where a Complaint is made more than 1 month after the alleged breach, the Behaviour Complaints Officer will give the Complainant written notice that the Complaint cannot be made (clause 11(2)(c) of the Nominated Members Code).

3.2 Candidate Complaints

A Complaint in relation to a Candidate must be made in accordance with 3.1, above, but cannot be dealt with unless the Candidate is subsequently declared elected as a Council Member.

Within 7 days after receiving a Candidate Complaint, the Behaviour Complaints Officer will provide written notice:

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- to the Complainant confirming receipt, and advising of the procedure for candidate complaints; and
- to the Respondent, including a summary of the complaint, and advising of the procedure for candidate complaints.

No action will be taken until the results of the election are declared by the Returning Officer. If the respondent is elected, then the complaint will be dealt with in accordance with this Policy. Timeframes that would otherwise commence on the receipt of a Complaint will be taken to commence on the election date.

If the Respondent is not elected, the Behaviour Complaints Officer will provide the Complainant with notice that the Respondent has not been elected and that the Complaint cannot be dealt with (clause 15(1) of the Nominated Members Code).

If a Candidate Complaint is received as a behavioural complaint but is assessed as alleging a conduct breach or specified breach in substance or must otherwise be referred to the Local Government Inspector under the Act or Regulations, it is not dealt with under this Policy.

3.3 Withdrawing a Complaint

A Complainant may withdraw their Complaint at any time before a Finding has been made in relation to the Complaint (clause 14 of the Nominated Members Code).

A Complainant may withdraw a Complaint by advising the Behaviour Complaints Officer in writing that they wish to do so.

After receiving a written withdrawal of the Complaint, the Behaviour Complaints Officer will take all necessary steps to terminate the process commenced under this Policy.

The withdrawal and the steps taken will be recorded in accordance with the Act.

3.4 Notice to Complainant

Within 7 days after receiving a Complaint, the Behaviour Complaints Officer will provide written notice to the Complainant that:

- confirms receipt of the Complaint;
- outlines the process that will be followed and possible outcomes;
- explains the statutory confidentiality requirements that apply to the complaint;
- includes a copy of this Policy; and
- if necessary, seeks clarifications or additional information.

If the Complaint Form indicates that the Complainant agrees to participate in Alternative Dispute Resolution, the Behaviour Complaints Officer will advise the Complainant of the process in accordance with Part 3.6 of this Policy.

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3.5 Notice to Respondent

Within 14 days after receiving a Complaint, the Behaviour Complaints Officer will provide written notice to the Respondent that:

- advises that a Complaint has been made in accordance with the Nominated Members Code and this Policy;
- includes a copy of the Complaint Documents;
- outlines the process that will be followed, the opportunities that will be afforded to the Respondent to be heard and the possible outcomes;
- includes a copy of this Policy;
- explains the statutory confidentiality requirements that apply to the Complaint; and
- if applicable, advises that further information has been requested from the Complainant and will be provided in due course.

If the Complainant has agreed to participate in Alternative Dispute Resolution, the Behaviour Complaints Officer will ask the Respondent if they are also willing to participate in accordance with Part 3.6 of this Policy.

3.6 Alternative Dispute Resolution

The City of Vincent recognises that Alternative Dispute Resolution may support both parties reach a mutually satisfactory outcome that resolves the issues giving rise to the Complaint. Alternative Dispute Resolution requires the consent of both parties to the Complaint and may not be appropriate in all circumstances.

To commence the process, the Behaviour Complaints Officer may , as a first course of action upon receiving a Complaint, offer the Complainant and the Respondent the option of Alternative Dispute Resolution.

Alternative Dispute Resolution may occur only where voluntary and must not delay formal assessment or a determination required under the Nominated Members Code.

The objective of Alternative Dispute Resolution will be to reach an agreed resolution that satisfies the Complainant that the formal process is no longer required, allowing them to withdraw the Complaint, in accordance with Part 3.3 of this Policy. For example, an offer by a Respondent to issue a voluntary apology in response to a Complaint, even in the absence of a request from the Complainant, qualifies for consideration as Alternative Dispute Resolution.

If Alternative Dispute Resolution is commenced, both the Complainant and Respondent may decline to proceed with the process at any time. The process may also be terminated on the advice of a third party who is providing assistance to the Local Government, such as a facilitator or mediator.

Where mutually agreed, parties to the complaint may have a support person present during the Alternative Dispute Resolution process.

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If Alternative Dispute Resolution is terminated or does not achieve an agreed outcome that results in the withdrawal of the Complaint, the Behaviour Complaints Officer will resume the formal process required under this Policy.

3.7 Order of Complaints

Complaints will normally be dealt with in the order in which they are received.

If more than one Complaint is received that relates to the same alleged behaviour, the Behaviour Complaints Officer may decide to progress those Complaints concurrently.

3.8 Appointment of Complaints Assessor

If Alternative Dispute Resolution is not commenced, is terminated or does not achieve an agreed outcome resulting in the withdrawal of the Complaint, the Behaviour Complaints Officer will appoint a suitably qualified and experience Complaint Assessor, in accordance with the City of Vincent's Purchasing Policy.

The Behaviour Complaints Officer will endeavour to appoint a Complaint Assessor within a reasonable period. The Behaviour Complaints Officer will provide written notice of the appointment to the Complainant and the Respondent.

3.9 Search of Local Government Records

The Complaint Assessor may request the Behaviour Complaints Officer to search for any relevant records in the City of Vincent's Record Management System.

In particular, if the behaviour is alleged to have occurred at a Council or Committee Meeting, the Behaviour Complaints Officer will be requested to identify any Local Government records that provide evidence that may support a decision as to whether:

- the behaviour occurred at a Council or Committee Meeting,
- the behaviour was dealt with by the person presiding at the meeting, and/or
- the Respondent has taken remedial action in accordance with the City of Vincent Meeting Procedures Local Law 2008; and
- the Respondent has been found on at least two previous occasions on or after 1 January 2026 to have committed a breach.

The Complaints Assessor must provide the Respondent with a copy of any records that are identified. In addition, where a clarification or additional information has been sought from the Complainant by either the Behaviour Complaints Officer or the Complaint Assessor, copies must also be provided to the Respondent.

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3.10 Assessment of the Complaint

The Complaint Assessor will undertake an assessment of the Complaint in accordance with:

- any requirement to refer a complaint, or comply with directions of, the Local Government Inspector; and
- the process outlined in the Notices given under Part 3.4 and Part 3.5 of this Policy.

The Complaint Assessor must ensure that the Respondent is provided with a reasonable opportunity to be heard before forming any opinions or drafting the Complaint Report or recommendations.

3.11 Complaint Report

The Complaint Assessor will prepare a Complaint Report that will:

- outline the process followed, including how the Respondent was provided with an opportunity to be heard and respond to draft findings;
- include the Complaint Documents, the Response Documents and any relevant Local Government Records as attachments; and
- include recommendations on each decision that may be made by the Behaviour Complaints Committee; and
- include reasons for each recommendation, with reference to Part 4 of this Policy.

If the Complaint Report recommends that a Plan is prepared and implemented in accordance with clause 12(4)(b) of the Nominated Members Code and Part 4.4 of this Policy, the Complaint Report must include a Proposed Plan.

The Complaint Assessor will liaise with the Behaviour Complaints Officer to include the Complaint Report in the Agenda for a meeting of the Behaviour Complaints Committee. The Behaviour Complaints Officer will be responsible for preparation of an Officer Report with the Complaint Report provided as a confidential attachment. The recommendations of the Complaint Report will be provided as the Officer Recommendations.

3.12 Behaviour Complaints Committee Meeting

The Agenda will be prepared on the basis that the part of the meeting that deals with the Complaint Report will be held behind closed doors in accordance with s.5.23(2) of the Act.

The Behaviour Complaints Committee will consider the Complaint Report and attachments and give due regard to the recommendations.

In accordance with Regulation 11(d)(a) of the *Local Government (Administration) Regulations 1996*, reasons for any decision that is significantly different from the Officer Recommendation must be recorded in the meeting minutes.

If the behaviour that is the subject of the Complaint is alleged to have occurred at a Council or Committee Meeting, the Behaviour Complaints Committee will determine whether or not to dismiss

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the Complaint in accordance with Clause 13 of the Nominated Members Code and Part 4.2 of this Policy.

If the Behaviour Complaints Committee dismisses a Complaint, the Behaviour Complaints Officer must give the Complainant and the Respondent written notice of the decision and the reasons for the decision in accordance with clause 13(2) of the Nominated Members Code. This concludes the process for this Complaint.

If the Complaint is not dismissed, the Behaviour Complaints Committee will consider the Complaint and make a Finding as to whether the alleged Breach that is the subject of the Complaint has or has not occurred, in accordance with clause 12 of the Nominated Members Code and Part 4.3 of this Policy.

If the Behaviour Complaints Committee finds that the alleged breach **did not** occur, the Behaviour Complaints Officer must give the Complainant and the Respondent written notice of the Finding and the reasons for the Finding in accordance with clause 12(7)(a) of the Nominated Members Code. This concludes the process for this Complaint.

If the Behaviour Complaints Committee finds that the alleged breach **did** occur, the Committee will decide whether to take no further action in accordance with clause 12(4)(a) of the Nominated Members Code or prepare a plan to address the behaviour in accordance with clause 12(4)(b) of the Nominated Members Code and Part 4.4 of this Policy.

If the Behaviour Complaints Committee decides to take no further action, the Behaviour Complaints Officer must give the Complainant and the Respondent written notice of this decision and the reasons for the Finding in accordance with clause 12(7)(a) of the Nominated Members Code. This concludes the process for this Complaint.

If the Behaviour Complaints Committee decides to prepare a Plan, the Committee will first consult with the Respondent in accordance with clause 12(5) * of the Nominated Members Code. The Behaviour Complaints Committee will consider any submissions made by the Respondent before preparing and implementing a Plan.

3.13 Compliance with Plan Requirement

The Behaviour Complaints Officer will monitor the actions in timeframes set out in a Plan.

Failure to comply with a requirement included in a Plan is a breach of clause 23 of the Nominated Members Code and must be managed in accordance with the Act, Regulations and the statutory complaints and standards framework (Part 8A) as applicable.

The Behaviour Complaints Officer must provide a report advising Council of any failure to comply with a requirement included in a Plan.

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3.14 Record of information about conduct

The CEO must maintain and publish an up-to-date record of information about conduct in accordance with section 5.96C of the Act. The Behaviour Complaints Officer is authorised to maintain the record on the CEO's behalf.

4. Decision Making

4.1 Objective and Principles

All decisions made under this Policy will reflect the Policy Objectives and the Principles included in Part 1 of this Policy.

4.2 Dismissal

The Behaviour Complaints Committee must dismiss a Complaint in accordance with clause 13(1)(a) and (b) of the Nominated Members Code if it is satisfied that -

(a) the behaviour to which the Complaint relates occurred at a Council or Committee Meeting; and
(b) either —

(i) the behaviour was dealt with by the person presiding at the meeting; or
(ii) the Respondent has taken remedial action in accordance with the City of Vincent Meeting Procedures Local Law 2008.

4.3 Finding

A Finding that the alleged breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur (clause 12(3) of the Nominated Members Code).

This may involve first considering whether the behaviour occurred, on the balance of probabilities, and then whether that behaviour constituted a breach of a requirement of Division 3 of the Nominated Members Code.

4.4 Action

In deciding whether to take no further action, or prepare and implement a Plan, the Complaints Committee may consider:

- the nature and seriousness of the breach(es);
- the Respondent's submission in relation to the contravention;
- whether the Respondent has breached the Nominated Members Code knowingly or carelessly;
- whether the Respondent has breached the Nominated Members Code on previous occasions;
- likelihood or not of the Respondent committing further breaches of the Nominated Members Code;
- personal circumstances at the time of conduct;

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- need to protect the public through general deterrence and maintain public confidence in Local Government; and
- any other matters which may be regarded as contributing to or the conduct or mitigating its seriousness.

4.5 Plan Requirements

The Proposed Plan may include requirements for the Respondent to do one (1) or more of the following:

- engage in mediation;
- undertake counselling;
- undertake training;
- take other action the Behaviour Complaints Committee considers appropriate (e.g., an apology).

The Proposed Plan should be designed to provide the Respondent with the opportunity and support to demonstrate the professional and ethical behaviour expected of elected representatives expressed in the Nominated Members Code.

The Proposed Plan may also outline:

- the actions to be taken to address the behaviour(s);
- who is responsible for the actions;
- any assistance the Local Government will provide to assist achieve the intent of the Plan; and
- a reasonable timeframe for the Plan action(s) to be addressed by the Respondent.

OFFICE USE ONLY	
Responsible Officer	Executive Manager Corporate Strategy and Governance
Initial Council Adoption	05/04/2022
Previous Title	N/A
Reviewed / Amended	03/03/2026
Next Review Date	03/03/2030

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Legislation / local law requirements	*Local Government (Model Code of Conduct) Regulations* *Local Government (Local Government Inspector) Regulations 2025* *Local Government (Administration) Regulations 1996* *Meeting Procedures Local Law*
Relevant delegations	Delegation 2.1.2 – Behaviour Complaints Committee Delegation - 2.2.31 Appointing External Complaints Office
Related policies, procedures and supporting documentation	Code of Conduct for Council Members, Committee Members and Candidates Purchasing Policy

PRELIMINARY

INTRODUCTION

Any person may make a Complaint alleging that a Council Member, Committee Member or Candidate has behaved in a way that constitutes a breach of Division 3 of the City's Code of Conduct Elected Members, Committee Members and Candidates (Nominated Members Code).

A Complaint must be made and dealt with in accordance with this policy.

From 1 January 2026, this Policy operates subject to the Inspector-led behavioural complaints framework established under the *Local Government (Model Code of Conduct) Regulations 2021* as amended and the *Local Government (Local Government Inspector) Regulations 2025*. Certain complaints must be referred to, or dealt with in accordance with directions from, the Local Government Inspector.

PURPOSE

To establish, in accordance with Schedule 1 Clauses 11 to 15~~(2)~~ of the *Local Government (Model Code of Conduct) Regulations 2021* and the Nominated Members Code, the procedure for dealing with complaints about alleged breaches of the behaviour requirements included in Division 3 of the Code including any required referral or escalation pathways under the Act and Regulations.

OBJECTIVE

To give effect to the City of Vincent's commitment to an effective, transparent, fair, and accessible complaints handling process that supports high standards of behaviour of Council Members, Committee Members and Candidates.

SCOPE

This Policy applies to complaints made in accordance with Clause 11 of the City of Vincent Nominated Members Code.

This Policy applies to Council Members, Committee Members, Candidates, and any person who submits a complaint in accordance with this Policy.

Complaints that are deemed outside of the scope of this policy are:

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- dissatisfaction with a Council or committee member's lawfully made decisions;
- dissatisfaction with a Council or Committee member's performance of his or her role;
- complaints alleging a conduct breach or specified breach under Part 8A) of the Act (See Statutory referral to the Local Government Inspector);
- complaints that have been referred to, or taken over by, the Local Government Inspector;
- ~~minor breaches under s. 5.105(1) of the Act;~~
- ~~serious breaches under s. 5.114 of the Act;~~
- corruption allegations; or
- personal disagreements.

~~Complaints related to Division 4 - Rules of Conduct are dealt with by the Local Government Standards Panel. An overview of the complaint process and the complaint form can be found at the~~ Department of Local Government Sport and Cultural Industries~~. Any complaint for Division 4 should be on the appropriate form and sent to the CEO as the Complaints Officer.~~

Complaints relating to Division 4 – Rules of Conduct are not dealt with under this Policy and are managed under the Inspector-led complaints framework established under the *Local Government Act 1995*.

DEFINITIONS

Act means the *Local Government Act 1995*.

Behaviour Complaints Committee means the Committee established by the Council in accordance with s.5.8 of the Act and authorised by Council under clause 14B of the Nominated Members Code for the purpose of dealing with Complaints. The role of the Behaviour Complaints Committee is outlined in Part 2.3 of this Policy.

Behaviour Complaints Officer means a person authorised in writing (*by Council resolution or by the CEO exercising delegated authority)* under clause 11(3) of the Nominated Members Code to receive complaints and withdrawals of complaints. The role of the Behaviour Complaints Officer is addressed in Part 2.1 of this Policy

Breach means a breach of Division 3 of the City's Nominated Members Code, also referred to as a behavioural breach. .

Candidate means a candidate for election as a Council Member, whose nomination has been accepted by the Returning Officer under s.4.49 of the Act but does not include a Council Member who has nominated for re-election. A person is a Candidate from the date on which their nomination is accepted, until the Returning Officer declares the election result in accordance with s.4.77 of the Act.

Candidate Complaint means a Complaint alleging a ~~B~~breach by a Candidate. Candidate Complaints are dealt with in Part 3.2 of this Policy.

Committee means a committee of Council, established in accordance with s.5.8 of the Act.

Committee Member means a Council Member, employee of the City of Vincent or other person who has been appointed by the Council to be a member of a Committee, in accordance with s.5.10(1) of the Act. A

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person is a Committee Member from the date on which they are appointed, until their appointment expires or is terminated by Council resolution.

Complaint means a complaint submitted under Clause 11 of the Nominated Members Code.

Complainant means a person who has submitted a Complaint in accordance with this Policy.

Complaint Assessor means a person appointed by the Behaviour Complaints Officer in accordance with Part 2.2 and Part 3.8 of this Policy.

Complaint Documents means the Complaint Form and any supporting information, evidence, or attachments provided by the Complainant.

Complaint Form means the form approved under clause 11(2)(a) of the Nominated Members Code (by Council resolution or by the CEO exercising delegated authority).

Council means the Council of the City of Vincent.

Council or Committee Meeting means a formal meeting of the Council or a Committee that is called and convened in accordance with the Act. It does not include informal meetings, such as workshops or briefings.

Council Member means a person who is currently serving a term of office as an elected member of the Council in accordance with the Act.

Finding means a finding made in accordance with clause 12(1) of the Nominated Members Code as to whether the alleged Breach has or has not occurred.

Nominated Members Code means the City of Vincent Code of Conduct for Council Members, Committee Members and Candidates.

Plan means a Plan that may be prepared and implemented under clause 12(4)(b) of the Nominated Members Code, to address the behaviour of the person to whom the complaint relates (the Respondent), if a Finding has been made that a ~~B~~breach has occurred.

Register means the record of prescribed information maintained by the CEO in accordance with section 5.96C of the Act.

Respondent means the Council Member, Committee Member or Candidate to whom a Complaint relates.

Response Documents means the response provided by the Respondent to the Complaint and includes any supporting information or evidence that is supplied.

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POLICY PROVISIONS

1. Principles

1.1 Procedural fairness

The principles of procedural fairness, or natural justice, ~~will~~ apply when dealing with a Complaint under this Policy. ~~In particular:~~

~~t~~The Respondent will provided with:

- notice of the complaint and the alleged breach
- access to the relevant material considered in the decision-making process (including evidence relied upon);

- ~~be afforded~~ a reasonable opportunity to be heard, including an opportunity to respond to any draft findings before
  - any findings are made, or
  - a plan implemented; and
- written reasons for any decision under this Policy.

- ~~t~~The decision maker must ~~should~~ be objective and impartial, with an absence of bias or the perception of bias; and any
- ~~any~~ findings made ~~will~~ must be based on proper and genuine consideration of the evidence.

1.2 Consistency

The application of this Policy should lead to consistency in process and outcomes. While each Complainant and Respondent will be dealt with according to their circumstances, and each Complaint considered and determined on its merits, similar circumstances will result in similar decisions.

1.3 Confidentiality

~~The City of Vincent~~All persons involved in a Complaint under this Policy ~~will~~ must ~~take all reasonable steps to~~ maintain confidentiality ~~when dealing with the Complaint, The City of Vincent will take all reasonable steps to maintain confidentiality when dealing with the Complaint,~~ in order to protect both the Complainant and Respondent.

Complaint information must not be disclosed except as permitted by law.

Council Members, Local Government employees and contractors who have a role in handling a specific complaint will be provided with sufficient information to fulfil their role. They must manage this information securely and must not disclose or inappropriately use this information.

Complainants will be advised of the level of confidentiality they can expect, and that breaches of confidentiality on their part may prejudice the progress of their Complaint.

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1.4 Accessibility

The City of Vincent will ensure that information on how to make a complaint, including this Policy, is available at the City of Vincent's Administration Building and on the City of Vincent's website. The City of Vincent will make information available in alternative formats if requested.

Any person wishing to make a complaint may contact the Behaviour Complaints Officer if they require assistance in completing the complaint form or otherwise navigating the complaints process.

2. Roles

2.1 Behaviour Complaints Officer

The Behaviour Complaints Officer is authorised in accordance with clause 11(3) of the Nominated Members Code to accept complaints and withdrawal of complaints.

The Behaviour Complaints Officer is not an advocate for the complainant or the respondent. The Behaviour Complaints Officer provides procedural information and assistance to both Complainant and Respondent.

The Behaviour Complaints Officer will liaise with and provide administrative support to a Complaint Assessor appointed under this Policy.

The Behaviour Complaints Officer will liaise with the Local Government to facilitate the calling and convening of Council or Behaviour Complaints Committee meetings if required.

In undertaking their functions, the Behaviour Complaints Officer will apply the Principles of this Policy.

Where a Complaint must be referred to, or is taken over by, the Local Government Inspector, the Behaviour Complaints Officer will facilitate the referral and ensure the Complaint is not progressed locally except as directed by the Inspector

2.2 Complaint Assessor

The Complaint Assessor is appointed by the Behaviour Complaints Officer in accordance with Part 3.8 of this Policy.

The Complaint Assessor is an impartial third party who will undertake the functions specified in this Policy. In undertaking their functions, the Complaint Assessor will apply the Principles of this Policy.

The Complaint Assessor will liaise with the Behaviour Complaints Officer to manage the administrative requirements of dealing with the Complaint in accordance with this Policy.

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2.3 Behaviour Complaints Committee

The Behaviour Complaints Committee is a Committee of Council established in accordance with s.5.8 of the Act and authorised by Council under clause 14B of the Nominated Members Code for the purpose of dealing with Complaints.

The Behaviour Complaints Committee is a Committee of Council Members only. The membership and purpose of the Behaviour Complaints Committee is outlined in the Behaviour Complaints Committee Terms of Reference.

3. Procedure

3.1 Making a complaint

Any person may make a Complaint alleging that a Council Member, Committee Member or Candidate has behaved in a way that constitutes a breach of Division 3 of the Nominated Members Code (clause 11(1)).

A Complaint must be made within one (1) month after the alleged ~~B~~breach (clause 11(2)(c) of the Nominated Members Code).

A Complaint must be made by completing the Behaviour Complaint Form in full and providing the completed forms to the Behaviour Complaints Officer.

A Complaint is required to include:

- the name and contact details of the Complainant (anonymous complaints cannot be accepted);
- The name of the Respondent;
- How the behaviour constitutes a breach.

~~the name and contact details of the Complainant therefore anonymous complaints cannot be accepted.~~

Where a Complaint Form omits required details, the Behaviour Complaints Officer will invite the Complainant to provide this information in order for the Complaint to be progressed.

Where a Complaint is made more than 1 month after the alleged breach, the Behaviour Complaints Officer will give the Complainant written notice that the Complaint cannot be made (clause 11(2)(c) of the Nominated Members Code).

3.2 Candidate Complaints

A Complaint in relation to a Candidate must be made in accordance with 3.1, above, but cannot be dealt with unless the Candidate is subsequently declared elected as a Council Member.

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Within 7 days after receiving a Candidate Complaint, the Behaviour Complaints Officer will provide written notice:

- to the Complainant confirming receipt, and advising of the procedure for candidate complaints; and
- to the Respondent, including a summary of the complaint, and advising of the procedure for candidate complaints.

No action will be taken until the results of the election are declared by the Returning Officer. If the respondent is elected, then the complaint will be dealt with in accordance with this Policy. Timeframes that would otherwise commence on the receipt of a Complaint will be taken to commence on the election date.

If the Respondent is not elected, the Behaviour Complaints Officer will provide the Complainant with notice that the Respondent has not been elected and that the Complaint cannot be dealt with (clause 15(1) of the Nominated Members Code).

If a Candidate Complaint is received as a behavioural complaint but is assessed as alleging a conduct breach or specified breach in substance or must otherwise be referred to the Local Government Inspector under the Act or Regulations, it is not dealt with under this Policy.

3.3 Withdrawing a Complaint

A Complainant may withdraw their Complaint at any time before a Finding has been made in relation to the Complaint (clause 14 of the Nominated Members Code).

A Complainant may withdraw a Complaint by advising the Behaviour Complaints Officer in writing that they wish to do so.

After receiving a written withdrawal of the Complaint, the Behaviour Complaints Officer will take all necessary steps to terminate the process commenced under this Policy.

The withdrawal and the steps taken will be recorded in accordance with the Act.

3.4 Notice to Complainant

Within 7 days after receiving a Complaint, the Behaviour Complaints Officer will provide written notice to the Complainant that:

- confirms receipt of the Complaint;
- outlines the process that will be followed and possible outcomes;
- explains the ~~application of~~ statutory confidentiality requirements that apply to the complaint;
- includes a copy of this Policy; and
- if necessary, seeks clarifications or additional information.

If the Complaint Form indicates that the Complainant agrees to participate in Alternative Dispute Resolution, the Behaviour Complaints Officer will advise the Complainant of the process in accordance with Part 3.6 of this Policy.

Code of Conduct Behaviour Complaints Management Policy

CITY OF VINCENT

3.5 Notice to Respondent

Within 14 days after receiving a Complaint, the Behaviour Complaints Officer will provide written notice to the Respondent that:

- advises that a Complaint has been made in accordance with the Nominated Members Code and this Policy;
- includes a copy of the Complaint Documents;
- outlines the process that will be followed, the opportunities that will be afforded to the Respondent to be heard and the possible outcomes;
- includes a copy of this Policy;
- explains the statutory confidentiality requirements that apply to the Complaint; and
- if applicable, advises that further information has been requested from the Complainant and will be provided in due course.

If the Complainant has agreed to participate in Alternative Dispute Resolution, the Behaviour Complaints Officer will ask the Respondent if they are also willing to participate in accordance with Part 3.6 of this Policy.

3.6 Alternative Dispute Resolution

The City of Vincent recognises that Alternative Dispute Resolution may support both parties reach a mutually satisfactory outcome that resolves the issues giving rise to the Complaint. Alternative Dispute Resolution requires the consent of both parties to the Complaint and may not be appropriate in all circumstances.

To commence the process, the Behaviour Complaints Officer may ~~will~~, as a ~~the~~ first course of action upon receiving a ~~c~~Complaint, offer the Complainant and the Respondent the option of Alternative Dispute Resolution.

Alternative Dispute Resolution may occur only where voluntary and must not delay formal assessment or a determination required under the Nominated Members Code.

The objective of Alternative Dispute Resolution will be to reach an agreed resolution that satisfies the Complainant that the formal process is no longer required, allowing them to withdraw the Complaint, in accordance with Part 3.3 of this Policy. For example, an offer by a Respondent to issue a voluntary apology in response to a Complaint, even in the absence of a request from the Complainant, qualifies for consideration as Alternative Dispute Resolution.

If Alternative Dispute Resolution is commenced, both the Complainant and Respondent may decline to proceed with the process at any time. The process may also be terminated on the advice of a third party who is providing assistance to the Local Government, such as a facilitator or mediator.

Where mutually agreed, parties to the complaint may have a support person present during the Alternative Dispute Resolution process.

Code of Conduct Behaviour Complaints Management Policy

CITY OF VINCENT

If Alternative Dispute Resolution is terminated or does not achieve an agreed outcome that results in the withdrawal of the Complaint, the Behaviour Complaints Officer will resume the formal process required under this Policy.

3.7 Order of Complaints

Complaints will normally be dealt with in the order in which they are received.

If more than one Complaint is received that relates to the same alleged behaviour, the Behaviour Complaints Officer may decide to progress those Complaints concurrently.

3.8 Appointment of Complaints Assessor

If Alternative Dispute Resolution is not commenced, is terminated or does not achieve an agreed outcome resulting in the withdrawal of the Complaint, the Behaviour Complaints Officer will appoint a suitably qualified and experience Complaint Assessor, in accordance with the City of Vincent's Purchasing Policy.

The Behaviour Complaints Officer will endeavour to appoint a Complaint Assessor within a reasonable period. The Behaviour Complaints Officer will provide written notice of the appointment to the Complainant and the Respondent.

3.9 Search of Local Government Records

The Complaint Assessor may request the Behaviour Complaints Officer to search for any relevant records in the City of Vincent's Record Management System.

In particular, if the behaviour is alleged to have occurred at a Council or Committee Meeting, the Behaviour Complaints Officer will be requested to identify any Local Government records that provide evidence that may support a decision as to whether:

- the behaviour occurred at a Council or Committee Meeting,
- the behaviour was dealt with by the person presiding at the meeting, and/or
- the Respondent has taken remedial action in accordance with the City of Vincent Meeting Procedures Local Law 2008; and
- the Respondent has been found on at least two previous occasions on or after 1 January 2026 to have committed a breach.

The Complaints Assessor must provide the Respondent with a copy of any records that are identified. In addition, where a clarification or additional information has been sought from the Complainant by either the Behaviour Complaints Officer or the Complaint Assessor, copies must also be provided to the Respondent.

3.10 Assessment of the Complaint

The Complaint Assessor will undertake an assessment of the Complaint in accordance with:

Code of Conduct Behaviour Complaints Management Policy

CITY OF VINCENT

- any requirement to refer a complaint, or comply with directions of, the Local Government Inspector; and
- the process outlined in the Notices given under Part 3.4 and Part 3.5 of this Policy.

The Complaint Assessor must ensure that the Respondent is provided with a reasonable opportunity to be heard before forming any opinions or drafting the Complaint Report or recommendations.

3.11 Complaint Report

The Complaint Assessor will prepare a Complaint Report that will:

- outline the process followed, including how the Respondent was provided with an opportunity to be heard and respond to draft findings;
- include the Complaint Documents, the Response Documents and any relevant Local Government Records as attachments; and
- include recommendations on each decision that may be made by the Behaviour Complaints Committee; and
- include reasons for each recommendation, with reference to Part 4 of this Policy.

If the Complaint Report recommends that a Plan is prepared and implemented in accordance with clause 12(4)(b) of the Nominated Members Code and Part 4.4 of this Policy, the Complaint Report must include a Proposed Plan.

The Complaint Assessor will liaise with the Behaviour Complaints Officer to include the Complaint Report in the Agenda for a meeting of the Behaviour Complaints Committee. The Behaviour Complaints Officer will be responsible for preparation of an Officer Report with the Complaint Report provided as a confidential attachment. The recommendations of the Complaint Report will be provided as the Officer Recommendations.

3.12 Behaviour Complaints Committee Meeting

The Agenda will be prepared on the basis that the part of the meeting that deals with the Complaint Report will be held behind closed doors in accordance with s.5.23(2) of the Act.

The Behaviour Complaints Committee will consider the Complaint Report and attachments and give due regard to the recommendations.

In accordance with Regulation 11(d)(a) of the *Local Government (Administration) Regulations 1996*, reasons for any decision that is significantly different from the Officer Recommendation must be recorded in the meeting minutes.

If the behaviour that is the subject of the Complaint is alleged to have occurred at a Council or Committee Meeting, the Behaviour Complaints Committee will determine whether or not to dismiss the Complaint in accordance with Clause 13 of the Nominated Members Code and Part 4.2 of this Policy.

If the Behaviour Complaints Committee dismisses a Complaint, the Behaviour Complaints Officer must give the Complainant and the Respondent written notice of the decision and the reasons for the

Code of Conduct Behaviour Complaints Management Policy

CITY OF VINCENT

decision in accordance with clause 13(2) of the Nominated Members Code. This concludes the process for this Complaint.

If the Complaint is not dismissed, the Behaviour Complaints Committee will consider the Complaint and make a Finding as to whether the alleged Breach that is the subject of the Complaint has or has not occurred, in accordance with clause 12 of the Nominated Members Code and Part 4.3 of this Policy.

If the Behaviour Complaints Committee finds that the alleged ~~B~~breach **did not** occur, the Behaviour Complaints Officer must give the Complainant and the Respondent written notice of the Finding and the reasons for the Finding in accordance with clause 12(7)(a) of the Nominated Members Code. This concludes the process for this Complaint.

If the Behaviour Complaints Committee finds that the alleged breach **did** occur, the Committee will decide whether to take no further action in accordance with clause 12(4)(a) of the Nominated Members Code or prepare a plan to address the behaviour in accordance with clause 12(4)(b) of the Nominated Members Code and Part 4.4 of this Policy.

If the Behaviour Complaints Committee decides to take no further action, the Behaviour Complaints Officer must give the Complainant and the Respondent written notice of this decision and the reasons for the Finding in accordance with clause 12(7)(a) of the Nominated Members Code. This concludes the process for this Complaint.

If the Behaviour Complaints Committee decides to prepare a Plan, the Committee will first consult with the Respondent in accordance with clause 12(5) * of the Nominated Members Code. The Behaviour Complaints Committee will consider any submissions made by the Respondent before preparing and implementing a Plan.

3.13 Compliance with Plan Requirement

The Behaviour Complaints Officer will monitor the actions in timeframes set out in a Plan.

Failure to comply with a requirement included in a Plan is a breach of clause 23 of the Nominated Members Code and must be managed in accordance with the Act, Regulations and the statutory complaints and standards framework (Part 8A) as applicable.

~~Failure to comply with a requirement included in a Plan is a minor breach under section 5.105(1) of the Act and clause 23 of the Nominated Members Code.~~

The Behaviour Complaints Officer must provide a report advising Council of any failure to comply with a requirement included in a Plan.

3.14 Record of information about conduct

The CEO must maintain and publish an up-to-date record of information about conduct in accordance with section 5.96C of the Act. The Behaviour Complaints Officer is authorised to maintain the record on the CEO's behalf.

Code of Conduct Behaviour Complaints Management Policy

CITY OF VINCENT

4. Decision Making

4.1 Objective and Principles

All decisions made under this Policy will reflect the Policy Objectives and the Principles included in Part 1 of this Policy.

4.2 Dismissal

The Behaviour Complaints Committee must dismiss a Complaint in accordance with clause 13(1)(a) and (b) of the Nominated Members Code if it is satisfied that -

(a) the behaviour to which the Complaint relates occurred at a Council or Committee Meeting; and
(b) either —

(i) the behaviour was dealt with by the person presiding at the meeting; or
(ii) the Respondent has taken remedial action in accordance with the City of Vincent Meeting Procedures Local Law 2008.

4.3 Finding

A Finding that the alleged breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur (clause 12(3) of the Nominated Members Code).

This may involve first considering whether the behaviour occurred, on the balance of probabilities, and then whether that behaviour constituted a breach of a requirement of Division 3 of the Nominated Members Code.

4.4 Action

In deciding whether to take no further action, or prepare and implement a Plan, the Complaints Committee may consider:

- the nature and seriousness of the breach(es);
- the Respondent's submission in relation to the contravention;
- whether the Respondent has breached the Nominated Members Code knowingly or carelessly;
- whether the Respondent has breached the Nominated Members Code on previous occasions;
- likelihood or not of the Respondent committing further breaches of the Nominated Members Code;
- personal circumstances at the time of conduct;
- need to protect the public through general deterrence and maintain public confidence in Local Government; and
- any other matters which may be regarded as contributing to or the conduct or mitigating its seriousness.

Code of Conduct Behaviour Complaints Management Policy

CITY OF VINCENT

4.5 Plan Requirements

The Proposed Plan may include requirements for the Respondent to do one (1) or more of the following:

- engage in mediation;
- undertake counselling;
- undertake training;
- take other action the Behaviour Complaints Committee considers appropriate (e.g., an apology).

The Proposed Plan should be designed to provide the Respondent with the opportunity and support to demonstrate the professional and ethical behaviour expected of elected representatives expressed in the Nominated Members Code.

The Proposed Plan may also outline:

- the actions to be taken to address the behaviour(s);
- who is responsible for the actions;
- any assistance the Local Government will provide to assist achieve the intent of the Plan; and
- a reasonable timeframe for the Plan action(s) to be addressed by the Respondent.

OFFICE USE ONLY	
Responsible Officer	Executive Manager Corporate Strategy and Governance
Initial Council Adoption	05/04/2022
Previous Title	N/A
Reviewed / Amended	N/A
Next Review Date	04/2026

CITY OF VINCENT

BEHAVIOUR COMPLAINTS COMMITTEE TERMS OF REFERENCE

1. OBJECTIVES

To establish Terms of Reference for the Behaviour Complaints Committee of the City of Vincent

2. COMMITTEE FUNCTION

The Behaviour Complaints Committee is a Committee of Council established in accordance with s.5.8 of the *Local Government Act 1995* (the Act) and the Local Government (Model Code of Conduct) Regulations 2021, Schedule 1, cl.14B for the purpose of dealing with Behaviour Complaints made under Division 3 of the City of Vincent's Code of Conduct for Council Members, Committee Members and Candidates (Nominated Members Code).

The extent of authority provided to the Behaviour Complaints Committee is specified in the relevant Delegated Authority, and includes:

- Dismissing a behaviour complaint in accordance with clause 13 of the Nominated Members Code and providing reasons for any such dismissal.
- Making a Finding as to whether an alleged complaint has or has not occurred, based upon evidence from which it may be concluded that it is more likely that the breach occurred than it did not occur (cl. 12(1) and (3) of the Nominated Members Code).
- Determining reasons for such a Finding (cl. 12(7) of the Nominated Members Code).
- Where a Finding is made that a breach has occurred, determining:
    - To take no further action (cl. 12(4)(a)); or
    - Prepare and implement a plan to address the behaviour of the person to whom the complaint relates (cl. 12(4)(b), (5) and (6)).

The extent of authority of the Behaviour Complaints Committee is limited by Condition of the Delegated Authority.

3. MEMBERSHIP

The Complaints Committee is a Committee of Council Members only in accordance with s.5.9(2)(a) of the Act.

Membership of the Behaviour Complaints Committee will comprise of all Council Members, appointed by Council in accordance with s.5.10 of the Act.

The Delegated Authority Condition prescribes that if an appointed Committee Member is identified in the Complaint as either the Complainant or the Respondent, they are to recuse themselves from the Committee's Function by providing an apology.

4. MEETING SCHEDULE

Meetings are to be scheduled as required by the CEO or Behaviour Complaints Officer in consultation with the Committee Presiding Member.

5. DELEGATED AUTHORITY

The Behaviour Complaints Committee will act under Delegated Authority in accordance with s.5.16 and s.5.17 of the Act. The delegation is recorded in the City of Vincent Register of Delegations.

It is a Condition of Delegated Authority that the Behaviour Complaints Committee will be unable to exercise delegated authority if the Complainant or Respondent attend as a Complaints Committee Member

CITY OF VINCENT

BEHAVIOUR COMPLAINTS COMMITTEE TERMS OF REFERENCE

6. COMMITTEE GOVERNANCE

Complaints Behaviour Committee meetings are required to:

- be called and convened by the CEO, as required, in consultation with the Committee's Presiding Member;
- include public question time *[s.5.24, Admin.r.5(b)]*, except that information relating to a complaint must not be disclosed unless permitted by law *[s8A.36]*
- make the Committee Notice Papers and Agenda publicly available *[s.5.94(p), s.5.96A(f) Admin.r.14]*, except for content that relates to that part of the meeting which will be closed to members of the public under *[*s.5.23(2), *Admin.r.14]*; and/or information that cannot be disclosed due to complaint confidentiality requirements *[s8A.36]]*
- make Committee minutes publicly available *[s.5.94(n), s.5.96A(h), Admin.r.11]*, except for content that relates to that part of the meeting which was closed to the public and/or information that cannot be disclosed due to complaint confidentiality requirements *[s.5.23(2), 8A.36].*

CITY OF VINCENT

BEHAVIOUR COMPLAINTS COMMITTEE TERMS OF REFERENCE

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The extent of authority provided to the Behaviour Complaints Committee is specified in the relevant Delegated Authority, and includes:

- Dismissing a behaviour complaint in accordance with clause 13 of the Nominated Members Code and providing reasons for any such dismissal.
- Making a Finding as to whether an alleged complaint has or has not occurred, based upon evidence from which it may be concluded that it is more likely that the breach occurred than it did not occur (~~clause~~ cl. 12(1) and (3) of the Nominated Members Code).
- Determining reasons for such a Finding (~~clause~~ cl. 12(7) of the Nominated Members Code).
- Where a Finding is made that a breach has occurred, determining:
    - To take no further action (cl. 12(4)(a)); or
    - Prepare and implement a plan to address the behaviour of the person to whom the complaint relates (cl. 12(4)(b), (5) and (6)).

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CITY OF VINCENT

BEHAVIOUR COMPLAINTS COMMITTEE TERMS OF REFERENCE

Complaints Behaviour Committee meetings are required to:

- be called and convened by the CEO, as required, in consultation with the Committee's Presiding Member;
- include public question time *[s.5.24, Admin.r.5(b)]*, except that information relating to a complaint must not be disclosed unless permitted by law *[s8A.36]*
- make the Committee Notice Papers and Agenda publicly available *[s.5.94(p), s.5.96A(f) Admin.r.14]*, ~~with the exception of agenda~~ except for content that relates to that part of the meeting which will be closed to members of the public under *[*s.5.23(2), *[Admin.r.14]*; and/or information that cannot be disclosed due to complaint confidentiality requirements *[s8A.36]]*
- make Committee minutes publicly available *[s.5.94(n), s.5.96A(h), Admin.r.11]*, ~~with the exception of~~except for ~~Minutes~~ content that relates to that part of the meeting which was closed to the public and/or ~~was~~ information that cannot be disclosed due to complaint confidentiality requirements ~~determined as confidential~~ ~~[~~under *s.5.23(2), -8A.36]*

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City of Vincent Behavioural Breach Complaint Form

Please read the Breach Complaints Guideline in the 'Information and Guidance' section of the Local Government Inspector's website before making your complaint.

Use this form to make a behavioural breach complaint about a City of Vincent Council Member or a candidate for election to the City of Vincent Council.

Please note you can also lodge behavioural, conduct or specified breach complaints with the Local Government Inspector under section 8A.5 of the *Local Government Act 1995* (Act). Each complainant must submit their own complaint form.

Please note: Under specific circumstances, allegations of a behavioural breach will be referred to the Local Government Inspector.

The following types of complaint are **not** covered by the breach complaint process:

If the complaint is about	Make the complaint to
Contravention of a provision of the Act or associated regulations (**excluding** matters which could be a behavioural, conduct or specified breach), i.e. a general complaint.	**Refer to our** 'General Complaints Guideline'
Decision making or actions of a local government in providing services to the public where you are personally impacted.	Ombudsman WA
Serious misconduct by either a council member or an employee of a local government.	Corruption and Crime Commission
Minor misconduct by an employee of a local government.	Public Sector Commission
An election conducted by the Western Australian Electoral Commission.	Western Australian Electoral Commission

Making your complaint

Behavioural breach complaints can be made using this form directly to the City of Vincent.

Email: governance@vincent.wa.gov.au

Complaints can also be made using the online form available on the Local Government Inspector website: www.lginspector.wa.gov.au

If you are unable to complete the form online, you can complete and send this form to the Local Government Inspector by email or post.

Email: complaints@lginspector.wa.gov.au

Post: Local Government Inspector
Locked Bag 14
Cloisters Square Perth WA 6850

Your complaint will be acknowledged in writing within 14 days of being received.

All complaints will be assessed prior to being accepted. Please refer to the 'Our Complaints Process' section of the Local Government Inspector website for information about how a complaint may progress. You will be advised in writing if your complaint is not accepted.

If you require assistance with completing this form, please contact the Local Government Inspector by email or phone.

Email: complaints@lginspector.wa.gov.au
Phone: +61 8 9222 3333

Important

All complaints are treated as confidential under section 8A.36 of the Act. You must not disclose or use any information about the complaint or its details, unless permitted by law (maximum penalty: $10,000).

Refer to the 'Confidentiality' section of the Local Government Inspector website for further information on your confidentiality obligations.

Under section 8A.38 of the Act, it is an offence to include information in a complaint knowing it to be consequently false or misleading (maximum penalty: $10,000).

A complaint must be made in the manner and form approved by the Local Government Inspector under section 8A.5 of the Act.

A complaint cannot be lodged anonymously.

All questions marked with an asterisk (*) are mandatory.

*Who is your complaint about?

☐ A City of Vincent Council Member

☐ A candidate for election to the City of Vincent Council?

Do not proceed with this complaint form if neither applies.

Your details

Details of the person making the complaint must be provided.

*Given or first name: Click or tap here to enter text.

*Family or last name: Click or tap here to enter text.

*Phone number (business hours): Click or tap here to enter text.

Email address: Click or tap here to enter text.

*Postal address: Click or tap here to enter text.

Home address: ☐Same as postal address

or

Preferred method of communication: ☐Email ☐Phone ☐Both

Relationship with the local government (select the most appropriate option):

- ☐ Council member
- ☐ Employee
- ☐ Community member/resident/ratepayer
- ☐ Business owner
- ☐ Other (please specify) Click or tap here to enter text.

Do you have a disability that means you require assistance with communication? ☐ Yes ☐ No

If yes, please tell us how we can assist you: Click or tap here to enter text.

Do you need a translator or interpreter? ☐ Yes ☐ No

If yes, please tell us what language you require: Click or tap here to enter text.

Details of alleged breach

Details of the alleged breach and the council member or candidate who the complaint is about must be given.

For further information on acceptable complaints, please refer to the:

- Local Government Inspector's Breach Complaints Guideline or contact the Local Government Inspector via email: complaints@lginspector.wa.gov.au or, by phone: +61 8 9222 3333, and
- The City of Vincent's Code of Conduct Behaviour Complaints Management Policy

*What is your complaint about?

Limit your complaint to a particular incident, but please select all alleged breaches that apply.

- ☐ Behavioural breach – personal integrity
- ☐ Behavioural breach – relationship with others
- ☐ Behavioural breach – council or committee meetings

Do not proceed with this complaint form to City of Vincent if no behavioural breach applies.

The following matters not behavioural breaches under Division 3 of the City of Vincent's Nominated Members Code and must be referred to the Local Government Inspector:

- Misuse of local government resources
- Securing personal advantage or disadvantaging others
- Prohibition against involvement in administration (Code of Conduct)
- Relationship with local government employees (Code of Conduct)
- Disclosure of information (Code of Conduct)
- Disclosure of interests (Code of Conduct)
- Compliance with plan requirement (Code of Conduct)
- Contravention of a local law relating to conduct at council or committee meetings
- Failure to complete compulsory training
- Failure to declare, or false declaration of, passing or exemption from compulsory training
- Failure to vote at a meeting
- Failure to disclose an interest
- Voting with an interest
- Non-compliance with participation approval conditions
- Failure of council member to disclose a gift
- Improper use of information
- Failure to inform the CEO of a disqualification offence charge
- Disclosure of information about a complaint
- Hindering or obstructing a monitor

The following matters must be referred to the Local Government Inspector and also to WA Police for potential criminal investigation:

- Bribery of a public officer under section 82 of the Criminal Code
- Corruption under section 83 of the Criminal Code
- Falsification of record by a public officer under section 85 of the Criminal Code

*Name of the council member or candidate alleged to have committed the breach:

Click or tap here to enter text.

Please summarise your complaint in one sentence:

Click or tap here to enter text.

*Please provide details regarding the nature of the alleged breach/es and any supporting information:

- Keep your complaint limited to information about the incident.
- If known, please include the relevant section(s) of the Act or Regulations.
- Provide details of any relevant evidence and/or witnesses.
- Limit the information you provide to the actions of the council member or candidate.
- Avoid general criticism, personal attacks and abusive language.

Click or tap here to enter text.

Where did it happen (if applicable)?

Click or tap here to enter text.

How often did this occur?

☐Once
☐More than once
☐Ongoing

*When did it occur?

Start date: Click or tap to enter a date. End date (if applicable): Click or tap to enter a date.

Are you including attachments relevant to your complaint? ☐ Yes ☐ No

Please attach documents and list anything you have attached:

Click or tap here to enter text.

Previous complaints

Have you lodged a complaint about this matter previously to the Local Government Inspector?

☐ Yes ☐ No

Have you complained about this matter to any other person(s) or organisation(s)? ☐ Yes ☐ No

Who did you complain to (if applicable)?

- ☐ Local government
- ☐ Ombudsman WA
- ☐ Corruption and Crime Commission
- ☐ Public Sector Commission
- ☐ Western Australian Electoral Commission
- ☐ Department of Local Government, Industry Regulation and Safety
- ☐ Minister for Local Government
- ☐ Other (please specify) Click or tap here to enter text.

Please provide reference/case numbers for prior complaints about this matter: Click or tap here to enter text.

Reminder:

- Complaints cannot be lodged anonymously.
- You may be contacted or compelled to provide evidence.
- You will be advised if a complaint is not accepted.

***Declaration**

I declare that the information provided in this complaint is true and correct. I understand that it is an offence under section 8A.38 of the *Local Government Act 1995* to knowingly provide false or misleading information in connection with a complaint.

I acknowledge that once this complaint is submitted, confidentiality provisions apply. I will not disclose that a complaint has been made, nor any details of the complaint, unless permitted under section 8A.36 of the *Local Government Act 1995*.

I understand that failure to comply with these requirements may result in penalties.

X

Signature: Date: Click or tap to enter a date.

LGIRSDEC25_10371

Thank you for lodging your complaint. Your complaint will be acknowledged in writing within 14 days of being received.

Translation services

If you require an interpreter, please contact the Translating and Interpreting Service on 131 450.

National Relay Service

Voice Relay: If you find it difficult to use the phone because of a speech communication difficulty or because of a voice output device, please call 1300 555 727.

TTY/Voice: If you use a teletypewriter for phone communication, please call 133 677.

Please visit www.accesshub.gov.au for further information on chat, SMS and video relay options.

City of Vincent Behavioural Breach Complaint Form

Please read the Breach Complaints Guideline in the 'Information and Guidance' section of the Local Government Inspector's website before making your complaint.

Use this form to ~~lodge~~ make a behavioural ~~, conduct or specified~~ breach complaint about a City of Vincent Council Member or a candidate for election to the City of Vincent Council. ~~against an individual council member, or candidate for election as a council member, with the~~

Please note you can also lodge behavioural, conduct or specified breach complaints with the Local Government Inspector under section 8A.5 of the *Local Government Act 1995* (Act). Each complainant must submit their own complaint form.

Please note: Under specific circumstances, a~~A~~llegations of a behavioural breach will be referred to the ~~relevant local government to be dealt with under its Code of Conduct, unless specific circumstances apply.~~Local Government Inspector. ~~You may wish to consider lodging your behavioural breach complaint directly with the local government.~~

The following types of complaint are **not** covered by the breach complaint process:

If the complaint is about	Make the complaint to
Contravention of a provision of the Act or associated regulations (**excluding** matters which could be a behavioural, conduct or specified breach), i.e. a general complaint.	**Refer to our** 'General Complaints Guideline'
Decision making or actions of a local government in providing services to the public where you are personally impacted.	Ombudsman WA
Serious misconduct by either a council member or an employee of a local government.	Corruption and Crime Commission
Minor misconduct by an employee of a local government.	Public Sector Commission
An election conducted by the Western Australian Electoral Commission.	Western Australian Electoral Commission

Making your complaint

Behavioural breach complaints can be made using this form directly to the City of Vincent.

Email: governance@vincent.wa.gov.au

Complaints can also be made using the online form available on the Local Government Inspector website: www.lginspector.wa.gov.au

If you are unable to complete the form online, you can complete and send this form to the Local Government Inspector by email or post.

Email: complaints@lginspector.wa.gov.au

Post: Local Government Inspector
Locked Bag 14
Cloisters Square Perth WA 6850

Your complaint will be acknowledged in writing within 14 days of being received.

All complaints will be assessed prior to being accepted. Please refer to the 'Our Complaints Process' section of the Local Government Inspector website for information about how a complaint may progress. You will be advised in writing if your complaint is not accepted.

If you require assistance with completing this form, please contact the Local Government Inspector by email or phone.

Email: complaints@lginspector.wa.gov.au
Phone: +61 8 9222 3333

Important

All complaints are treated as confidential under section 8A.36 of the Act. You must not disclose or use any information about the complaint or its details, unless permitted by law (maximum penalty: $10,000).

Refer to the 'Confidentiality' section of the Local Government Inspector website for further information on your confidentiality obligations.

Under section 8A.38 of the Act, it is an offence to include information in a complaint knowing it to be consequently false or misleading (maximum penalty: $10,000).

A complaint must be made in the manner and form approved by the Local Government Inspector under section 8A.5 of the Act.

A complaint cannot be lodged anonymously.

All questions marked with an asterisk (*) are mandatory.

*~~Are you complaining about a~~Who is your complaint about?

☐ A City of Vincent Council Member

☐ ~~council member or~~A candidate for election to the City of Vincent ~~candidate for election as a council member~~Council?

Do not proceed with this complaint form if neither applies.

~~Yes~~ ~~No~~

Your details

Details of the person making the complaint must be provided.

*Given or first name: Click or tap here to enter text.

*Family or last name: Click or tap here to enter text.

*Phone number (business hours): Click or tap here to enter text.

Email address: Click or tap here to enter text.

*Postal address: Click or tap here to enter text.

Home address: ☐Same as postal address

or

Preferred method of communication: ☐Email ☐Phone ☐Both

Relationship with the local government (select the most appropriate option):

- ☐ Council member
- ☐ Employee
- ☐ Community member/resident/ratepayer
- ☐ Business owner
- ☐ Other (please specify) Click or tap here to enter text.

Do you have a disability that means you require assistance with communication? ☐ Yes ☐ No

If yes, please tell us how we can assist you: Click or tap here to enter text.

Do you need a translator or interpreter? ☐ Yes ☐ No

If yes, please tell us what language you require: Click or tap here to enter text.

Details of alleged breach

Details of the alleged breach and the council member or candidate who the complaint is about must be given.

For further information on acceptable complaints, p~~P~~lease refer to the:

- Local Government Inspector's Breach Complaints Guideline or contact the Local Government Inspector via email: complaints@lginspector.wa.gov.au or, by phone: +61 8 9222 3333, and
  The City of Vincent's Code of Conduct Behaviour Complaints Management Policy~~for further information on acceptable complaints or contact the Local Government Inspector via email: complaints@lginspector.wa.gov.au or, by phone: +61 8 9222 3333.~~
-

*What is your complaint about?

Limit your complaint to a particular incident, but please select all alleged breaches that apply.

- ☐ Behavioural breach – personal integrity
- ☐ Behavioural breach – relationship with others
- ☐ Behavioural breach – council or committee meetings

Do not proceed with this complaint form to City of Vincent if no behavioural breach applies.

The following matters not behavioural breaches under Division 3 of the City of Vincent's Nominated Members Code and must be referred to the Local Government Inspector:

- Misuse of local government resources (Code of Conduct)
- Securing personal advantage or disadvantaging others (Code of Conduct)
- Prohibition against involvement in administration (Code of Conduct)
- Relationship with local government employees (Code of Conduct)
- Disclosure of information (Code of Conduct)
- Disclosure of interests (Code of Conduct)
- Compliance with plan requirement (Code of Conduct)
- Contravention of a local law relating to conduct at council or committee meetings
- Failure to complete compulsory training
- Failure to declare, or false declaration of, passing or exemption from compulsory training
- Failure to vote at a meeting
- Failure to disclose an interest
- Voting with an interest
- Non-compliance with participation approval conditions
- Failure of council member to disclose a gift
- Improper use of information
- Failure to inform the CEO of a disqualification offence charge
- Disclosure of information about a complaint
- Hindering or obstructing a monitor

The following matters must be referred to the Local Government Inspector and also to WA Police for potential criminal investigation:

-

- Bribery of a public officer under section 82 of the Criminal Code
- Corruption under section 83 of the Criminal Code
- Falsification of record by a public officer under section 85 of the Criminal Code

~~Other~~

*Name of the council member or candidate alleged to have committed the breach:

Click or tap here to enter text.

~~*Name of the local government they represent:~~

Please summarise your complaint in one sentence:

Click or tap here to enter text.

*Please provide details regarding the nature of the alleged breach/es and any supporting information:

- Keep your complaint limited to information about the incident.
- If known, please include the relevant section(s) of the Act or Regulations.
- Provide details of any relevant evidence and/or witnesses.
- Limit the information you provide to the actions of the council member or candidate.
- Avoid general criticism, personal attacks and abusive language.

Click or tap here to enter text.

Where did it happen (if applicable)?

Click or tap here to enter text.

How often did this occur?

☐Once
☐More than once
☐Ongoing

*When did it occur?

Start date: Click or tap to enter a date. End date (if applicable): Click or tap to enter a date.

Are you including attachments relevant to your complaint? ☐ Yes ☐ No

Please attach documents and list anything you have attached:

Click or tap here to enter text.

Previous complaints

Have you lodged a complaint about this matter previously to the Local Government Inspector?

☐ Yes ☐ No

Have you complained about this matter to any other person(s) or organisation(s)? ☐ Yes ☐ No

Who did you complain to (if applicable)?

☐ Local government
☐ Ombudsman WA
☐ Corruption and Crime Commission
☐ Public Sector Commission
☐ Western Australian Electoral Commission
☐ Department of Local Government, Industry Regulation and Safety
☐ Minister for Local Government
☐ Other (please specify) Click or tap here to enter text.

Please provide reference/case numbers for prior complaints about this matter: Click or tap here to enter text.

Reminder:

- Complaints cannot be lodged anonymously.
- You may be contacted or compelled to provide evidence.
- You will be advised if a complaint is not accepted.

***Declaration**

I declare that the information provided in this complaint is true and correct. I understand that it is an offence under section 8A.38 of the *Local Government Act 1995* to knowingly provide false or misleading information in connection with a complaint.

I acknowledge that once this complaint is submitted, confidentiality provisions apply. I will not disclose that a complaint has been made, nor any details of the complaint, unless permitted under section 8A.36 of the *Local Government Act 1995*.

I understand that failure to comply with these requirements may result in penalties.

Signature: X _____ Date: Click or tap to enter a date.

Thank you for lodging your complaint. Your complaint will be acknowledged in writing within 14 days of being received.

Translation services

If you require an interpreter, please contact the Translating and Interpreting Service on 131 450.

National Relay Service

Voice Relay: If you find it difficult to use the phone because of a speech communication difficulty or because of a voice output device, please call 1300 555 727.

TTY/Voice: If you use a teletypewriter for phone communication, please call 133 677.

Please visit www.accesshub.gov.au for further information on chat, SMS and video relay options.

LGIRSDEC25_10971

12.2 INFORMATION BULLETIN

Attachments:

1. **Unconfirmed Minutes of the Catalina Regional Council Meeting held on 15 February 2026**
2. **Statistics for Development Services Applications as at the end of January 2026**
3. **Register of Legal Action and Prosecutions Monthly - Confidential**
4. **Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 5 March 2026**
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. **Register of Petitions - Progress Report March 2026**
8. **Register of Notices of Motion - Progress Report - December 2026**
9. **Register of Reports to be Actioned - Progress Report - March 2026**
10. **Council Workshop Items since 10 February 2026**
11. **Council Briefing Notes - 3 February 2026**

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated March 2026.

CATALINA Regional Council

Ordinary Meeting of Council

Thursday 19 February 2026

AGENDA

Notice of Meeting

Councillors of the Catalina Regional Council are advised that a meeting will be held on Thursday 19 February 2026 at 6:00pm at the City of Stirling, 25 Cedric Street, Stirling.

CHRIS ADAMS
Chief Executive Officer

Constituent Members:
Cities of Perth, Joondalup, Stirling, Vincent, and Wanneroo
Towns of Cambridge and Victoria Park

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MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Ben Mayes	Cr Susan Kennerly
City of Joondalup	Cr Lewis Hutton Cr Christopher May	Cr Russ Fishwick Cr John Raftis
City of Perth	Cr David Gonclaves	Cr Liam Gobbert
City of Stirling	Cr Tony Krsticevic Cr Suzanne Migdale Cr Teresa Olow Cr Karlo Perkov	Cr Andrea Creado
Town of Victoria Park	Cr Claire Anderson	Cr Andra Biondi
City of Vincent	Cr Alison Xamon	Cr Ashley Wallace
City of Wanneroo	Cr Sonet Coetzee Cr Glynis Parker	Cr Helen Berry Cr Hugh Nguyen

PRELIMINARIES

1. OFFICIAL OPENING

On behalf of Councillors, we would like to acknowledge the traditional custodians of this land, the Wadjak people of the Nyoongar nation, on which this meeting is taking place and show our respect for Elders past, present and emerging.

2. APOLOGIES AND LEAVE OF ABSENCE

3. DISCLOSURE OF INTERESTS

4. PUBLIC STATEMENT/QUESTION TIME

5. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)

6. PETITIONS

7. CONFIRMATION OF MINUTES

That the minutes of the Ordinary Meeting of Council of 11 December 2025 be CONFIRMED as a true and accurate record of proceedings.

8. BUSINESS ARISING FROM MINUTES

9. ADMINISTRATION REPORTS AS PRESENTED

9.1 BUSINESS REPORT – PERIOD ENDING 31 JANUARY 2026

Responsible Officer: Project Manager

Attachments: N/A

Voting Requirements: Simple Majority

RECOMMENDATION

That the Council RECEIVES the Business Report for the period ending 31 January 2026.

PURPOSE

The report provides information to the Council on key activities, programs, and milestones.

POLICY REFERENCE

N/A

LOCAL GOVERNMENT ACT/REGULATION

N/A

PREVIOUS MINUTES

N/A

FINANCIAL/BUDGET IMPLICATIONS

N/A

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 2	**Risk Rating:**
Strategic - Stable and effective governance environment.	Moderate
Action:	
SPG and CRC provide reports/information to Council Meetings.	

The report provides information to ensure the Council is well informed on the progress of key components of the Catalina Project.

BACKGROUND

The business of the Council requires adherence to many legislative provisions, policies and procedures that aim at best practice. There are also many activities that do not need to be reported formally to the Council but will be of general interest to Council members and will also be of interest to the public who may, from time to time, refer to Council minutes.

In the context of the above, a Business Report provides the opportunity to advise on activities that have taken place between meetings. The report will sometimes anticipate questions that may arise out of good governance concerns by Council members.

COMMENT

1. Civil Construction

The Civil Construction progress tables below detail the status of all current civil construction works to 31 January 2026. Progress made since the previous report includes:

- Completion of Stage 33 and 34 minor finishing works, including cottage lot stairs and landings, northern interface wall rendering, visitor parking and footpath piece-ups, with both stages now having achieved practical completion.
- Achievement of practical completion of Stage 46A in Catalina Green, while construction of Stage 46B continues and is expected to be completed in March 2026.
- Progression of civil works in Stages 44 and 45 in Catalina Green, both of which are also being completed in two phases.



Completed Stage 46A civil works in Catalina Green

Availability of resources for wall construction continues to be a key constraint on the timely achievement of construction programs. Sequencing of works in Stages 44, 45 and 46 has been adjusted with each being built in two phases to prioritise the completion and titling (and therefore settlement of sales) of lots involving no or a small extent of retaining walls ahead of those involving more extensive retaining.

WA Planning Commission approval timeframes and processes for subdivision applications lodged for Stage 47 (58 lots) and Stage 51 (16 lots) and a Metropolitan Region Scheme rezoning proposal for Stage 49 (8 lots) also continue to present a key risk to Project delivery. Details of the status of these applications are provided later in this report.

Current Key Program Risk Factors last report	Current Key Program Risk Factors this report
• Retaining walls crew availability impacting all current and remaining stages to complete. • WAPC subdivision approval timeframes/ processes impacting on delivery of 16 lots in Stages 25B and 58 lots in Stage 47. • WAPC Metropolitan Region Scheme approval timeframe/process impacting on delivery of 8 lots in Stage 49.	• Unchanged from previous report.

Stage 44A			**52 lots**
Contractor Possession of Site			20 October 2025
Original Practical Completion Date			18 August 2026
Revised Practical Completion Date			N/A
Construction Status			
Item	**% Complete**	**Change since last report**	**Comments**
Earthworks	90	0	
Sewer	15	15	Sewer works in progress
Drainage	0	0	
Water/Gas	0	0	
Power/Comms	0	0	
Walls	0	0	
Roads	0	0	

Stage 44B			**18 lots**
Contractor Possession of Site			20 October 2025
Original Practical Completion Date			11 September 2026
Revised Practical Completion Date			N/A
Construction Status			
Item	**% Complete**	**Change since last report**	**Comments**
Earthworks	90	0	
Sewer	15	15	Sewer works in progress
Drainage	0	0	
Water/Gas	0	0	
Power/Comms	0	0	
Walls	0	0	
Roads	0	0	

Stage 45A	**58 lots**
Contractor Possession of Site	23 September 2025
Original Practical Completion Date	21 April 2026
Revised Practical Completion Date	28 May 2026
Construction Status	

Item	% Complete	Change since last report	Comments
Earthworks	100	0	
Sewer	100	0	
Drainage	100	0	
Water/Gas	95	95	
Power/Comms	20	20	
Walls	90	90	
Roads	20	20	Road installation during February/March 2026.

Stage 45B			**26 lots**
Contractor Possession of Site			23 September 2025
Original Practical Completion Date			18 August 2026
Revised Practical Completion Date			12 June 2026
Construction Status			
Item	**% Complete**	**Change since last report**	**Comments**
Earthworks	100	0	
Sewer	100	0	
Drainage	100	0	
Water/Gas	20	20	In progress.
Power/Comms	0	0	Commencing mid-February 2026.
Walls	0	0	Commencing mid-March 2026 following Stage 46B walls.
Roads	0	0	Road installation during February/March 2026.



Stage 46B civil works in progress

Stage 46B			**14 lots**
Contractor Possession of Site			27 May 2025
Original Practical Completion Date			30 November 2025
Revised Practical Completion Date			17 March 2026
Construction Status			
Item	**% Complete**	**Change since last report**	**Comments**
Earthworks	100	0	
Sewer	100	0	
Drainage	100	0	
Water/Gas	100	0	
Power/Comms	100	2	
Walls	50	30	In progress.
Roads	100	10	

2. Landscaping Works

The Landscaping Construction progress tables below detail the status of all current civil landscaping works to 31 January 2026. Progress made since the previous report includes:

- Completion of the Stage 32 streetscapes in Catalina Beach.
- Continuation of the Stage 43 streetscapes (most hard and softscaping completed – conservation reserve fencing remaining).

Labour availability and procurement of plant stock, particularly tubestock, present as the key risks for achieving landscape construction programs.

Connolly Drive Entry Statement – Catalina Green			
Project Budget			$615,000
Design and Approval			**Status**
Detailed Design			Complete
City of Wanneroo Works Approval			Issued – 14 December 2022
CRC Works Award Approval			Issued – 6 December 2022
Construction			
Contract Sum			$458,908
Contractor Possession of Site			1 August 2025
Original Practical Completion Date			17 October 2025
Revised Practical Completion Date			15 March 2026
Item	**% Complete**	**Change since last report**	**Comments**
Preliminaries	100	0	
Hardscape	75	0	Wind trees installed in November 2025.
Softscape	20	0	Remaining planting works to resume late February 2026 after completion of Stage 43 streetscaping works.
Consolidation	0	0	

Stage 43 Streetscapes – Catalina Green			
Project Budget			$725,891
Design and Approval			**Status**
Detailed Design			Complete
City of Wanneroo Works Approval			Issued – 12 November 2024
CRC Works Award Approval			Issued – 13 September 2024
Construction			
Contract Sum			$316,650
Contractor Possession of Site			1 October 2025
Original Practical Completion Date			28 February 2026
Revised Practical Completion Date			N/A
Item	**% Complete**	**Change since last report**	**Comments**
Preliminaries	100	0	
Hardscape	90	0	Fencing to complete
Softscape	80	80	
Consolidation	0	0	



Completed component of the Stage 43 Streetscape Works



Stage 43 Streetscape works in progress – fence along conservation reserve (left) to be completed

3. Titles

Titles for the two Stage 34B grouped housing sites in Catalina Green issued on 29 December 2025.

Titles issued for 43 lots in Stage 46A in Catalina Green on 16 January 2026.

All lots in these stages have been sold.

The next titles to issue will be for 58 lots in Stage 45A, expected in April 2026.

4. Overview of Project Progress

The following table summarises the Project's progress across several key metrics to 31 January 2025:

Item	Achieved	Remaining	Anticipated Total at Project Completion	% Complete	Change since 30 Nov 2025
Lots Titled	1,906	248	2,154	88.49%	+2.09%
Lots Sold	1,990	164	2,154	92.39%	+2.17%
Lots Settled	1,847	307	2,154	85.75%	+1.35%
Homes Constructed	1,490	752	2,242	66.46%	+0.65%

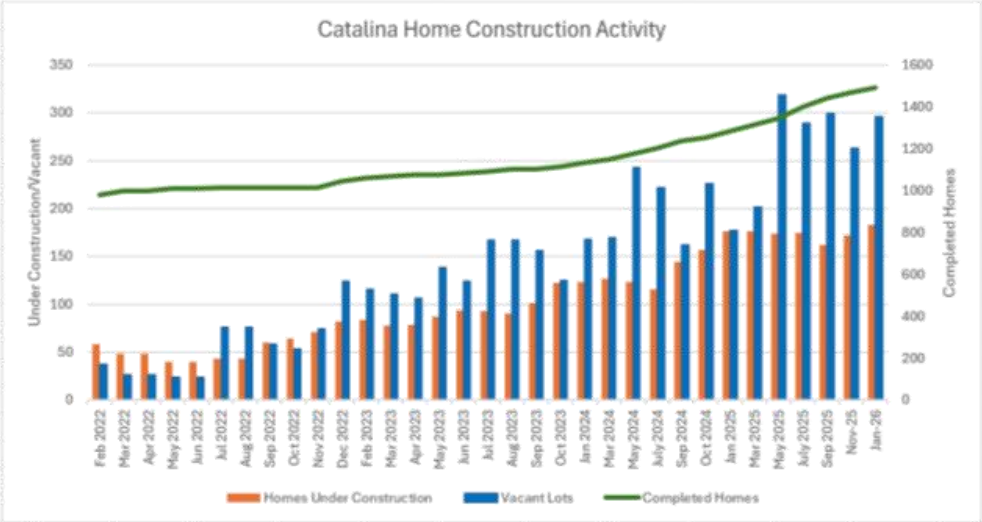
Notes:
- All figures exclude any anticipated development/sales in the Catalina Central buffer area.
- Total homes at Project completion exceed the total number of lots due to multiple grouped dwellings sites.
- Remaining development based on current plans, which are subject to change.

The following table provides details of the current progress of housing construction in Catalina to 30 November 2025. In the two-month period since 30 November 2025, 45 new lots were titled, construction commenced on 34 homes and 23 homes were completed.

Stage	Residential Lots	Homes Completed	Homes Under Construction	Lots Vacant
Stages 1 - 28	1,132	1,168*	3	7
Stage 29	43	36	3	4
Stage 30	35	28	3	4
Stage 31	65	54	9	2
Stage 32	38	3	20	15
Stage 33	92	0	14	78
Stage 34	24	0	0	24
Stage 36	78	60	9	9
Stage 37	48	39	2	7
Stage 38	36	32	4	0
Stage 39	60	48	11	1
Stage 40	42	0	4	38
Stage 41	57	20	29	8
Stage 42	53	2	41	10
Stage 43	57	0	31	26
Stage 45A	43	0	0	43
Total	**1,903**	**1,490***	**183**	**276**
Change since 30/11/25	**+45**	**+23**	**+11**	**+11**

** 57 dwellings have been constructed on 11 grouped housing lots across Catalina.*

The following chart illustrates home construction activity in Catalina since 2022. The current level of building activity is at a four-year high.



5. Special Development Sites

The Council has considered project planning arrangements for various special development sites located across the Catalina Project over the past two years. The following status report is provided for these sites.



Catalina BEACH Catalina CENTRAL Catalina GREEN

Stage 34 Grouped Housing Sites

Two R60-80 grouped housing sites (Lot 2590 - 1,054m^2 and Lot 2591 – 1,422m^2) were constructed as part of Stage 34. The sites titled in late December 2025 and settled on 30 January 2026.



Catalina Beach Commercial Node

A 2,257m^2 commercial site has been developed in Stage 32, adjacent to the Foreshore Park in Catalina Beach. The sale of the site to Relink Management Pty Ltd settled on 30 September 2025. Relink has submitted an application to the City of Wanneroo for construction of a single-storey commercial development comprising two buildings containing six individual tenancies with a combined floorspace of 1,009m^2. Under the site's zoning, the tenancies could accommodate a range of commercial land uses, including food and beverage, retail and consulting rooms.

The application was advertised for public comment between 16 and 30 January 2026 and will be considered by the Metro Outer Development Assessment Panel.



Extract from Development Application – Beach Commercial Site

Catalina Beach Entry South

The 3,769m^2, R60-coded site located at the southern corner of Marmion Avenue and Portofino Promenade was sold through an EOI process conducted in late 2024. Settlement of the sale occurred on 27 June 2025. The new owner is understood to have submitted an application to the WA Planning Commission for approval to subdivide the site into 13 lots ranging in area from 180m^2 to 279m^2.

Catalina Beach Entry North

The 4,559m^2, R60 site located at the northern corner of Marmion Avenue and Portofino Promenade was previously used for car parking for the Catalina Beach Sales Office. The relocation of the Sales Office to the Catalina Sustainable Home in Catalina Green in May 2025 enables development of the site.

An application to subdivide the site into 16 lots was submitted to the WA Planning Commission in September 2025. Approval has been delayed as a result of additional acoustic reporting being requested by the Department of Planning, Lands and Heritage. This was recently provided and approval is expected in late February 2026. In the meantime, engineering design has been completed in anticipation of obtaining this approval.



Catalina Green Display Village and Sustainable Home
The Catalina Green Display Village and Sustainable Home continue to attract good levels of visitation with all seven display homes regularly open for public viewing.

Catalina Green North-East Corner
An application to subdivide the 2.4ha, R80-100 Mixed Use zoned site in the north-eastern corner of Catalina Green was submitted to the WA Planning Commission on 3 June 2025. The application seeks approval to create 80 residential lots ranging in area from 168m^2 to 581m^2 and will include lots in Stages 44 and 47.

Determination of the application by the Commission has been delayed pending preparation of a revised acoustic report to examine impacts of the Mitchell Freeway and Yanchep rail line on the proposed subdivision in line with Main Roads and related planning policy requirements. The revised report was submitted in late November 2025. Main Roads subsequently disputed aspects of the revised report, which led to an independent acoustician being engaged to conduct a peer review of it. The peer review found that aspects of the reporting needed better detailing and clarification, which is currently being addressed. Approval remains outstanding but is expected by late February/early March 2026.



Stage 44 and 47 Subdivision plan

Stage 44 Strata Lot Subdivision
Stage 44 includes 10 lots that will back onto the Mitchell Freeway (shaded in blue on the above plan). Under their residential coding, it is possible for these lots to either be developed with grouped dwellings (of varying numbers) or further subdivided into strata-titled lots.

The Council has the option of selling the 10 lots individually. This would enable the purchasers to opt to develop each lot for either a single dwelling or grouped dwellings or undertake a strata-subdivision.

The Council also potentially has the option to undertake strata-subdivision itself, enabling the sale of vacant strata-titled lots. It has been identified that the 10 lots could be re-subdivided into a total 22 strata lots over five separate parent lots, as indicated on the following concept plan.



The feasibility of the respective 10 v 22 lot subdivision options is currently being investigated. A decision on the one to pursue will be made over the coming months once budget and project timeline implications are understood.

6. Subdivision - Catalina Central v Tamala Park Waste Management Facility Superlots

The Tamala Park Waste Management Facility and the undeveloped part of Catalina Central sit on a single, large (178.8ha) lot (Lot 9043) that is jointly owned by the seven Catalina/Mindarie Regional Council members.

An application was submitted to the WA Planning Commission on 11 November 2025 to subdivide Lot 9043 into two lots:

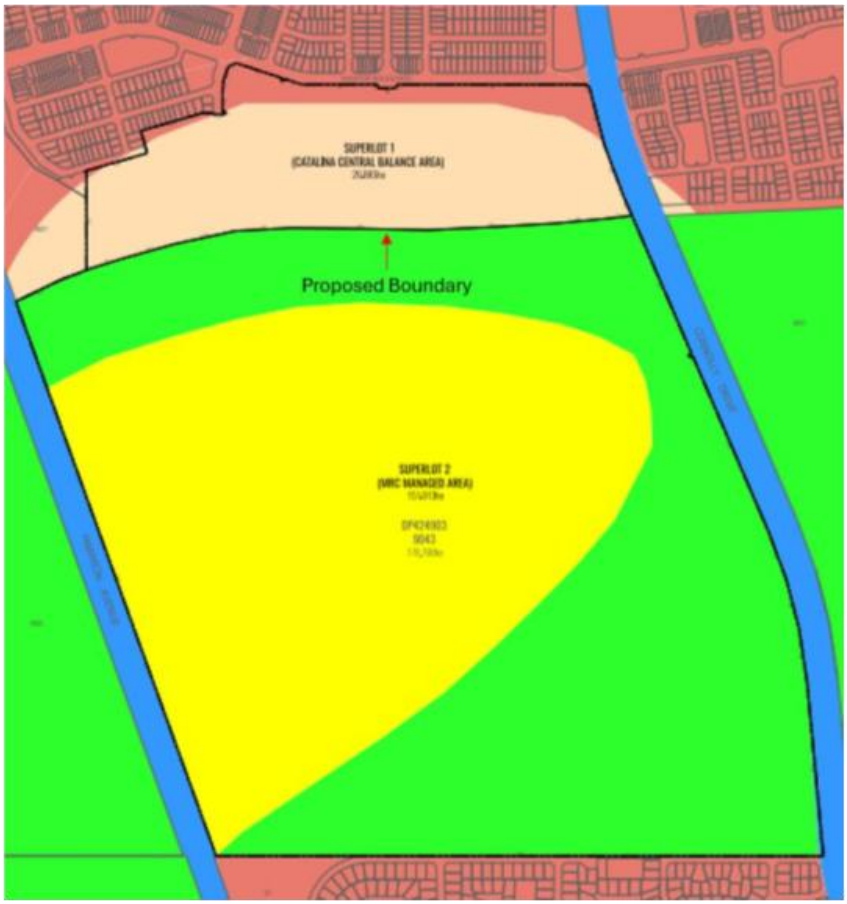
- Proposed Lot 1 – 26.89ha (balance of Catalina Central, as managed by Catalina Regional Council).
- Proposed Lot 2 – 151.91ha (Tamala Park Waste Management Facility, as managed by Mindarie Regional Council).

Proposed Lot 1 is zoned for future urban development, however development is a long-term proposition of potentially ten years or greater, as it is predicated on landfill operations ceasing on Proposed Lot 2, comprehensive site remediation being achieved and regulatory approvals being obtained.

The intent of the proposed subdivision is to provide the ability for the member Councils to sell Proposed Lot 1 independent of their interests in Proposed Lot 2.

The proposed subdivisional boundary reflects the effective management boundaries of the Catalina/Mindarie Regional Councils, as well as the Metropolitan Region Scheme zoning/reserve boundaries, as indicated on the plan below.

Determination of the application is expected by late February 2026.



9.2 STATEMENT OF FINANCIAL ACTIVITY FOR NOVEMBER 2025

Responsible Officer: Chief Executive Officer

Attachments: 1. Statement of Financial Activity for November 2025
2. Investment Report for November 2025

Voting Requirements: Simple Majority

RECOMMENDATION

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 30 November 2025.

PURPOSE

Submission of the Statement(s) of Financial Activity required under the *Local Government Act 1995*.

LOCAL GOVERNMENT ACT/REGULATION

- *Local Government Act 1995*: Sect 6.4(1): Financial Report Required
- *Local Government (Financial Management) Regulations 1996*: Regulation 34 Composition of Report
- *Local Government (Financial Management) Regulations 1996*: Regulation 34 (5) Material Variance Reports [10%]
- *Local Government (Audit) Regulations 1996*: Regulation 14 Compliance Audit Item

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 8	**Risk Rating:**
CRC Operations - Financial Management of CRC	Low
Action:	
Preparation and reporting on monthly accounts for Council approval.	

The submission of the Statement(s) of Financial Activity is required under the *Local Government Act 1995* and necessary to ensure transparency and governance of financial activity.

BACKGROUND

It is a mandatory requirement that the Council receives, reviews and records in the Regional Council's public minutes a statement of financial activity showing annual budget estimates and the figures for budget estimates, income and expenditure and variances at the end of each month. The report is also to show the composition of assets and other relevant information.

COMMENT

The detailed Statements contained in the Appendices reflect the budget proposals and direction adopted by the Council.

The information in the appendices is summarised in the tables following.

Financial Snapshot as at 30 November 2025

	2025-26 Adopted Budget	2025-26 Adopted Budget YTD	2025-26 Actual YTD	Variance Favourable	Variance Unfavourable	Variance
REVENUE	$	$	$	$	$	%
Interest Earnings	1,250,000	520,831	753,551	232,720		44.68%
	$1,250,000	**$520,831**	**$753,551**	**$232,720**	**$0**	
LESS EXPENDITURE						
Depreciation	(37,320)	(15,221)	(15,221)			0.00%
Employee Costs	(760,692)	(317,017)	(315,347)	1,670		0.53%
Utility Charges	(5,000)	0	0			0.00%
Insurance	(28,275)	(28,275)	(33,832)		(5,557)	-19.65%
Finance Costs	(2,100)	(549)	(549)			0.00%
Materials and Contracts	(191,582)	(50,594)	(70,382)		(19,788)	-39.11%
Other	(213,185)	(82,874)	(58,916)	23,958		28.91%
Members Equity						
Income Sale of Lots - Subdivisions	113,337,618	56,800,580	57,425,046	624,466		1.10%
Land Production Costs	(36,127,494)	(19,456,911)	(15,896,490)	3,560,421		18.30%
GST Withheld Member Councils	(8,101,286)	(4,060,062)	(3,978,730)	81,332		2.00%
Profit distribution/Contributions Returned	(70,198,648)	0	(16,554)		(16,554)	-100.00%
	($2,327,964)	**$32,789,077**	**$37,039,025**	**$4,291,847**	**($41,899)**	
Total Change in Equity	**($1,077,964)**	**$33,309,908**	**$37,792,576**	**$4,524,567**	**($41,899)**	

Statement of Financial Position as at 30 November 2025

	Actual 2024-25 $	Actual 2025-26 $	Variance $	Variance %
Current assets				
Cash and cash equivalents	14,925,208	26,628,746	11,703,538	78.41%
Trade and other receivables	937,356	1,465,442	528,086	56.34%
Other financial assets	11,524,078	37,024,078	25,500,000	221.28%
Inventories	4,270,000	4,270,000		
Other assets	83,538	135,800	52,262	62.56%
Total current assets	**31,740,180**	**69,524,066**	37,783,886	119.0%
Non-current assets				
Investment property		0		
Right of use assets	56,606	41,385	(15,221)	-26.89%
Other financial assts	0	0		
Total non-current assets	**56,606**	**41,385**	(15,221)	-26.89%
Total assets	**31,796,786**	**69,565,451**	37,768,665	118.78%
Current liabilities				
Trade and other payables	928,658	921,035	7,623	0.82%
Lease Liabilities	39,371	23,083	16,288	41.37%
Employee related provisions	56,387	56,387		
Total current liabilities	**1,024,416**	**1,000,505**	23,911	2.3%
Non-current liabilities				
Lease Liabilities	22,207	22,207		
Employee related provisions	15,947	15,947		
Total non-current liabilities	**38,154**	**38,154**		
Total liabilities	**1,062,570**	**1,038,659**	23,911	2.25%
Net assets	**30,734,216**	**68,526,792**	37,792,576	122.97%

Investment Summary as at 30 November 2025

Cash Accounts

Face Value ($)	Current Rate (%)	Institution	Credit Rating	Current Value ($)
7,071,866.91	3.1784%	Macquarie Bank	A+	7,071,866.91
11,754,976.69	4.2500%	AMP Bank	BBB+	11,754,976.69
18,826,843.60	**3.8475%**			**18,826,843.60**

Term Deposits

Maturity Date	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Purchase Price ($)	Purchase Date	Current Value ($)
Dec-25	2,500,000.00	4.1500%	National Australia Bank	AA-	2,500,000.00	Sep-25	2,523,876.71
Dec-25	3,500,000.00	4.4000%	Suncorp Bank	AA-	3,500,000.00	May-25	3,587,336.99
Dec-25	4,000,000.00	4.3500%	Westpac Group	AA-	4,000,000.00	Aug-25	4,053,391.78
Dec-25	5,000,000.00	4.3600%	Westpac Group	AA-	5,000,000.00	Jul-25	5,086,005.48
Dec-25	2,000,000.00	4.7000%	Suncorp Bank	AA-	2,000,000.00	Apr-25	2,058,717.81
Dec-25	4,000,000.00	4.1500%	National Australia Bank	AA-	4,000,000.00	Sep-25	4,034,564.38
Dec-25	3,000,000.00	4.1500%	AMP Bank	BBB+	3,000,000.00	Aug-25	3,035,815.07
May-26	3,024,078.09	4.1700%	National Australia Bank	AA-	3,024,078.09	Jul-25	3,067,264.41
Jun-26	2,000,000.00	4.1100%	Westpac Group	AA-	2,000,000.00	Oct-25	2,009,458.63
Jun-26	2,500,000.00	4.2400%	Bank of Queensland	A-	2,500,000.00	Oct-25	2,509,293.15
Jun-26	3,500,000.00	4.2300%	Westpac Group	AA-	3,500,000.00	Oct-25	3,519,063.97
Jun-26	2,500,000.00	4.2600%	Westpac Group	AA-	2,500,000.00	Jul-25	2,544,642.47
Jun-26	3,000,000.00	4.2000%	National Australia Bank	AA-	3,000,000.00	Sep-25	3,023,473.97
Jun-26	3,000,000.00	4.3000%	Suncorp Bank	AA-	3,000,000.00	Oct-25	3,021,558.90
43,524,078.09	**4.2691%**			**43,524,078.09**			**44,074,463.72**

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR NOVEMBER 2025

Responsible Officer: Chief Executive Officer

Attachments:
1. Summary Payment List – November 2025
2. Credit Card Report – November 2025

Voting Requirements: Simple Majority

RECOMMENDATION

That the Council:

1. **RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for November 2025 - $3,231,323.66.**

2. **APPROVES the Credit Card Statement for November 2025.**

PURPOSE

Submission of payments made under the CEO's Delegated Authority for the month of November 2025.

LOCAL GOVERNMENT ACT/REGULATION

- *Local Government Act 1995*: Sect 5.42 - Delegation given for Payments
- *Local Government (Financial Management) Regulations 1996*: Regulation 13(1) - Monthly Payment list required
- *Local Government (Audit) Regulations 1996*: Regulation 13 - Compliance Audit Item

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 8	**Risk Rating:**
CRC Operations - Financial Management of CRC	Low
Action:	
Preparation and reporting on monthly accounts for Council approval.	

The report provides information to the Council on expenditure for November 2025 to ensure transparency and governance of financial activity.

BACKGROUND

A list of accounts paid under delegation or submitted for authorisation for payment is to be submitted to the Council at each meeting. It is a specific requirement of the Regulations that the list state the month (not the period) for which the account payments or authorisation relates.

COMMENT

Payments made are in accordance with authorisations from the Council, approved budget, CRC procurement and other relevant policies.

Payments are reviewed by CRC Accountants Moore Australia following completion of each month's accounts.

9.4 STATEMENT OF FINANCIAL ACTIVITY FOR DECEMBER 2025

Responsible Officer: Chief Executive Officer

Attachments: 1. Statement of Financial Activity for December 2025
2. Investment Report for December 2025

Voting Requirements: Simple Majority

RECOMMENDATION

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 31 December 2025.

PURPOSE

Submission of the Statement(s) of Financial Activity required under the *Local Government Act 1995*.

LOCAL GOVERNMENT ACT/REGULATION

- *Local Government Act 1995*: Sect 6.4(1): Financial Report Required
- *Local Government (Financial Management) Regulations 1996*: Regulation 34 Composition of Report
- *Local Government (Financial Management) Regulations 1996*: Regulation 34 (5) Material Variance Reports [10%]
- *Local Government (Audit) Regulations 1996*: Regulation 14 Compliance Audit Item

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 8	**Risk Rating:**
CRC Operations - Financial Management of CRC	Low
Action:	
Preparation and reporting on monthly accounts for Council approval.	

The submission of the Statement(s) of Financial Activity is required under the *Local Government Act 1995* and necessary to ensure transparency and governance of financial activity.

BACKGROUND

It is a mandatory requirement that the Council receives, reviews and records in the Regional Council's public minutes a statement of financial activity showing annual budget estimates and the figures for budget estimates, income and expenditure and variances at the end of each month. The report is also to show the composition of assets and other relevant information.

COMMENT

The detailed Statements contained in the Appendices reflect the budget proposals and direction adopted by the Council.

The information in the appendices is summarised in the tables following.

Financial Snapshot as at 31 December 2025

	2025-26 Adopted Budget	2025-26 Adopted Budget YTD	2025-26 Actual YTD	Variance Favourable	Variance Unfavourable	Variance
REVENUE	$	$	$	$	$	%
Interest Earnings	1,250,000	624,998	954,359	329,361		52.70%
	$1,250,000	**$624,998**	**$954,359**	**$329,361**	**$0**	
LESS EXPENDITURE						
Depreciation	(37,320)	(18,305)	(18,305)			0.00%
Employee Costs	(760,692)	(383,692)	(373,014)	10,678		2.78%
Utility Charges	(5,000)	0	0			0.00%
Insurance	(28,275)	(28,275)	(33,832)		(5,557)	-19.65%
Finance Costs	(2,100)	(640)	(640)			0.00%
Materials and Contracts	(191,582)	(72,397)	(78,782)		(6,385)	-8.82%
Other	(213,185)	(85,874)	(59,777)	26,097		30.39%
Members Equity						
Income Sale of Lots - Subdivisions	113,337,618	61,445,757	66,534,127	5,088,370		8.28%
Land Production Costs	(36,127,494)	(23,567,813)	(16,966,288)	6,601,525		28.01%
GST Withheld Member Councils	(8,101,286)	(4,392,096)	(4,620,210)		(228,114)	-5.19%
Profit distribution/Contributions Returned	(70,198,648)	(35,000,000)	(35,016,554)		(16,554)	-0.05%
	($2,327,964)	**($2,103,335)**	**$9,366,725**	**$11,726,670**	**($256,610)**	
Total Change in Equity	**($1,077,964)**	**($1,478,337)**	**$10,321,084**	**$12,056,031**	**($256,610)**	

Statement of Financial Position as at 31 December 2025

	Actual 2024-25 $	Actual 2025-26 $	Variance $	Variance %
Current assets				
Cash and cash equivalents	14,925,208	11,047,440	(3,877,768)	-25.98%
Trade and other receivables	937,356	1,078,803	141,447	15.09%
Other financial assets	11,524,078	25,524,078	14,000,000	121.48%
Inventories	4,270,000	4,270,000		
Other assets	83,538	136,800	53,262	63.76%
Total current assets	**31,740,180**	**42,057,121**	10,316,941	32.5%
Non-current assets				
Investment property		0		
Right of use assets	56,606	38,301	(18,305)	-32.34%
Other financial assts	0	0		
Total non-current assets	**56,606**	**38,301**	(18,305)	-32.34%
Total assets	**31,796,786**	**42,095,422**	10,298,636	32.39%
Current liabilities				
Trade and other payables	928,658	925,774	2,884	0.31%
Lease Liabilities	39,371	19,807	19,564	49.69%
Employee related provisions	56,387	56,387		
Total current liabilities	**1,024,416**	**1,001,968**	22,448	2.2%
Non-current liabilities				
Lease Liabilities	22,207	22,207		
Employee related provisions	15,947	15,947		
Total non-current liabilities	**38,154**	**38,154**		
Total liabilities	**1,062,570**	**1,040,122**	22,448	2.11%
Net assets	**30,734,216**	**41,055,300**	10,321,084	33.58%

Investment Summary as at 31 December 2025

Cash Accounts

	Face Value ($)	Current Rate (%)	Institution	Credit Rating		Current Value ($)
	1,796,038.59	4.2500%	AMP Bank	BBB+		1,796,038.59
	7,010,786.22	3.7670%	Macquarie Bank	A+		7,010,786.22
	8,806,824.81	**3.8655%**				**8,806,824.81**

Term Deposits

Maturity Date	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Purchase Price ($)	Purchase Date	Current Value ($)
May-26	3,024,078.09	4.1700%	National Australia Bank	AA-	3,024,078.09	Jul-25	3,077,974.62
Jun-26	2,000,000.00	4.1100%	Westpac Group	AA-	2,000,000.00	Oct-25	2,016,440.00
Jun-26	2,000,000.00	4.5000%	Suncorp Bank	AA-	2,000,000.00	Dec-25	2,003,945.21
Jun-26	2,000,000.00	4.5500%	Bank of Queensland	A-	2,000,000.00	Dec-25	2,003,989.04
Jun-26	2,500,000.00	4.2400%	Bank of Queensland	A-	2,500,000.00	Oct-25	2,518,295.89
Jun-26	3,500,000.00	4.2300%	Westpac Group	AA-	3,500,000.00	Oct-25	3,531,638.08
Jun-26	2,500,000.00	4.2600%	Westpac Group	AA-	2,500,000.00	Jul-25	2,553,687.67
Jun-26	3,000,000.00	4.2000%	National Australia Bank	AA-	3,000,000.00	Sep-25	3,034,175.34
Jun-26	3,000,000.00	4.3000%	Suncorp Bank	AA-	3,000,000.00	Oct-25	3,032,515.07
Dec-26	2,000,000.00	4.7800%	Westpac Group	AA-	2,000,000.00	Dec-25	2,004,190.68
	25,524,078.09	**4.3114%**			**25,524,078.09**		**25,776,851.60**

9.5 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR DECEMBER 2025

Responsible Officer: Chief Executive Officer

Attachments:
1. Summary Payment List – December 2025
2. Credit Card Report – December 2025

Voting Requirements: Simple Majority

RECOMMENDATION

That the Council:

1. **RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for December 2025 - $37,223,682.05.**

2. **APPROVES the Credit Card Statement for December 2025.**

PURPOSE

Submission of payments made under the CEO's Delegated Authority for the month of December 2025.

LOCAL GOVERNMENT ACT/REGULATION

- *Local Government Act 1995*: Sect 5.42 - Delegation given for Payments
- *Local Government (Financial Management) Regulations 1996*: Regulation 13(1) - Monthly Payment list required
- *Local Government (Audit) Regulations 1996*: Regulation 13 - Compliance Audit Item

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 8	**Risk Rating:**
CRC Operations - Financial Management of CRC	Low
Action:	
Preparation and reporting on monthly accounts for Council approval.	

The report provides information to the Council on expenditure for December 2025 to ensure transparency and governance of financial activity.

BACKGROUND

A list of accounts paid under delegation or submitted for authorisation for payment is to be submitted to the Council at each meeting. It is a specific requirement of the Regulations that the list state the month (not the period) for which the account payments or authorisation relates.

COMMENT

Payments made are in accordance with authorisations from the Council, approved budget, CRC procurement and other relevant policies.

Payments are reviewed by CRC Accountants Moore Australia following completion of each month's accounts.

9.6 STATEMENT OF FINANCIAL ACTIVITY FOR JANUARY 2026

Responsible Officer: Chief Executive Officer

Attachments: 1. Statement of Financial Activity for January 2026
2. Investment Report for January 2026

Voting Requirements: Simple Majority

RECOMMENDATION

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 31 January 2026.

PURPOSE

Submission of the Statement(s) of Financial Activity required under the *Local Government Act 1995*.

LOCAL GOVERNMENT ACT/REGULATION

- *Local Government Act 1995*: Sect 6.4(1): Financial Report Required
- *Local Government (Financial Management) Regulations 1996*: Regulation 34 Composition of Report
- *Local Government (Financial Management) Regulations 1996*: Regulation 34 (5) Material Variance Reports [10%]
- *Local Government (Audit) Regulations 1996*: Regulation 14 Compliance Audit Item

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 8	**Risk Rating:**
CRC Operations - Financial Management of CRC	Low
Action:	
Preparation and reporting on monthly accounts for Council approval.	

The submission of the Statement(s) of Financial Activity is required under the *Local Government Act 1995* and necessary to ensure transparency and governance of financial activity.

BACKGROUND

It is a mandatory requirement that the Council receives, reviews and records in the Regional Council's public minutes a statement of financial activity showing annual budget estimates and the figures for budget estimates, income and expenditure and variances at the end of each month. The report is also to show the composition of assets and other relevant information.

COMMENT

The detailed Statements contained in the Appendices reflect the budget proposals and direction adopted by the Council.

The information in the appendices is summarised in the tables following.

Financial Snapshot as at 31 January 2026

	2025-26 Adopted Budget	2025-26 Adopted Budget YTD	2025-26 Actual YTD	Variance Favourable	Variance Unfavourable	Variance
REVENUE	$	$	$	$	$	%
Interest Earnings	1,250,000	729,165	1,117,286	388,121		53.23%
	$1,250,000	**$729,165**	**$1,117,286**	**$388,121**	**$0**	
LESS EXPENDITURE						
Depreciation	(37,320)	(21,389)	(21,389)			0.00%
Employee Costs	(760,692)	(445,617)	(430,154)	15,463		3.47%
Utility Charges	(5,000)	0	0			0.00%
Insurance	(28,275)	(28,275)	(33,831)		(5,556)	-19.65%
Finance Costs	(2,100)	(725)	(725)			0.00%
Materials and Contracts	(191,582)	(81,150)	(81,194)		(44)	-0.05%
Other	(213,185)	(127,311)	(75,178)	52,133		40.95%
Members Equity						
Income Sale of Lots - Subdivisions	113,337,618	65,696,404	74,479,958	8,783,554		13.37%
Land Production Costs	(36,127,494)	(23,379,502)	(17,697,835)	5,681,667		24.30%
GST Withheld Member Councils	(8,101,286)	(4,695,928)	(5,184,760)		(488,832)	-10.41%
Profit distribution/Contributions Returned	(70,198,648)	(35,000,000)	(35,016,554)		(16,554)	-0.05%
	($2,327,964)	**$1,916,507**	**$15,938,338**	**$14,532,817**	**($510,986)**	
Total Change in Equity	**($1,077,964)**	**$2,645,672**	**$17,055,624**	**$14,920,938**	**($510,986)**	

Statement of Financial Position as at 31 January 2026

	Actual 2024-25 $	Actual 2025-26 $	Variance $	Variance %
Current assets				
Cash and cash equivalents	14,925,208	10,833,243	(4,091,965)	-27.42%
Trade and other receivables	937,356	1,097,749	160,393	17.11%
Other financial assets	11,524,078	32,524,078	21,000,000	182.23%
Inventories	4,270,000	4,270,000	-	
Other assets	83,538	126,850	43,312	51.85%
Total current assets	**31,740,180**	**48,851,920**	17,111,740	53.9%
Non-current assets				
Investment property		0		
Right of use assets	56,606	35,217	(21,389)	-37.79%
Other financial assts	0	0	-	
Total non-current assets	**56,606**	**35,217**	(21,389)	-37.79%
Total assets	**31,796,786**	**48,887,137**	17,090,351	53.75%
Current liabilities				
Trade and other payables	928,658	986,232	(57,574)	-6.20%
Lease Liabilities	39,371	16,524	22,847	58.03%
Employee related provisions	56,387	56,387	-	
Total current liabilities	**1,024,416**	**1,059,143**	(34,727)	-3.4%
Non-current liabilities				
Lease Liabilities	22,207	22,207	-	
Employee related provisions	15,947	15,947	-	
Total non-current liabilities	**38,154**	**38,154**		
Total liabilities	**1,062,570**	**1,097,297**	(34,727)	-3.27%
Net assets	**30,734,216**	**47,789,840**	17,055,624	55.49%

Investment Summary as at 31 January 2026

Cash Accounts

Face Value ($)	Current Rate (%)	Institution	Credit Rating	Current Value ($)
1,826,973.61	4.2500%	AMP Bank	BBB+	1,826,973.61
2,018,474.57	3.6814%	Macquarie Bank	A+	2,018,474.57
3,845,448.18	**3.9515%**			**3,845,448.18**

Term Deposits

Maturity Date	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Purchase Price ($)	Purchase Date	Current Value ($)
May-26	3,024,078.09	4.1700%	National Australia Bank	AA-	3,024,078.09	Jul-25	3,088,684.83
Jun-26	2,000,000.00	4.1100%	Westpac Group	AA-	2,000,000.00	Oct-25	2,023,421.37
Jun-26	2,000,000.00	4.4000%	National Australia Bank	AA-	2,000,000.00	Jan-26	2,005,786.30
Jun-26	2,000,000.00	4.5000%	Suncorp Bank	AA-	2,000,000.00	Dec-25	2,011,589.04
Jun-26	2,000,000.00	4.5500%	Bank of Queensland	A-	2,000,000.00	Dec-25	2,011,717.81
Jun-26	2,500,000.00	4.2400%	Bank of Queensland	A-	2,500,000.00	Oct-25	2,527,298.63
Jun-26	2,500,000.00	4.3900%	National Australia Bank	AA-	2,500,000.00	Jan-26	2,507,817.81
Jun-26	3,500,000.00	4.2300%	Westpac Group	AA-	3,500,000.00	Oct-25	3,544,212.19
Jun-26	2,500,000.00	4.2600%	Westpac Group	AA-	2,500,000.00	Jul-25	2,562,732.88
Jun-26	3,000,000.00	4.2000%	National Australia Bank	AA-	3,000,000.00	Sep-25	3,044,876.71
Jun-26	3,000,000.00	4.3000%	Suncorp Bank	AA-	3,000,000.00	Oct-25	3,043,471.23
Dec-26	2,000,000.00	4.7800%	Westpac Group	AA-	2,000,000.00	Dec-25	2,012,310.14
Dec-26	2,500,000.00	4.7300%	Westpac Group	AA-	2,500,000.00	Jan-26	2,508,747.26
32,524,078.09	**4.3551%**				**32,524,078.09**		**32,892,666.20**

9.7 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR JANUARY 2026

Responsible Officer: Chief Executive Officer

Attachments:
1. Summary Payment List – January 2026
2. Credit Card Report – January 2026

Voting Requirements: Simple Majority

RECOMMENDATION

That the Council:

1. **RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for January 2026 - $537,786.33.**

2. **APPROVES the Credit Card Statement for January 2026.**

PURPOSE

Submission of payments made under the CEO's Delegated Authority for the month of January 2026.

LOCAL GOVERNMENT ACT/REGULATION

- *Local Government Act 1995*: Sect 5.42 - Delegation given for Payments
- *Local Government (Financial Management) Regulations 1996*: Regulation 13(1) - Monthly Payment list required
- *Local Government (Audit) Regulations 1996*: Regulation 13 - Compliance Audit Item

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 8	**Risk Rating:**
CRC Operations - Financial Management of CRC	Low
Action:	
Preparation and reporting on monthly accounts for Council approval.	

The report provides information to the Council on expenditure for January 2026 to ensure transparency and governance of financial activity.

BACKGROUND

A list of accounts paid under delegation or submitted for authorisation for payment is to be submitted to the Council at each meeting. It is a specific requirement of the Regulations that the list state the month (not the period) for which the account payments or authorisation relates.

COMMENT

Payments made are in accordance with authorisations from the Council, approved budget, CRC procurement and other relevant policies.

Payments are reviewed by CRC Accountants Moore Australia following completion of each month's accounts.

9.8 PROJECT FINANCIAL REPORT – NOVEMBER 2025

Responsible Officer: Chief Executive Officer

Attachments: Letter from Satterley Property Group dated 12 January 2026 with Financial Report

Voting Requirements: Simple Majority

RECOMMENDATION

That the Council RECEIVES the Project Financial Report (November 2025) submitted by the Satterley Property Group.

PURPOSE

To consider the Project Financial Report for November 2025 submitted by the Satterley Property Group.

POLICY REFERENCE

N/A

LOCAL GOVERNMENT ACT/REGULATION

N/A

PREVIOUS MINUTES

N/A

FINANCIAL/BUDGET IMPLICATIONS

Review of Project Financial Report for November 2025.

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 2	**Risk Rating:**
Strategic - Stable and effective governance environment.	Moderate
Action:	
SPG and CRC provide reports/information to Council Meetings.	

The report provides information to the Council on Catalina Project financial outcomes in particular, revenue, expenditure, and variances to ensure transparency and governance of financial activity.

BACKGROUND

At its meeting of 19 June 2025, the Council approved the Project Budget FYE 2026, submitted by the Satterley Property Group (Satterley).

The Development Manager's Key Performance Indicators (August 2025) - Governance, requires the preparation of monthly progress reports.

COMMENT

Satterley has prepared a Catalina Financial Report for November 2025 for the Project. The report has been prepared on a cash basis and compares actual income and expenditure to approved budget for the period from 1 November 2025 to 30 November 2025 and is attached at Appendix 9.8.

As tabled below, the overall nett financial position exceeds budget projections.

	Budget (1 July-30 Nov)	Actual YTD (1 July-30 Nov)	Variance $	Variance %
Revenue	$51,567,432	$54,763,552	$3,196,120	6.20
Expenditure	$14,295,798	$12,679,803	-$1,615,995	-11.30
Nett	$37,271,634	$42,083,749	$4,812,115	12.91

Key aspects to note:

Revenue

Income: Gross settlement revenue is $2.7M above expectations as a result of having achieved six more settlements than expected.

Year to date sales revenue for FYE 2026 is $53.4M, which is $19.3M favourable to budget due to 30 more sales than budgeted. 111 residential lots were under contract at 30 November 2025, with a gross value of $49.8M.

Expenditure

Lot Production and landscaping $2.0M under budget due to deferred works, the timing of civil construction contractor invoices and some savings.

9.9 PROJECT FINANCIAL REPORT – DECEMBER 2025

Responsible Officer: Chief Executive Officer

Attachments: Letter from Satterley Property Group dated 3 February 2026 with Financial Report

Voting Requirements: Simple Majority

RECOMMENDATION

That the Council RECEIVES the Project Financial Report (December 2025) submitted by the Satterley Property Group.

PURPOSE

To consider the Project Financial Report for December 2025 submitted by the Satterley Property Group.

POLICY REFERENCE

N/A

LOCAL GOVERNMENT ACT/REGULATION

N/A

PREVIOUS MINUTES

N/A

FINANCIAL/BUDGET IMPLICATIONS

Review of Project Financial Report for December 2025.

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 2	**Risk Rating:**
Strategic - Stable and effective governance environment.	Moderate
Action:	
SPG and CRC provide reports/information to Council Meetings.	

The report provides information to the Council on Catalina Project financial outcomes in particular, revenue, expenditure, and variances to ensure transparency and governance of financial activity.

BACKGROUND

At its meeting of 11 December 2025, the Council approved the amended Project Budget FYE 2025, prepared by the Satterley Property Group (Satterley) following a mid-year review undertaken in November 2025.

The Development Manager's Key Performance Indicators (August 2025) - Governance, requires the preparation of monthly progress reports.

COMMENT

Satterley has prepared a Catalina Financial Report for December 2025 for the Project. The report has been prepared on a cash basis and compares actual income and expenditure to approved amended budget for the period 1 July 2025 to 31 December 2025 and is attached at Appendix 9.9.

As tabled below, the overall nett financial position is above budget projections, principally due to more settlements achieved than expected, delayed works and the timing of receipt of expense invoices.

	Budget (1 July-31 Dec)	Actual YTD (1 July-31 Dec)	Variance $	Variance %
Revenue	$50,544,726	$63,376,928	$12,832,202	25.39%
Expenditure	$18,813,009	$13,253,896	-$5,559,113	-29.55%
Nett	$31,731,717	$50,123,032	$18,391,315	57.96%

Key aspects to note:

Revenue

Gross settlement revenue is $12M above expectations as a result of having achieved 23 more settlements than expected.

Year to date sales revenue for FYE 2026 is $68.8M, which is $0.3M favourable to budget.

As at 31 December 2025 there were 129 lots under contract with a gross value of $58.0M.

Expenditure

Lot Production is $6.0M under budget due delayed civil works and the timing of contractor invoices and some savings due to project stages being delivered under budget allocations.

9.10 SALES AND SETTLEMENT REPORT – PERIOD ENDING 31 JANUARY 2026

Responsible Officer: Project Manager

Attachments:
1. Staging Plan
2. Northern Corridor Estates Sales Table
3. Satterley Marketing Activity Report

Voting Requirements: Simple Majority

RECOMMENDATION

That the Council RECEIVES the Sales and Settlement Report for the period ending 31 January 2026.

PURPOSE

To advise the Council of the status of sales, settlements, and sales releases.

POLICY REFERENCE

N/A

LOCAL GOVERNMENT ACT/REGULATION

Local Government Act 1995: Sect 3.58 – Disposal of Property.

PREVIOUS MINUTES

N/A

FINANCIAL/BUDGET IMPLICATIONS

Income under this matter will be posted under item I145011 (Income on Lot Sales):

Budget Amount:	$ 110,032,297
Received to Date:	$ 74,415,983
Balance:	$ 35,616,314

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 2	**Risk Rating:**
Strategic - Stable and effective governance environment.	Moderate
Action:	
SPG and CRC provide reports/information to Council Meetings.	

The report provides information on Catalina Project sales/settlements and variances to ensure the Council is well informed on sales and market trends.

BACKGROUND

The Sales and Settlement Report provides the Council with a status update of sales and settlements for the Project. The Staging Plan provided under Appendix 9.10 identifies the extent of the stage boundaries referenced within the report.

COMMENT

Table 1 provides a summary of the Catalina Estate Sales and Settlement position for lots released up to 31 January 2026.

Table 1: Summary of Sales and Settlement of Lots – Catalina Estate

Stage	Precinct	First Release Date	Lots Released	Lots Left to Release	Lot Sizes (m^2)	Sold	Stock	Settled
Completed Stages		2011	1,701	4	150 – 20,000	1,701	0	1,701
Stage 33	Beach	May-24	92	0	225 - 590	91	1	86
Stage 34	Beach	Nov-24	24	0	225 -1,422	24	0	20
Stage 40	Green	Dec-24	42	0	167 – 415	42	0	40
Stage 44A	Green	Sep-25	28	24	179-747	28	0	0
Stage 45A	Green	Nov-25	49	9	263-521	48	1	0
Stage 46A	Green	Apr-25	43	0	263 - 563	43	0	0
Stage 46B	Green	Jul-25	14	0	263 - 563	13	1	0
Total			**1,993**	**37**	**150 – 20,000**	**1,990***	**3**	**1,847**
Change since 30 November 2025			**+37**	**-37**		**+48**	**-11**	**+29**

** 'Sold' figures include nine lots pending advertising and contract-acceptance.*
^ 'Lots Left to Release' figures do not include lots in future stages where sales are yet to commence (Stages 44B – 18 lots, 45B - 26 lots, 47 - 56 lots, 49 – 8 lots & 51 – 16 lots).

Table 2 details sales achieved for FYE 2026 to 31 January 2026.

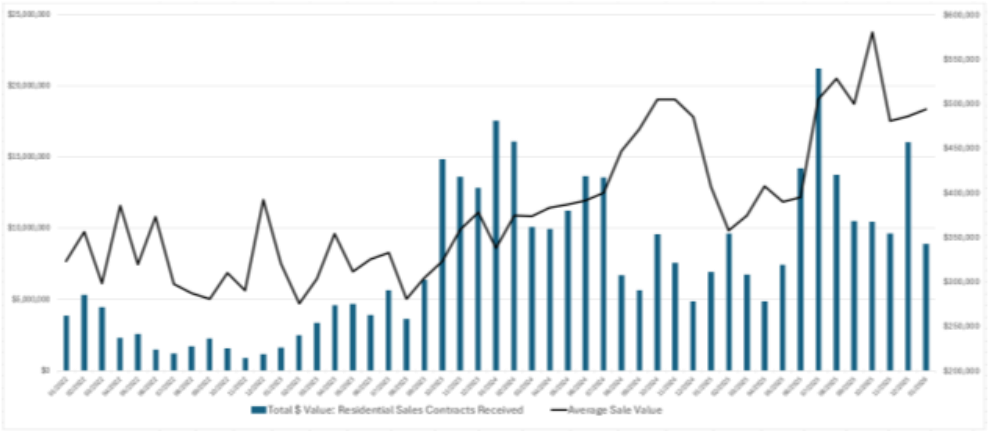
Table 2: Summary of Sales for FYE 2026 against Budget – Catalina Estate

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	YTD	Feb	Mar	Apr	May	Jun	FYE 2026
Budget Nett Sales	31	27	21	26	10	25	20	**160**	20	30	14	18	18	**260**
Actual Gross Sales	42	26	21	18	20	33	18	**182**						
Cancellations	3	3	1	7	1	1	2	**18**						
Actual Nett Sales	39	23	20	11	19	32	16	**164**						

Nett Sales Variance to Budget	+8	+4	+1	-15	+7	+9	-4	**+4**						
NB - Budgeted sales are as identified in the amended Project Budget FYE 2026, approved 11 December 2025.														

As at 31 January 2026, the Project had 145 lots under contract; 35 unconditional, 96 conditional and nine pending advertising and acceptance, with a total gross sales value of $65,911,000.

The following chart shows monthly gross sales by volume and value since January 2022.



Settlements

Settlements achieved in FYE 2026 to 31 January 2026 are shown in Table 3. 28 more settlements than budgeted have been achieved in the financial year to date. Settlements in coming months will comprise of the small number of remaining lots to settle in Stages 33, 34 and 40, as well as the first settlements of lots from Stage 45A.

Table 3: Summary of Settlements for FYE 2026 against Budget – Catalina Estate

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	**YTD 2026**	Feb	Mar	Apr	May	Jun	**FYE 2026**
Budget	13	12	40	24	21	10	9	**129**	17	16	22	12	36	**232**
Actual	13	12	41	44	18	16	13	**157**						
Variance	0	0	+1	+20	-3	+6	+4	**+28**						
NB - Budgeted settlements are as identified in the amended Project Budget FYE 2026, approved 12 December 2026.														

Available Stock

Over the past two months, five separate releases of small batches of lots have been made available comprised of:

- 8 lots in Stage 44A in Catalina Green (two releases of four lots each);
- 29 lots in Stage 45A in Catalina Green (two releases of 10 lots each and one release of nine lots).

This approach has allowed Catalina to retain a presence in the market and for well-considered price setting for each sales release to optimise revenue.

Lots have been released using an expression of interest sales method conducted by Satterley. This has enabled a sound means to vett the suitability of buyers. Demand for lots has been strong. Available stock as at 31 January 2025 is listed in Table 4.

Table 4: Summary of Available Stock as at 31 January 2025 – Catalina Estate

Stage	Precinct	Stock	Title Status	Anticipated Title Date
33	Beach	1	Titled	N/A
45A	Green	1	Untitled	April 2026
46B	Green	1	Untitled	July 2026
Total		**3**		

Two of the three available lots are the result of previous sales contracts being cancelled in the last week of January 2026 due to buyers being declined bank finance to complete the purchase.

While available stock levels were low at the end of January, another release of nine Stage 45A lots is scheduled to occur on 5 February 2026. Subsequent releases over the next two months will comprise of the 28 lots currently being built in Stage 45B.

Catalina continues to experience high demand for lots, but lengthy construction lead-times are limiting the number of lots that can be released for sale as there is a reluctance to sell lots longer than nine months ahead of their construction being completed due to various financial, reputational and practical risks for the Project. Despite these difficulties, it is still expected that most if not all remaining Project lots will be sold by the end of 2026.

Northern Corridor Estates Analysis

The table contained in Appendix 9.10 details sales volumes, cancellations, lot pricing and sales incentives and deposit requirements for various Perth north of the river estates, including those in the coastal corridor and Catalina to 31 December 2025.

Lot availability among competitor estates has again reduced over the past two months (down from 91 to 77 available lots and down from 181 lots in August 2025), with sales activity remaining strong across the market, particularly in the first home buyer sector due to the Federal Government's 5% Deposit Scheme. Most developers are currently constrained in releasing new stock due to extended development timeframes resulting from civil contractors' resourcing and capacity to deliver.

Catalina's market share of 5.6% of sales among the comparison estates over 2025 was a good result.

Marketing

Satterley has provided a report on the Project's marketing activity and performance over the past three months, which is contained in Appendix 9.10. It provides a snapshot of website and

other marketing performance and details lead sources and buyer types.

Marketing activity has continued to focus on direct marketing strategies to promote new land releases including:

- eDMs to Satterley and Builder databases;
- Website and social media updates;
- Paid search marketing activity.



Signage promoting the sale of Stage 45 lots (being constructed, on right of image)

9.11 MEETING ATTENDANCE FEES FOR INDEPENDENT MEMBERS OF THE AUDIT, RISK and IMPROVEMENT COMMITTEE

Responsible Officer: Chief Executive Officer

Attachments: Nil

Voting Requirements: Simple Majority

RECOMMENDATION

That the Council ADOPTS a fee of $..... for Independent Committee Members on the Audit, Risk and Improvement Committee.

PURPOSE

To review the fees payable to Independent Audit, Risk and Improvement Committee Members consistent with section 5.100 of the *Local Government Act 1995*.

POLICY REFERENCE

N/A

LOCAL GOVERNMENT ACT/REGULATION

Section 5.100(a) of the *Local Government Act 1995* requires Council to determine the fee for attending a committee meeting.

PREVIOUS MINUTES

- Ordinary Meeting of Council – 21 August 2025 (Item 9.9 Meeting Attendance Fees for Independent Committee Members)
- Ordinary Meeting of Council – 5 December 2024 (Item 10.1 Meeting Attendance Fees for Independent Committee Members)

RISK MANAGEMENT IMPLICATIONS

RISK REF: 2	RISK RATING:
Strategic - Stable and effective governance environment	Moderate
ACTION:	
CRC Executive provides reports/information to Council meetings.	

FINANCIAL AND RESOURCE IMPLICATIONS

The Salaries and Allowances Tribunal (SAT) determines the remuneration to be provided to independent committee members.

In accordance with the determination set out in the Salaries and Allowances Tribunal Determination 2025 a budget of $3,150 will be required to apply the maximum fees for the 2025/26 budget. This amount is not material to the overall financial performance of the organisation.

There are two independent members on the Audit, Risk and Improvement Committee.

BACKGROUND

The *Local Government Amendment Bill 2024* included changes to Audit Committees, reconstituting them as Audit, Risk and Improvement Committees (ARICs). ARICs must have an independent presiding member to ensure a level of neutrality and impartial oversight in chairing these meetings. The independent presiding member must be a person who is not a council member of a local government or an employee of the local government. If a deputy presiding member is appointed, they must also be independent. At its meeting of 11 December 2025, Council appointed an independent Chair and Deputy Chair of the ARIC.

The *Local Government Amendment Act 2023* made changes to section 5.100 of the *Local Government Act 1995* to provide for independent committee members to receive meeting fees. To support the amendments the Salaries and Allowances Tribunal issued a determination to allow Local Governments to set appropriate meeting fees, within a specified range, to be paid to independent committee members.

At its meeting of 21 August 2025, Council resolved to:

1. *ADOPT the maximum fee for Regional Council Independent Committee Members as set out in the Salaries and Allowances Tribunal Determination 2025.*

2. *APPROVE the payment of the maximum fee to Independent Committee Members on the Audit, Risk and Improvement Committee.*

The maximum fee payable under the 2025 determination of the Salaries and Allowances Tribunal for independent members of the CRC ARIC was $450 per meeting. Subsequent to this decision, in December 2025 the Tribunal handed down a variation to its 2025 determination. That determination lifted the maximum fee payable to $1,215 per meeting. Given that the Council's August decision specified the maximum payment as being at the 2025 stipulated limit, coupled with the fact that the limit has risen significantly, reconsideration of this matter is considered appropriate.

DETAILS / DISCUSSION

The primary function of the CRC's ARIC is to review the CRC's annual external audit and to liaise with the CRC's internal and external auditors to ensure that the CRC is appropriately managing its affairs. The current Audit, Risk and Improvement Committee comprises seven members – five Councillors and the Independent Chair and Deputy Chair.

Offering appropriate fees enhances our ability to attract highly qualified professionals to serve on the ARIC and ensures that we can retain these individuals to foster a dynamic and experienced independent oversight of the CRC's affairs. Additionally, fees are only paid on a "proper meeting basis" with only official CRC ARIC meetings being eligible for payment. While the CRC's financial, risk and compliance matters are not particularly complex and ARIC meetings are typically less than a half hour in duration, there is other work required of the independent members including entry/exit meetings with the auditor, liaison with the CEO, travel time, etc that are not subject of the meeting fee.

Council is requested to consider setting a remuneration level that is attractive to potential candidates that also reflects the workload of the ARIC committee. Three options have been listed below:

Option 1 - Retain the fee of $450 per meeting for external, independent ARIC Committee Members.

Option 2 – Set the meeting fee for external, independent ARIC Committee Members at the maximum level allowed by the WA Salaries and Allowances Tribunal 2025 Determination (i.e. $1,215 per meeting).

Option 3 – Set a meeting fee of $XX per meeting for external, independent ARIC Committee Members (to be determined by Council).

CONCLUSION

Council has the option to set the remuneration at any level between $105 per meeting and $1,215 per meeting.

10. COMMITTEE REPORTS

AUDIT, RISK and IMPROVEMENT COMMITTEE (10 February 2026)

10.1 CRC FYE 2026 BUDGET REVIEW

Responsible Officer: Chief Executive Officer

Attachments: Mid-Year Budget Review

Voting Requirements: Absolute Majority

AUDIT, RISK and IMPROVEMENT COMMITTEE RECOMMENDATION TO COUNCIL

Moved Cr Krsticevic, Seconded Cr Perkov.

That the Council ADOPTS the Budget Review with the variations for the period 1 July 2025 to 30 June 2026, as detailed in the Budget Analysis Worksheet attached.

The Motion was put and declared CARRIED by ABSOLUTE MAJORITY (4/0).

For: Ms Cutler and Crs Krsticevic, Mayes and Perkov
Against: Nil

PURPOSE

To consider the review of the CRC Budget for the FYE 2026 financial year in accordance with the *Local Government (Financial Management) Regulations 1996*, Regulation 33A.

POLICY REFERENCE

N/A

LOCAL GOVERNMENT ACT/REGULATION

- *Local Government Act 1995*
- *Local Government (Financial Management) Regulations 1996*: Reg 33A

PREVIOUS MINUTES

- Council Meeting – 20 February 2025 (Item 10.1 – CRC Budget FYE 2025 Review)
- Council Meeting – 15 February 2024 (Item 10.1 – CRC Budget FYE 2024 Review)

RISK MANAGEMENT IMPLICATIONS

RISK REF: 8	**RISK RATING:**
CRC Operations – Financial Management of CRC	Low
ACTION:	
Annual Financial Review and Mid-Year Reviews independently prepared and approved by Council.	

The consideration of the Mid-Year Review of the CRC Budget FYE 2025 is required under the *Local Government Act 1995* and necessary to ensure governance of financial activity and planning for the balance of FYE 2026.

FINANCIAL AND RESOURCE IMPLICATIONS

Review of variances of CRC Budget FYE 2026.

BACKGROUND

A budget review is conducted annually by comparing actual revenue and expenditure as at 31 December to budget estimates and forecasting predicted revenue and expenditure to 30 June.

The *Local Government (Financial Management) Regulations 1996*, Regulation 33A, requires that a Regional Local Government conduct a budget review between 1 January and 31 March in each financial year. A copy of the review and determination is to be provided to the Department of Local Government, Sport and Cultural Industries within 14 days of the adoption of the review.

At its meeting of 21 August 2025, the Council resolved to adopt the Budget for the Catalina Regional Council for the year ending 30 June 2026 and adopted a 10% or $10,000 variance whichever is the greater for the reporting of material variances identified in the annual budget review.

At its meeting of 11 December 2025, the Council considered the Mid-Year Review of the Catalina Project Budget FYE 2026. The review took in consideration the fact that the Perth property market has significantly exceeded market expectations. This improved outlook has led to sales volumes and prices within the Catalina Estate significantly exceeding initial projections.

The Mid-Year Review of the Catalina Project Budget FYE 2026 increased the FYE 2026 sales target from 178 lots to 260 lots. While sales levels are higher, much of the revenue associated with these sales is not projected to be received until FYE 2027 when lots are completed and land settles, sales revenue for the year remains largely unchanged. Project expenditure is expected to be higher than projected due to carry forwards from FYE 2025, some higher costs and due to bringing forward works that were scheduled for FYE 2027 into the current financial year. While the Nett projected position for the FYE 2026 is lower than originally projected, the total distributions to members over the life of the Project increased by 1.7% to $368.5M.

In addition to the review of the Catalina Project Budget (CRC financing activities) a review of the CRC's Operating Budget has been undertaken. There are no material changes proposed to projected operating expenditure with the total operating expenditure reducing from $1.238M to $1.219M. While operating expenses remain largely unchanged, the CRC's operating income is projected to increase by $400,000 due to higher bank interest rates than projected, coupled with high cash at bank. The CRC's proposed nett operating position remains positive with a projected nett operating surplus of $418,692.

DETAILS / DISCUSSION

The material variances (10% or $10,000 whichever is greater) to the CRC Budget FYE 2026 are summarised as follows:

1. **Total Income – Operating**

   Investment Income
   Interest from investment was predicted to be $1.25M for FYE 2026, however, interest earnings are now expected to be $1.65M as a result of additional funds available for investment and higher interest rates.

2. **Inflow from Financing Activities**

   Proceeds from Member Contributions – Sales Revenue
   Sales revenues projected for FYE 2026 are lower than projected. This is primarily driven by the fact that lots that were projected to settle in July and August 2025, settled earlier (May and June), hence that revenue was accounted for in FYE 2025.

3. **Outflows from Financing Activities**

   Return of Equity
   The budgeted Distributions to Members for 2025/26 was $70M. This figure remains unchanged.

   Payments of Member Contributions - Land Development Costs
   Land Development Costs are to increase due to FYE 2025 carry overs ($2.7M), higher costs ($1.3M), FYE 2027 works being bought forward ($3.8M) and other $0.7M.

4. **Closing Surplus 2026**

   The CRC Budget for FYE 2026 forecast a closing net surplus of $29.16M. The Mid-Year Review now forecasts a closing net surplus of $21.08M which represents an $8M negative variance. This is primarily attributed to higher development costs being incurred in FYE 2026. These higher costs will be more than adequately compensated through significantly higher revenues being received in FYE 2027.

CONCLUSION

The review of the CRC FYE 2026 Budget indicates that the CRC can meet all cashflow obligations for FYE 2026. To date there has been no call upon local authority funds to meet any operating or capital expenditure. This position is expected to continue in FYE 2027.

The assumptions used in the Budget Review process consider the current property market conditions along with the latest sales/settlement information, construction program and expenditure estimates. While the FYE 2026 Project Mid-Year Budget Review is considered to be an appropriate basis for financial planning for the CRC for the remainder of FYE 2026, it is considered by the CRC to be a realistic and achievable budget for the remainder of FYE 2026.

10.2 REVIEW OF PAYMENT OF ACCOUNTS POLICY

Responsible Officer: Chief Executive Officer

Attachments: Payment of Accounts Policy (February 2026)

Voting Requirements: Simple Majority

AUDIT, RISK and IMPROVEMENT COMMITTEE RECOMMENDATION TO COUNCIL

Moved Cr Krsticevic, Seconded Cr Mayes.

That the Council APPROVES the Payment of Accounts Policy (February 2026).

The Motion was put and declared CARRIED (4/0).

For: Ms Cutler and Crs Krsticevic, Mayes and Perkov
Against: Nil

PURPOSE

To review the Payment of Accounts Policy consistent with Local Government Regulations.

LEGISLATION REFERENCE

Local Government (Functions & General) Regs 1996, Part 4, Division 1 (Purchasing Policies)

PREVIOUS MINUTES

- Council Meeting – 20 February 2025 (Item 10.4 – Review of Payment of Accounts Policy)
- Council Meeting – 7 December 2023 (Item 8.2 – Review of Payment of Accounts Policy)

RISK MANAGEMENT IMPLICATIONS

Risk Ref: 7	**Risk Rating:**
CRC Operations – Internal Controls	Low
Action / Strategy to Manage:	
Management Policies and Procedures reviewed and approved by Council.	

The review and endorsement of the Payment of Accounts Policy is necessary to comply with *Local Government (Functions & General) Regulations* and to achieve good governance oversight.

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

BACKGROUND

At its meeting of 20 February 2025, the Council approved the Payment of Accounts Policy (February 2025) consistent with the *Local Government Regulations*.

DETAILS / DISCUSSION

The Payment of Accounts Policy has operated satisfactorily, and the Council's Auditors have raised no issues in relation to it. No changes are proposed to the Payment of Accounts Policy

CONCLUSION

The Payment of Accounts Policy (February 2026) is recommended for adoption.

11. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

12. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

13. URGENT BUSINESS APPROVED BY THE CHAIR

14. GENERAL BUSINESS

15. DECISION TO MOVE TO CONFIDENTIAL SESSION

That the Council:

Moves into Closed Session and excludes members of the press and public from the meeting of the Closed Session and access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld. This action is taken in accordance with Section 5.23 of the *Local Government Act 1995*, as item 15.1 Landscape Maintenance Tender 07/2025 deals with:

c) A contract entered into, or which may be entered into, by the CRC and which relates to a matter to be discussed at a meeting (section 5.23(2)(c)); and

e) A matter that if disclosed, would reveal -
i) information that has a commercial value to a person; or
ii) information about the business, professional, commercial, or financial affairs of a person;
where the information is held by, or is about, a person other than the CRC (section 5.32(2)(e)).

16. FORMAL CLOSURE OF MEETING

APPENDICES

Appendix 9.2

MOORE

Moore Australia

Level 15, Exchange Tower,
2 The Esplanade, Perth, WA 6000

PO Box 5785, St Georges Terrace, WA 6831

T +61 8 9225 5355
F +61 8 9225 6181

www.moore-australia.com.au

12 December 2025

Mr Chris Adams
Chief Executive Officer
Catalina Regional Council
PO Box 655
INNALOO WA 6918

Dear Chris

COMPILATION REPORT TO CATALINA REGIONAL COUNCIL

We have compiled the accompanying special purpose financial report of Catalina Regional Council which comprise the statement of financial position as at 30 November 2025, the statement of financial activity, notes providing statement of financial activity supporting information, explanation of material variances for the year then ended and a summary of material accounting policy information. These have been prepared in accordance with *Local Government Act 1995* and associated regulations as described in Note 1 to the financial report. The specific purpose for which the special purpose financial statements have been prepared is also set out in Note 1 of the financial report. We have provided the supplementary information of Catalina Regional Council as at 30 November 2025 and for the period then ended based on the records of the Catalina Regional Council.

THE RESPONSIBILITY OF CATALINA REGIONAL COUNCIL

The CEO of Catalina Regional Council is solely responsible for information contained in the special purpose financial report and supplementary information, the reliability, accuracy and completeness of the information and for the determination that the basis of accounting used is appropriate to meet their needs and for the purpose that the financial report was prepared.

OUR RESPONSIBILITY

On the basis of information provided by Catalina Regional Council we have compiled the accompanying special purpose financial report in accordance with the requirements of *APES 315 Compilation of Financial Information* and the *Local Government Act 1995*, associated regulations and to the extent that they are not inconsistent with the *Local Government Act 1995*, the Australian Accounting Standards.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the basis of accounting described in Note 1 to the financial report except for the matters of non-compliance with the basis of preparation identified with Note 1 of the financial report. We have complied with the relevant ethical requirements of *APES 110 Code of Ethics for Professional Accountants.*

Supplementary information attached to the financial report has been extracted from the records of Catalina Regional Council and information presented in the special purpose financial report.

ASSURANCE DISCLAIMER

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial report was compiled exclusively for the benefit of Catalina Regional Council who are responsible for the reliability, accuracy and completeness of the information used to compile them. Accordingly, the special purpose financial report may not be suitable for other purposes. We do not accept responsibility for the contents of the special purpose financial report.

Russell Barnes
Director
Moore Australia (WA) Pty Ltd

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CATALINA REGIONAL COUNCIL

MONTHLY FINANCIAL REPORT

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

For the period ended 30 November 2025

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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CATALINA REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2025

	Note	Adopted Budget Estimates (a)	YTD Budget Estimates (b)	YTD Actual (c)	Variance* $ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
		$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
Interest revenue		1,250,000	520,831	**753,551**	232,720	44.68%	▲
		1,250,000	**520,831**	**753,551**	**232,720**	44.68%	
Expenditure from operating activities							
Employee costs		(760,692)	(317,017)	**(315,347)**	1,670	0.53%	
Materials and contracts		(191,582)	(50,594)	**(70,382)**	(19,788)	(39.11%)	▼
Utility charges		(5,000)	0	**0**	0	0.00%	
Depreciation		(37,320)	(15,221)	**(15,221)**	0	0.00%	
Finance costs		(2,100)	(549)	**(549)**	0	0.00%	
Insurance		(28,275)	(28,275)	**(33,832)**	(5,557)	(19.65%)	
Other expenditure		(213,185)	(82,874)	**(58,916)**	23,958	28.91%	▲
		(1,238,154)	**(494,530)**	**(494,247)**	**283**	0.06%	
Non cash amounts excluded from operating activities	3(c)	37,320	15,221	**15,221**	0	0.00%	
Amount attributable to operating activities		**49,166**	**41,522**	**274,525**	**233,003**	561.16%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Proceeds from member contributions		113,337,618	56,800,580	**57,425,046**	624,466	1.10%	
		113,337,618	**56,800,580**	**57,425,046**	**624,466**	1.10%	
Outflows from financing activities							
Payments of member contributions		(36,127,494)	(19,456,911)	**(15,896,490)**	3,560,421	18.30%	▲
Payments of GST withheld		(8,101,286)	(4,060,062)	**(3,978,730)**	81,332	2.00%	
Payments return of contribution		(198,648)	0	**0**	0	0.00%	
Payments return of equity		(70,000,000)	0	**0**	0	0.00%	
Payments for principal portion of lease liabilities		(39,371)	(16,404)	**(16,288)**	116	0.71%	
Payments from rates equivalent		0	0	**(16,554)**	(16,554)	0.00%	
		(114,466,799)	**(23,533,377)**	**(19,908,062)**	**3,625,315**	15.40%	
Amount attributable to financing activities		**(1,129,181)**	**33,267,203**	**37,516,984**	**4,249,781**	12.77%	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	3(a)	30,247,693	30,247,693	**30,755,135**	507,442	1.68%	
Amount attributable to operating activities		49,166	41,522	**274,525**	233,003	561.16%	▲
Amount attributable to financing activities		(1,129,181)	33,267,203	**37,516,984**	4,249,781	12.77%	▲
Surplus or deficit after imposition of general rates		**29,167,678**	**63,556,418**	**68,546,644**	**4,990,226**	7.85%	

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
▲ Indicates a variance with a positive impact on the financial position.
▼ Indicates a variance with a negative impact on the financial position.
Refer to Note 4 for an explanation of the reasons for the variance.

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

CATALINA REGIONAL COUNCIL
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 NOVEMBER 2025

	Actual 30 June 2025	Actual as at 30 November 2025
	$	$
CURRENT ASSETS		
Cash and cash equivalents	14,925,208	26,628,746
Trade and other receivables	937,356	1,465,442
Other financial assets	11,524,078	37,024,078
Inventories	4,270,000	4,270,000
Other assets	83,538	135,800
TOTAL CURRENT ASSETS	31,740,180	69,524,066
NON-CURRENT ASSETS		
Right-of-use assets	56,606	41,385
TOTAL NON-CURRENT ASSETS	56,606	41,385
TOTAL ASSETS	31,796,786	69,565,451
CURRENT LIABILITIES		
Trade and other payables	928,658	921,035
Lease liabilities	39,371	23,083
Employee related provisions	56,387	56,387
TOTAL CURRENT LIABILITIES	1,024,416	1,000,505
NON-CURRENT LIABILITIES		
Lease liabilities	22,207	22,207
Employee related provisions	15,947	15,947
TOTAL NON-CURRENT LIABILITIES	38,154	38,154
TOTAL LIABILITIES	1,062,570	1,038,659
NET ASSETS	**30,734,216**	**68,526,792**
EQUITY		
Retained surplus	5,225,745	5,485,049
Contributed equity	25,508,471	63,041,743
TOTAL EQUITY	**30,734,216**	**68,526,792**

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

CATALINA REGIONAL COUNCIL
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2025

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

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

***Local Government Act 1995* requirements**
Section 6.4(2) of the Local Government Act 1995 read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

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

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

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

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 10 December 2025

THE LOCAL GOVERNMENT REPORTING ENTITY
All funds through which the Regional Council controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

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

MATERIAL ACCOUNTING POLICES
Material accounting policies utilised in the preparation of these statements are as described within the 2025-26 Annual Budget. Please refer to the adopted budget document for details of these policies.

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

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

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

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

- Right of use assets
- Investment property
- Expected credit losses on financial assets
- Measurement of employee benefits
- Estimation uncertainties and judgements made in relation to lease accounting

CATALINA REGIONAL COUNCIL
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2025

2 CONTRIBUTED EQUITY

Movement in Financing Activities as Represented by:

	Land Sales Year to Date 30 November 2025	Development Expenses Year to Date 30 November 2025	Return of Contribution Year to Date 30 November 2025	Return of Equity Year to Date 30 November 2025	Rates Equivalent Year to Date 30 November 2025	GST Withheld Year to Date 30 November 2025	Total Movement Year to Date 30 November 2025	Land Sales Adopted Budget	Development Expenses Adopted Budget	Return of Contribution Adopted Budget	Return of Equity Adopted Budget	Rates Equivalent Adopted Budget	GST Withheld Adopted Budget	Total Movement Adopted Budget
	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Town of Victoria Park	4,785,421	(1,324,708)	0	0	(1,380)	(331,561)	3,127,772	9,444,802	(3,010,625)	(16,554)	(5,833,333)	0	(675,107)	(90,817)
City of Perth	4,785,421	(1,324,708)	0	0	(1,380)	(331,561)	3,127,772	9,444,802	(3,010,625)	(16,554)	(5,833,333)	0	(675,107)	(90,817)
Town of Cambridge	4,785,421	(1,324,708)	0	0	(1,380)	(331,561)	3,127,772	9,444,802	(3,010,625)	(16,554)	(5,833,333)	0	(675,107)	(90,817)
City of Joondalup	9,570,841	(2,649,415)	0	0	(2,759)	(663,122)	6,255,545	18,889,603	(6,021,249)	(33,108)	(11,666,667)	0	(1,350,214)	(181,635)
City of Wanneroo	9,570,841	(2,649,415)	0	0	(2,759)	(663,122)	6,255,545	18,889,603	(6,021,249)	(33,108)	(11,666,667)	0	(1,350,214)	(181,635)
Town of Vincent	4,785,421	(1,324,708)	0	0	(1,380)	(331,561)	3,127,772	9,444,802	(3,010,625)	(16,554)	(5,833,333)	0	(675,107)	(90,817)
City of Stirling	19,141,680	(5,298,828)	0	0	(5,516)	(1,326,242)	12,511,094	37,779,204	(12,042,496)	(66,216)	(23,333,334)	0	(2,700,430)	(363,272)
	57,425,046	(15,896,490)	0	0	(16,554)	(3,978,730)	**37,533,272**	113,337,618	(36,127,494)	(198,648)	(70,000,000)	0	(8,101,286)	(1,089,810)

Movement in Total Equity Represented by:

	Contributed Equity 30 June 2025	Movement in Contributed Equity	Contributed Equity 30 November 2025	Retained Surplus 30 June 2025	Net Result 30 November 2025	Retained Surplus 30 November 2025
	$	$	$	$	$	
Town of Victoria Park	2,125,471	3,127,772	5,253,243	435,479	21,609	457,088
City of Perth	2,125,471	3,127,772	5,253,243	435,479	21,609	457,088
Town of Cambridge	2,125,471	3,127,772	5,253,243	435,479	21,609	457,088
City of Joondalup	4,250,943	6,255,545	10,506,488	870,958	43,217	914,175
City of Wanneroo	4,250,943	6,255,545	10,506,488	870,958	43,217	914,175
Town of Vincent	2,125,471	3,127,772	5,253,243	435,479	21,609	457,088
City of Stirling	8,504,701	12,511,094	21,015,795	1,741,913	86,434	1,828,347
Total	**25,508,471**	**37,533,272**	**63,041,743**	**5,225,745**	**259,304**	**5,485,049**

CATALINA REGIONAL COUNCIL
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2025

3 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity	Note	Adopted Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 30 November 2025
Current assets		$	$	$
Cash and cash equivalents		14,925,208	14,925,208	26,628,746
Trade and other receivables		605,127	937,356	1,465,442
Other financial assets		11,524,078	11,524,078	37,024,078
Inventories		3,750,000	4,270,000	4,270,000
Other assets		420,390	83,538	135,800
		31,224,803	31,740,180	69,524,066
Less: current liabilities				
Trade and other payables		(920,723)	(928,658)	(921,035)
Lease liabilities		(39,371)	(39,371)	(23,083)
Employee related provisions		(56,387)	(56,387)	(56,387)
		(1,016,481)	(1,024,416)	(1,000,505)
Net current assets		30,208,322	30,715,764	68,523,561
Less: Total adjustments to net current assets	3(b)	39,371	39,371	23,083
Closing funding surplus / (deficit)		**30,247,693**	**30,755,135**	**68,546,644**

(b) Current assets and liabilities excluded from budgeted deficiency				
Adjustments to net current assets				
Add: Current liabilities not expected to be cleared at the end of the year				
- Current portion of lease liabilities		39,371	39,371	23,083
Total adjustments to net current assets	3(a)	**39,371**	**39,371**	**23,083**

(c) Non-cash amounts excluded from operating activities	Adopted Budget Estimates 30 June 2026	YTD Budget Estimates 30 November 2025	YTD Actual 30 November 2025
	$	$	$
Adjustments to operating activities			
Add: Depreciation	37,320	15,221	15,221
Total non-cash amounts excluded from operating activities	**37,320**	**15,221**	**15,221**

CURRENT AND NON-CURRENT CLASSIFICATION

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

CATALINA REGIONAL COUNCIL
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2025

4 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2025-26 year is $10,000 and 10.00% whichever is the greater.

Description	Var. $	Var. %	
	$	%	
Revenue from operating activities			
Interest revenue Interest earnings on investments higher than expected.	**232,720**	**44.68%** Timing	▲
Expenditure from operating activities			
Materials and contracts Membership fees paid in full, computer software maintenance, accounting management fees and internet provider costs YTD actual higher than YTD budget.	**(19,788)**	**(39.11%)** Timing	▼
Other expenditure Members fees paid lower than YTD budget.	**23,958**	**28.91%** Timing	▲
Outflows from financing activities			
Payments of member contributions Direct selling expenditure, lot production and landscaping lower than budgeted.	**3,560,421**	**18.30%** Timing	▲

CATALINA REGIONAL COUNCIL

SUPPLEMENTARY INFORMATION

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BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

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

CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 NOVEMBER 2025

1 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Total	Institution	Interest Rate	Maturity Date
		$	$			
Current cash and current financial assets						
Municipal Bank account	Cash and cash equivalents	11,555	11,555	Westpac	Not applicable	Not applicable
Settlement Proceeds	Cash and cash equivalents	1,290,347	1,290,347	Westpac	1.35%	Not applicable
Accelerator	Cash and cash equivalents	7,071,867	7,071,867	Macquarie	4.15%	Not applicable
Notice Saver 1802	Cash and cash equivalents	11,754,977	11,754,977	AMP	4.20%	Not applicable
Term Deposit 9961	Financial assets at amortised cost	2,000,000	2,000,000	Suncorp	4.70%	Dec-25
Term Deposit 0074	Financial assets at amortised cost	3,500,000	3,500,000	Suncorp	4.40%	Dec-25
Term Deposit 8379	Financial assets at amortised cost	2,500,000	2,500,000	Westpac	4.26%	Jun-26
Term Deposit 6725	Financial assets at amortised cost	5,000,000	5,000,000	Westpac	4.36%	Dec-25
Term Deposit 1051	Financial assets at amortised cost	3,024,078	3,024,078	NAB	4.17%	May-26
Term Deposit 1636	Financial assets at amortised cost	4,000,000	4,000,000	Westpac	4.35%	Dec-25
Term Deposit 7835	Financial assets at amortised cost	3,000,000	3,000,000	AMP	4.15%	Dec-25
Term Deposit 1233	Cash and cash equivalents	2,500,000	2,500,000	NAB	4.15%	Dec-25
Term Deposit 3957	Cash and cash equivalents	4,000,000	4,000,000	NAB	4.15%	Dec-25
Term Deposit 7171	Financial assets at amortised cost	3,000,000	3,000,000	NAB	4.20%	Jun-26
Term Deposit 0465	Financial assets at amortised cost	3,000,000	3,000,000	Suncorp	4.30%	Jun-26
Term Deposit 7967	Financial assets at amortised cost	3,500,000	3,500,000	Westpac	4.23%	Jun-26
Term Deposit 4032	Financial assets at amortised cost	2,000,000	2,000,000	Westpac	4.11%	Jun-26
Term Deposit 1287	Financial assets at amortised cost	2,500,000	2,500,000	BOQ	4.24%	Jun-26
Total		**63,652,824**	**63,652,824**			
Comprising						
Cash and cash equivalents		26,628,746	26,628,746			
Financial assets at amortised cost - current		37,024,078	37,024,078			
		63,652,824	**63,652,824**			

KEY INFORMATION

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

The local government classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 3 - Other assets.

CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 NOVEMBER 2025

OPERATING ACTIVITIES

2 RECEIVABLES

Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Receivables - general	0	463,529	128,659	57,084	266,837	916,109
Percentage	0.0%	50.6%	14.0%	6.2%	29.1%	
Balance per trial balance						
Trade receivables						916,109
Accrued interest						549,333
Total receivables general outstanding						**1,465,442**

Amounts shown above include GST (where applicable)

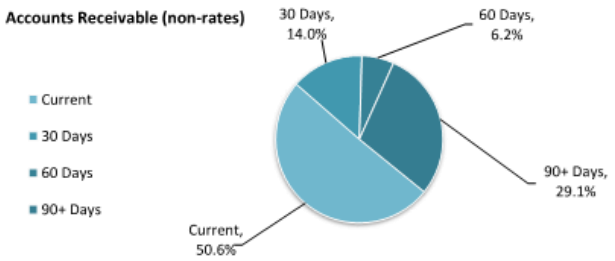
KEY INFORMATION

Trade and other receivables include amounts due from third parties for goods sold and services performed in the ordinary course of business.
Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment).
The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

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

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



CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 NOVEMBER 2025

3 OTHER CURRENT ASSETS

Other current assets	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 30 November 2025
	$	$	$	$
Other financial assets at amortised cost				
Financial assets at amortised cost	11,524,078	34,524,078	(9,024,078)	37,024,078
Inventory				
Land held for resale				
- Cost of acquisition	4,236,987	0	0	4,236,987
- Development costs	33,013	0	0	33,013
Other assets				
Prepayments	5,688	0	(5,688)	0
Settlement bonds	77,850	62,450	(4,500)	135,800
Total other current assets	**15,877,616**	**34,586,528**	**(9,034,266)**	**41,429,878**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Other financial assets at amortised cost

The Regional Council classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Land held for resale

Land held for development and resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development.

CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 NOVEMBER 2025

OPERATING ACTIVITIES

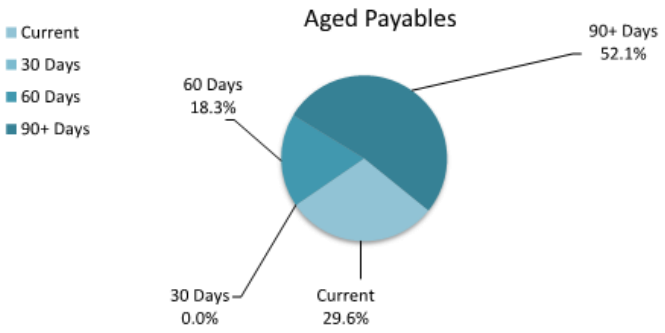
4 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Payables - general	0	231,276	0	142,918	407,266	781,460
Percentage	0.0%	29.6%	0.0%	18.3%	52.1%	
Balance per trial balance						
Sundry creditors						781,460
ATO liabilities						5,930
Credit card						1,088
Accrued expenses						12,557
Deposits or bonds						120,000
Total payables general outstanding						**921,035**

Amounts shown above include GST (where applicable)

KEY INFORMATION

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



CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 NOVEMBER 2025

FINANCING ACTIVITIES

5 LEASE LIABILITIES

Movement in carrying amounts

Information on leases			New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Lease No.	1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$	$	$
2/369 Scarborough Beach Road, Innaloo	STIRLI/2 10937	61,578	0	0	(16,288)	(39,371)	45,290	22,207	(549)	(2,100)
Total		**61,578**	**0**	**0**	**(16,288)**	**(39,371)**	**45,290**	**22,207**	**(549)**	**(2,100)**
Current lease liabilities		39,371					23,083			
Non-current lease liabilities		22,207					22,207			
		61,578					**45,290**			

All lease repayments were financed by general purpose revenue.

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

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

CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 NOVEMBER 2025

6 OTHER CURRENT LIABILITIES

Other current liabilities	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 30 November 2025
	$	$	$	$	$
Employee Related Provisions					
Provision for annual leave	28,490	0	0	0	28,490
Provision for long service leave	27,897	0	0	0	27,897
Total Provisions	56,387	0	0	0	56,387
Total other current liabilities	**56,387**	**0**	**0**	**0**	**56,387**

Amounts shown above include GST (where applicable)

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

KEY INFORMATION

Provisions

Provisions are recognised when the Regional Council has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.
Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Regional Council's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.
The Regional Council's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

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

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



Investment Summary Report
November 2025

PRUDENTIAL
INVESTMENT SERVICES CORP

Appendix page 17

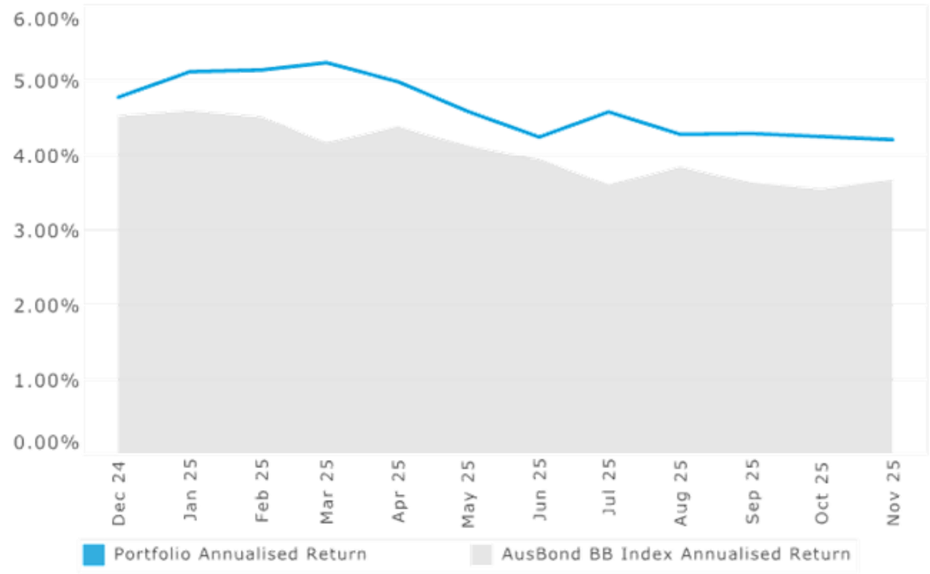
Catalina Regional Council

Executive Summary - November 2025

Investment Holdings

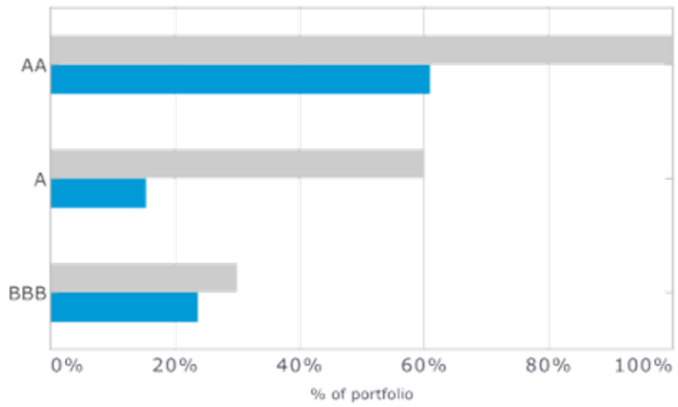
	Face Value ($)	Current Value ($)	Current	Yield (%)
Cash	18,826,844	18,826,844		3.8475
Term Deposit	43,524,078	44,074,464		4.2691
	62,350,922	**62,901,307**		**4.1418**

Investment Performance

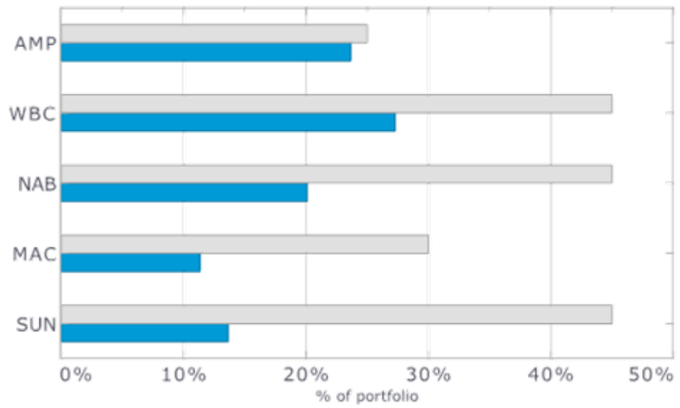


Investment Policy Compliance

Total Credit Exposure



Individual Institutional Exposures





Term to Maturities

	Face Value ($)	Policy Max	
Between 0 and 1 years	62,350,922	100%	**100%** ✔
	62,350,922		

PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

Investment Holdings Report - November 2025

Cash Accounts

Face Value ($)	Current Rate (%)	Institution	Credit Rating	Current Value ($)	Deal No.	Reference
7,071,866.91	3.1784%	Macquarie Bank	A+	7,071,866.91	541301	Accelerator
11,754,976.69	4.2500%	AMP Bank	BBB+	11,754,976.69	545637	31d Notice
18,826,843.60	**3.8475%**			**18,826,843.60**		

Term Deposits

Maturity Date	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Purchase Price ($)	Purchase Date	Current Value ($)	Deal No.	Accrued Interest ($)	Next Interest Date	Reference
Dec-25	2,500,000.00	4.1500%	National Australia Bank	AA-	2,500,000.00	Sep-25	2,523,876.71	546449	23,876.71	At Maturity	753
Dec-25	3,500,000.00	4.4000%	Suncorp Bank	AA-	3,500,000.00	May-25	3,587,336.99	546027	87,336.99	At Maturity	746
Dec-25	4,000,000.00	4.3500%	Westpac Group	AA-	4,000,000.00	Aug-25	4,053,391.78	546327	53,391.78	At Maturity	751
Dec-25	5,000,000.00	4.3600%	Westpac Group	AA-	5,000,000.00	Jul-25	5,086,005.48	546255	86,005.48	At Maturity	748
Dec-25	2,000,000.00	4.7000%	Suncorp Bank	AA-	2,000,000.00	Apr-25	2,058,717.81	545999	58,717.81	At Maturity	745
Dec-25	4,000,000.00	4.1500%	National Australia Bank	AA-	4,000,000.00	Sep-25	4,034,564.38	546578	34,564.38	At Maturity	754
Dec-25	3,000,000.00	4.1500%	AMP Bank	BBB+	3,000,000.00	Aug-25	3,035,815.07	546349	35,815.07	At Maturity	752
May-26	3,024,078.09	4.1700%	National Australia Bank	AA-	3,024,078.09	Jul-25	3,067,264.41	546288	43,186.32	At Maturity	750
Jun-26	2,000,000.00	4.1100%	Westpac Group	AA-	2,000,000.00	Oct-25	2,009,458.63	546733	9,458.63	At Maturity	758
Jun-26	2,500,000.00	4.2400%	Bank of Queensland	A-	2,500,000.00	Oct-25	2,509,293.15	546782	9,293.15	At Maturity	759
Jun-26	3,500,000.00	4.2300%	Westpac Group	AA-	3,500,000.00	Oct-25	3,519,063.97	546734	19,063.97	At Maturity	757
Jun-26	2,500,000.00	4.2600%	Westpac Group	AA-	2,500,000.00	Jul-25	2,544,642.47	546233	44,642.47	At Maturity	747
Jun-26	3,000,000.00	4.2000%	National Australia Bank	AA-	3,000,000.00	Sep-25	3,023,473.97	546607	23,473.97	At Maturity	755
Jun-26	3,000,000.00	4.3000%	Suncorp Bank	AA-	3,000,000.00	Oct-25	3,021,558.90	546621	21,558.90	At Maturity	756
	43,524,078.09	**4.2691%**			**43,524,078.09**		**44,074,463.72**		**550,385.63**		

PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

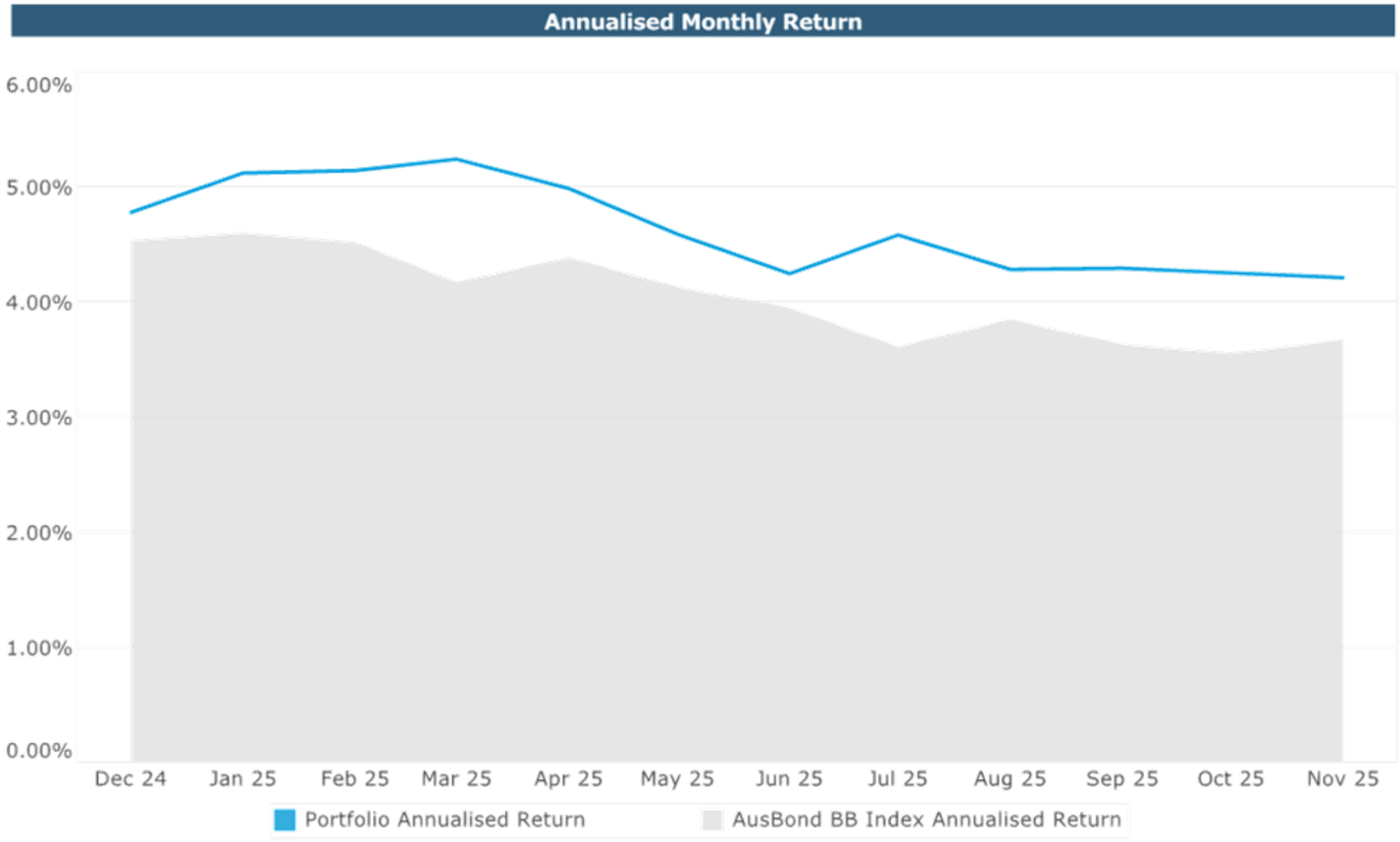
Accrued Interest Report - November 2025

Investment	Deal No.	Comments	Face Value ($)	Settlement Date	Maturity Date	Interest Received ($)	Days	Interest Accrued ($)	Yield (% pa)
Cash									
Macquarie Bank	541301					9,128.68	0	9,128.68	3.18%
AMP Bank	545637					37,753.27	0	41,061.90	4.25%
						46,881.95		**50,190.58**	**4.00%**
Term Deposits									
Westpac Group	546290		3,000,000.00	Jul-25	Nov-25	43,101.37	25	8,979.45	4.37%
Suncorp Bank	546027		3,500,000.00	May-25	Dec-25	0.00	30	12,657.54	4.40%
Westpac Group	546255		5,000,000.00	Jul-25	Dec-25	0.00	30	17,917.81	4.36%
Westpac Group	546327		4,000,000.00	Aug-25	Dec-25	0.00	30	14,301.37	4.35%
National Australia Bank	546449		2,500,000.00	Sep-25	Dec-25	0.00	30	8,527.39	4.15%
Suncorp Bank	545999		2,000,000.00	Apr-25	Dec-25	0.00	30	7,726.03	4.70%
National Australia Bank	546578		4,000,000.00	Sep-25	Dec-25	0.00	30	13,643.83	4.15%
AMP Bank	546349		3,000,000.00	Aug-25	Dec-25	0.00	30	10,232.88	4.15%
National Australia Bank	546288		3,024,078.09	Jul-25	May-26	0.00	30	10,364.72	4.17%
Westpac Group	546733		2,000,000.00	Oct-25	Jun-26	0.00	30	6,756.16	4.11%
Westpac Group	546734		3,500,000.00	Oct-25	Jun-26	0.00	30	12,168.49	4.23%
Bank of Queensland	546782		2,500,000.00	Oct-25	Jun-26	0.00	30	8,712.33	4.24%
Westpac Group	546233		2,500,000.00	Jul-25	Jun-26	0.00	30	8,753.43	4.26%
National Australia Bank	546607		3,000,000.00	Sep-25	Jun-26	0.00	30	10,356.16	4.20%
Suncorp Bank	546621		3,000,000.00	Oct-25	Jun-26	0.00	30	10,602.74	4.30%
						43,101.37		**161,700.33**	**4.27%**
Grand Totals						**89,983.32**		**211,890.91**	**4.21%**

PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

Investment Performance Report - November 2025

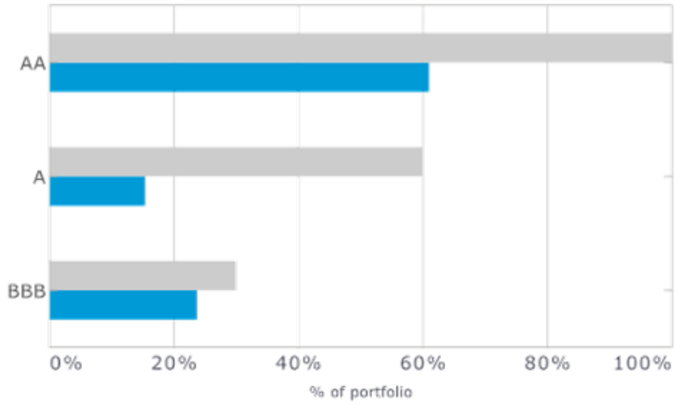


Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Nov 2025	4.21%	3.66%	0.55%
Last 3 months	4.25%	3.61%	0.64%
Last 6 months	4.31%	3.70%	0.61%
Financial Year to Date	4.32%	3.65%	0.67%
Last 12 months	4.64%	4.04%	0.60%

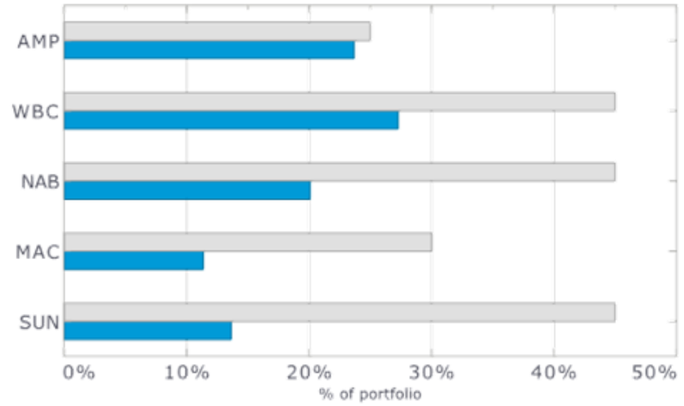
Catalina Regional Council

Investment Policy Compliance Report - November 2025

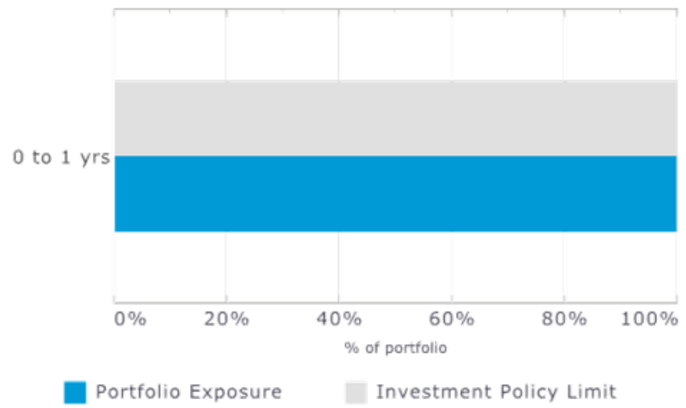
Total Credit Exposure



Individual Institutional Exposures



Term to Maturities



Credit Rating Group	Face Value ($)		Policy Max	
AA	38,024,078	61%	**100%**	✔
A	9,571,867	15%	**60%**	✔
BBB	14,754,977	24%	**30%**	✔
	62,350,922			

Institution	% of portfolio	Investment Policy Limit	
AMP Bank (BBB+)	24%	25%	✔
Westpac Group (AA-)	27%	45%	✔
National Australia Bank (AA-)	20%	45%	✔
Macquarie Bank (A+)	11%	30%	✔
Suncorp Bank (AA-)	14%	45%	✔
Bank of Queensland (A-)	4%	30%	✔

	Face Value ($)		Policy Max	
Between 0 and 1 years	62,350,922	100%	**100%**	✔
	62,350,922			

✔ = compliant
✕ = non-compliant

PRUDENTIAL INVESTMENT SERVICES CORP

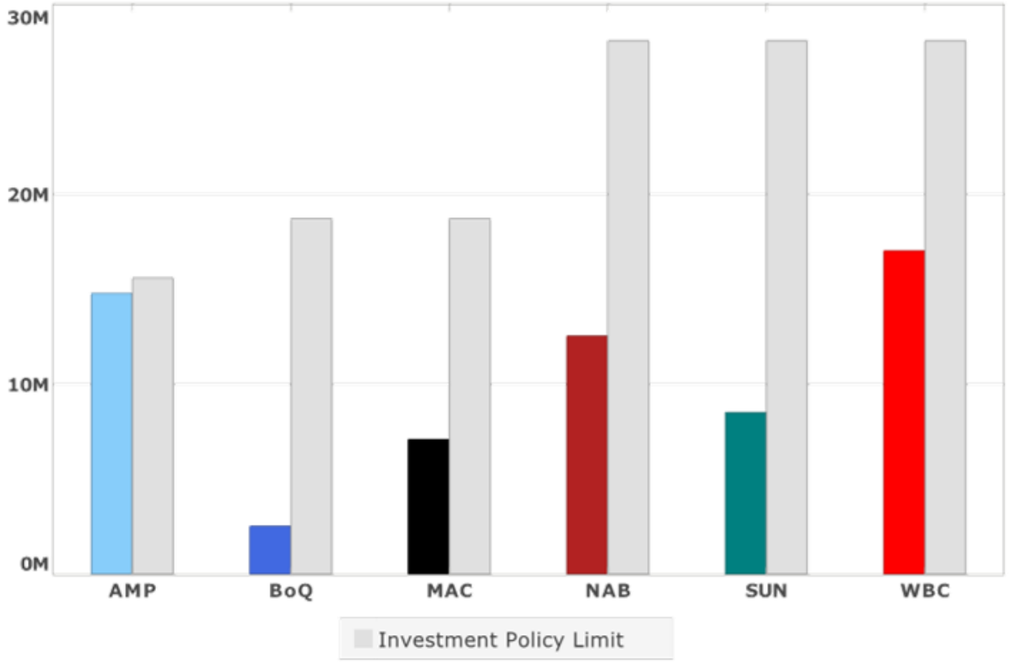
Catalina Regional Council

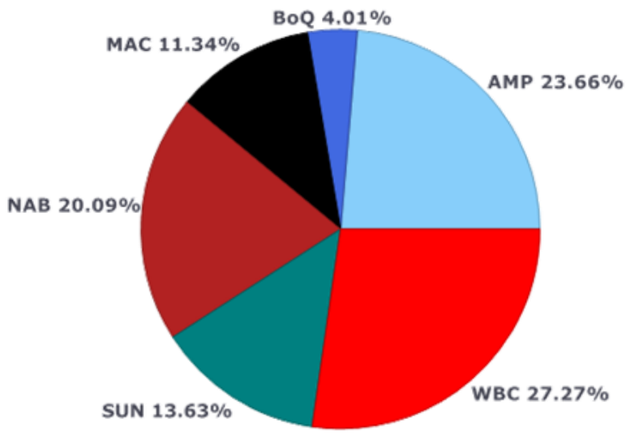
Individual Institutional Exposures Report - November 2025

Individual Institutional Exposures

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	14,754,977	24%	15,587,730	25%	832,753
Bank of Queensland (A-)	2,500,000	4%	18,705,277	30%	16,205,277
Macquarie Bank (A+)	7,071,867	11%	18,705,277	30%	11,633,410
National Australia Bank (AA-)	12,524,078	20%	28,057,915	45%	15,533,837
Suncorp Bank (AA-)	8,500,000	14%	28,057,915	45%	19,557,915
Westpac Group (AA-)	17,000,000	27%	28,057,915	45%	11,057,915
	62,350,922				

Individual Institutional Exposure Charts





PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

Cashflows Report - November 2025

Actual Cashflows for November 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
Nov-25	546290	Westpac Group	Term Deposit	Maturity: Face Value	3,000,000.00
		Westpac Group	Term Deposit	Maturity: Interest Received/Paid	43,101.37
				Deal Total	3,043,101.37
				Day Total	**3,043,101.37**
				Total for Month	**3,043,101.37**

Forecast Cashflows for December 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
Dec-25	546027	Suncorp Bank	Term Deposit	Maturity: Face Value	3,500,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	90,712.33
				Deal Total	3,590,712.33
Dec-25	546255	Westpac Group	Term Deposit	Maturity: Face Value	5,000,000.00
		Westpac Group	Term Deposit	Maturity: Interest Received/Paid	90,783.56
				Deal Total	5,090,783.56
Dec-25	546327	Westpac Group	Term Deposit	Maturity: Face Value	4,000,000.00
		Westpac Group	Term Deposit	Maturity: Interest Received/Paid	57,205.48
				Deal Total	4,057,205.48
Dec-25	546449	National Australia Bank	Term Deposit	Maturity: Face Value	2,500,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	26,150.68
				Deal Total	2,526,150.68
				Day Total	**15,264,852.05**
Dec-25	545999	Suncorp Bank	Term Deposit	Maturity: Face Value	2,000,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	62,580.82
				Deal Total	2,062,580.82
Dec-25	546578	National Australia Bank	Term Deposit	Maturity: Face Value	4,000,000.00

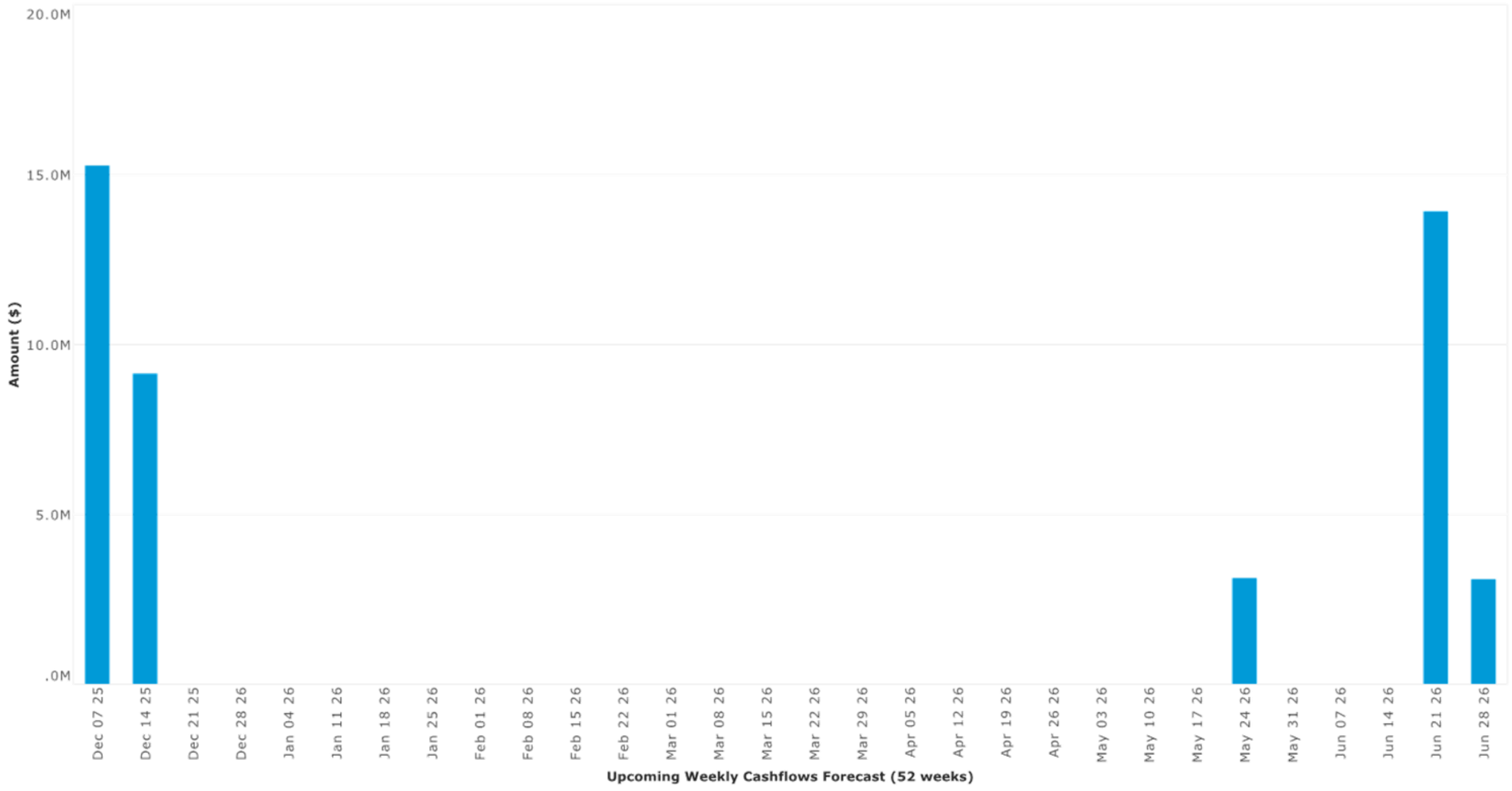
Catalina Regional Council

Cashflows Report - November 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
Dec-25	546578	National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	41,386.30
				Deal Total	4,041,386.30
				Day Total	**6,103,967.12**
Dec-25	546349	AMP Bank	Term Deposit	Maturity: Face Value	3,000,000.00
		AMP Bank	Term Deposit	Maturity: Interest Received/Paid	41,613.70
				Deal Total	3,041,613.70
				Day Total	**3,041,613.70**
				Total for Month	**24,410,432.88**

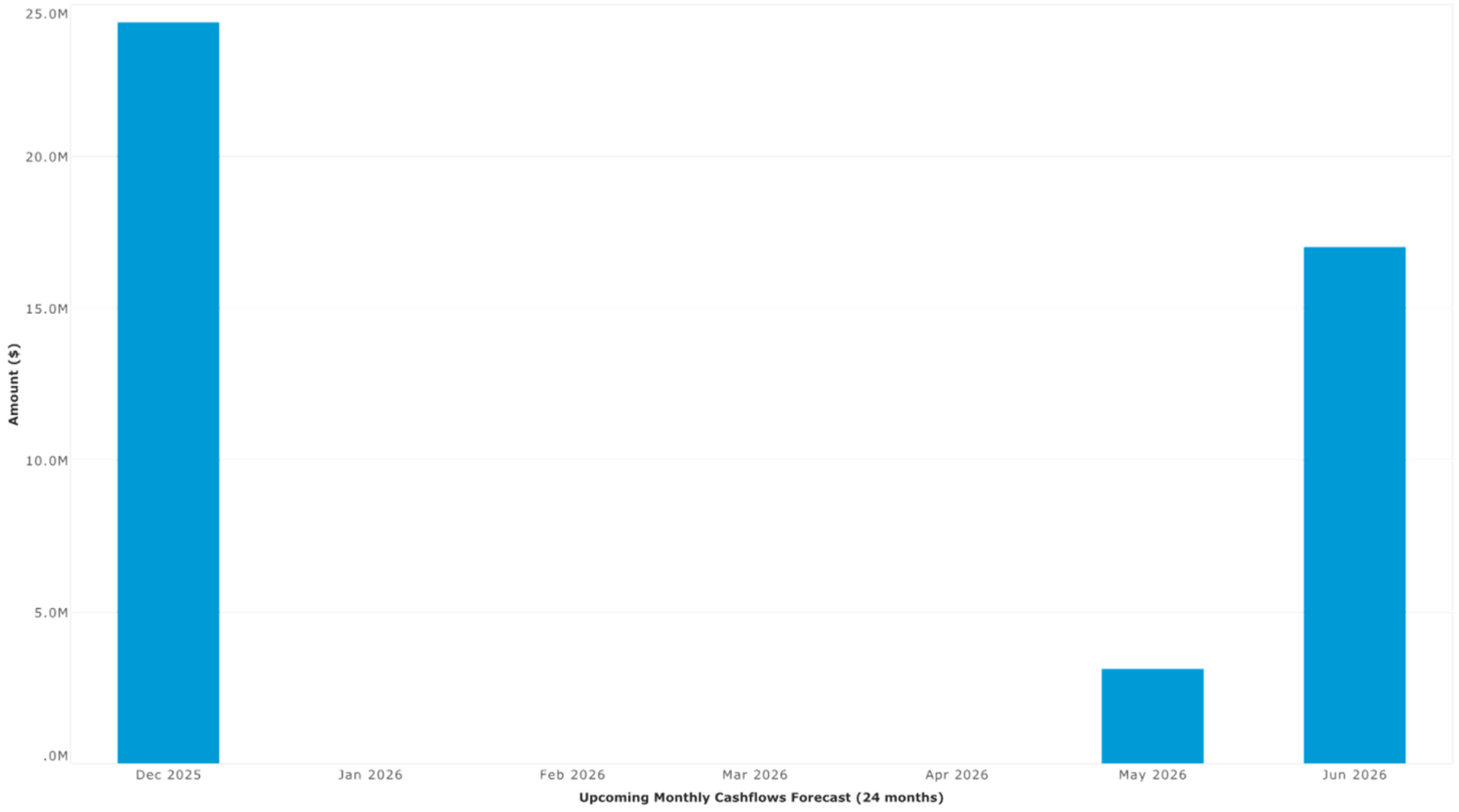
Catalina Regional Council

Cashflows Report - November 2025



Catalina Regional Council

Cashflows Report - November 2025



PRUDENTIAL INVESTMENT SERVICES CORP

Appendix 9.3

Catalina Regional Council
Summary Payment List
November 2025

Date	Name	Description	Amount
03/11/2025	Total Image Group	CRC Polo Shirts x 3	-84.70
13/11/2025	Employee costs	Wages for period 30/10/2025 - 12/11/2025	-17,835.15
13/11/2025	Australian Taxation Office	IAS (October 2025)	-23,364.00
13/11/2025	Australian Super	Superannuation for period 30/10/2025 - 12/11/2025	-3,047.09
13/11/2025	Allen, Lucy	Solar Panel & Battery Rebate (Lot 3338)	-5,000.00
13/11/2025	Anderson, Claire	Elected member attendance fee 20 August 2025 - 19 September	-1,971.66
13/11/2025	ATL Events	Residents' Welcome Event - 75% Deposit	-4,710.75
13/11/2025	Berry, Helen	Elected member attendance fee 20 August 2025 - 19 September	-1,971.66
13/11/2025	Burgess Rawson	Valuation services	-3,850.00
13/11/2025	Call a Cooler	Water cooler rental (11 November - 10 December 2025)	-66.73
13/11/2025	Chester, John	Elected member attendance fee 20 August 2025 - 19 September	-1,971.66
13/11/2025	City of Stirling	Office rent & ICT support	-4,804.04
13/11/2025	City of Vincent	GST (Sept 2025)	-28,584.00
13/11/2025	City of Wanneroo	Engineering fees	-1,481.48
13/11/2025	Coetzee, Sonet	Elected member attendance fee 20 August 2025 - 19 September	-1,971.66
13/11/2025	Cutler, Jane	Elected member attendance fee 20 August 2025 - 19 September	-1,971.66
13/11/2025	DCC Commercial Cleaning	Cleaning of Demo Home/Sales Office (October 2025)	-605.00
13/11/2025	Dominic Carbone and Assoc	GST Accounting services (October 2025)	-792.00
13/11/2025	Doshi, Raj	Elected member attendance fee 20 August 2025 - 19 September	-1,971.66
13/11/2025	Emerge Associates	VOID: Catalina Amendment Support (September 2025) - Incorrec	0.00
13/11/2025	Fiorentino, Carmelina	Fee for Chair of ARIC (mtg 06/10/2025)	-125.00
13/11/2025	Hutton, Lewis	Elected member attendance fee 20 August 2025 - 19 September	-1,971.66
13/11/2025	Imagesource	Event A-Frame Inserts	-104.50
13/11/2025	Krsticevic, Tony	Chair allowance 20 August 2025 - 19 September 2025	-6,701.66
13/11/2025	Lagan, David	Elected member attendance fee 20 August 2025 - 19 September	-1,971.66
13/11/2025	LD Total	Landscaping services	-994,107.48
13/11/2025	McMullen Nolan Group	Surveying services	-44,613.89
13/11/2025	Migdale, Suzanne	Deputy Chair allowance 20 August 2025 - 19 September 2025	-2,907.91
13/11/2025	Moore Australia	SOFA & BAS	-3,135.00
13/11/2025	Natural Area Holdings	Offset Revegetation Works (Claim 23)	-2,007.50
13/11/2025	NBN Co Limited	Stage 33 (92 lots)	-55,200.00
13/11/2025	Nutrien Water	Landscaping maintenance	-122,357.91
13/11/2025	O'Sullivan, Simon	Reimbursement of mobile phone charges	-70.00
13/11/2025	Officeworks	Office supplies	-275.50
13/11/2025	Omnicom Media Group	Statutory advertising	-3,477.76
13/11/2025	Perkov, Karlo	Elected member attendance fee 20 August 2025 - 19 September	-1,971.66
13/11/2025	Perth Eco Clean	Cleaning of CRC offices (05/11/2025)	-143.00
13/11/2025	Prudential Investment Services	Investment Portfolio Services (October 2025)	-1,815.00
13/11/2025	R J Vincent and Co	Civil works	-1,096,948.38
13/11/2025	Satterley Property Group	Community Development Services (September 2025)	-154.00
13/11/2025	Starr, S	Milk x 2	-7.80
13/11/2025	Tall Teaspoon	Social media services	-1,320.00
13/11/2025	Treacy Fencing	Fencing services	-11,905.81
13/11/2025	Vocus Pty Ltd	CRC office & Demo Home Business Internet (November 2025)	-289.30
13/11/2025	Wallace, Ashley	Elected member attendance fee 20 August 2025 - 19 September	-1,971.66
13/11/2025	Walsh, Dawn & David	Solar Panel Rebate (Lot 2435)	-2,000.00
13/11/2025	Emerge Environmental Services	Catalina Amendment Support (September 2025)	-1,518.00
13/11/2025	Westpac Bank	Payment of credit card charges - Oct/Nov 2025	-342.88
17/11/2025	WAPC	Buffer Superlot Subdivision Fee	-3,909.00
20/11/2025	Town of Cambridge	GST owing October 2025	-19,245.25
26/11/2025	Burgess Rawson	Stage 34 Revaluation (1 lot)	-77.00
26/11/2025	C Results Print & Display	Stage 40 Lot Plates	-3,294.06
27/11/2025	Town of Cambridge	GST (April - Sept 2025)	-164,383.09
27/11/2025	Employee costs	Wages for period 13/11/2025 - 26/11/2025	-17,620.44

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Catalina Regional Council
Summary Payment List
November 2025

Date	Name	Description	Amount
27/11/2025	Australian Super	Superannuation for period 13/11/2025 - 26/11/2025	-3,047.10
27/11/2025	ATL Events	Catalina Green Residents' Event (25% Balance)	-1,570.25
27/11/2025	City of Stirling	GST owing October 2025	-76,981.00
27/11/2025	Clarkson, MAJ	Delayed Access to Settled Lot (Lot 2532)	-4,534.36
27/11/2025	Cossill and Webley	Engineering services	-76,609.91
27/11/2025	CWS Lawyers	Preparation of Default Notice (Lot 3433)	-594.00
27/11/2025	Department of Education	Stage 34 GHS Contribution	-9,000.00
27/11/2025	ELO Digital Office	ERMS Annual Subscription 2026	-2,956.80
27/11/2025	Emerge Associates	Landscaping services	-33,605.64
27/11/2025	Emerge Environmental Services	MRS Amendment Submissions Review (October 2025)	-3,938.00
27/11/2025	EVT Energy	Wind Trees	-153,018.77
27/11/2025	Helium Marketing Agency	Demo Home website coaching	-275.00
27/11/2025	Ideal Living	Building Plan Assessments (October 2025)	-4,616.70
27/11/2025	Jones, Chloe	Eco-Smart Rebate (Lot 3274)	-800.00
27/11/2025	Kylie Plunkett Photography	Wind Trees & Resident Event	-720.00
27/11/2025	Laffrey, Kevin & Cheryl	Solar Panel Rebate (Lot 2324)	-2,000.00
27/11/2025	LD Total	Landscaping services	-90,293.15
27/11/2025	LGIS Insurance Broking	Additional property insurance (Demo Home & parks)	-6,112.85
27/11/2025	McMullen Nolan Group	Early Clearance Fees	-14,155.75
27/11/2025	Niche Planning Studio	Stage 44 and Retainers	-8,965.00
27/11/2025	Peniche, Tatiana	Solar Panel Rebate (Lot 3309)	-3,000.00
27/11/2025	Perth Eco Clean	CRC office cleaning (19/11/2025)	-143.00
27/11/2025	Redfish Technologies P/L	Council Live Streaming (13/11/2025)	-1,738.00
27/11/2025	Reshid, Omer	Solar Panel Rebate (Lot 2320)	-3,000.00
27/11/2025	Satterley Property Group	Community Development (October 2025)	-154.00
27/11/2025	Wesolowski, V.	Reimbursement of kitchen supplies	-33.00
27/11/2025	Canon Australia Pty Ltd	Photocopying (21/10/2025 - 20/11/2025)	-74.66
27/11/2025	Water Corporation	Water charges	-848.10
27/11/2025	Western Power	Stage 47 Rev B Infrastructure	-54,539.96
			-3,231,323.66

Catalina Regional Council
Credit Card Report
As of November 30, 2025

Type	Date	Name	Description	Amount
Credit Card Charge	04/11/2025	Ink Station	Office Supplies	97.90
Credit Card Charge	07/11/2025	City of Perth Parking	PM parking (meeting with MNG)	11.36
Credit Card Charge	09/11/2025	Microsoft Store	Azure networking charges (October 2025)	2.75
Credit Card Charge	10/11/2025	Helium Marketing Agency	Demo Home Website Hosting	53.90
Credit Card Charge	10/11/2025	Westpac Bank	Credit card fees (CEO, EA & PM)	11.25
Cheque	13/11/2025	Westpac Bank	Credit card charges (EA)	-270.12
Cheque	13/11/2025	Westpac Bank	Credit card charges (CEO)	-57.65
Cheque	13/11/2025	Westpac Bank	Credit card charges (PM)	-15.11
Credit Card Charge	17/11/2025	Ampol	Milk x 2	7.80
Credit Card Charge	17/11/2025	Lot Six Zero	Meeting with Solar Dwellings (refreshments)	5.69
Credit Card Charge	18/11/2025	Secure Parking P/L	PM parking (meeting with SPG)	8.18
Credit Card Charge	18/11/2025	Secure Parking P/L	CEO Parking (meeting with SPG)	8.18
Credit Card Charge	22/11/2025	Reckon	Annual Licence (Accountant's copy)	985.00
Credit Card Charge	24/11/2025	Woolworths	Kitchen supplies	8.70
Credit Card Charge	24/11/2025	Ampol	Milk x 2	7.80
				865.63
TOTAL				**865.63**

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Appendix 9.4

MOORE

Moore Australia

Level 15, Exchange Tower,
2 The Esplanade, Perth, WA 6000

PO Box 5785, St Georges Terrace, WA 6831

T +61 8 9225 5355
F +61 8 9225 6181

www.moore-australia.com.au

13 January 2026

Mr Chris Adams
Chief Executive Officer
Catalina Regional Council
PO Box 655
INNALOO WA 6918

Dear Chris

COMPILATION REPORT TO CATALINA REGIONAL COUNCIL

We have compiled the accompanying special purpose financial report of Catalina Regional Council which comprise the statement of financial position as at 31 December 2025, the statement of financial activity, notes providing statement of financial activity supporting information, explanation of material variances for the year then ended and a summary of material accounting policy information. These have been prepared in accordance with *Local Government Act 1995* and associated regulations as described in Note 1 to the financial report. The specific purpose for which the special purpose financial statements have been prepared is also set out in Note 1 of the financial report. We have provided the supplementary information of Catalina Regional Council as at 31 December 2025 and for the period then ended based on the records of the Catalina Regional Council.

THE RESPONSIBILITY OF CATALINA REGIONAL COUNCIL

The CEO of Catalina Regional Council is solely responsible for information contained in the special purpose financial report and supplementary information, the reliability, accuracy and completeness of the information and for the determination that the basis of accounting used is appropriate to meet their needs and for the purpose that the financial report was prepared.

OUR RESPONSIBILITY

On the basis of information provided by Catalina Regional Council we have compiled the accompanying special purpose financial report in accordance with the requirements of *APES 315 Compilation of Financial Information* and the *Local Government Act 1995*, associated regulations and to the extent that they are not inconsistent with the *Local Government Act 1995*, the Australian Accounting Standards.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the basis of accounting described in Note 1 to the financial report except for the matters of non-compliance with the basis of preparation identified with Note 1 of the financial report. We have complied with the relevant ethical requirements of *APES 110 Code of Ethics for Professional Accountants.*

Supplementary information attached to the financial report has been extracted from the records of Catalina Regional Council and information presented in the special purpose financial report.

ASSURANCE DISCLAIMER

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial report was compiled exclusively for the benefit of Catalina Regional Council who are responsible for the reliability, accuracy and completeness of the information used to compile them. Accordingly, the special purpose financial report may not be suitable for other purposes. We do not accept responsibility for the contents of the special purpose financial report.

Russell Barnes
Director
Moore Australia (WA) Pty Ltd

Moore Australia (WA) Pty Ltd trading as agent – ABN 99 433 544 961.
An independent member of Moore Global Network Limited - members in principal cities throughout the world.
Liability limited by a scheme approved under Professional Standards Legislation.

CATALINA REGIONAL COUNCIL

MONTHLY FINANCIAL REPORT

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

For the period ended 31 December 2025

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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CATALINA REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 DECEMBER 2025

	Note	Adopted Budget Estimates (a)	YTD Budget Estimates (b)	YTD Actual (c)	Variance* $ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
		$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
Interest revenue		1,250,000	624,998	**954,359**	329,361	52.70%	▲
		1,250,000	**624,998**	**954,359**	**329,361**	52.70%	
Expenditure from operating activities							
Employee costs		(760,692)	(383,692)	**(373,014)**	10,678	2.78%	
Materials and contracts		(191,582)	(72,397)	**(78,782)**	(6,385)	(8.82%)	
Utility charges		(5,000)	0	**0**	0	0.00%	
Depreciation		(37,320)	(18,305)	**(18,305)**	0	0.00%	
Finance costs		(2,100)	(640)	**(640)**	0	0.00%	
Insurance		(28,275)	(28,275)	**(33,832)**	(5,557)	(19.65%)	
Other expenditure		(213,185)	(85,874)	**(59,777)**	26,097	30.39%	▲
		(1,238,154)	**(589,183)**	**(564,350)**	**24,833**	4.21%	
Non cash amounts excluded from operating activities	3(c)	37,320	18,305	**18,305**	0	0.00%	
Amount attributable to operating activities		**49,166**	**54,120**	**408,314**	**354,194**	654.46%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Proceeds from member contributions		113,337,618	61,445,757	**66,534,127**	5,088,370	8.28%	
		113,337,618	**61,445,757**	**66,534,127**	**5,088,370**	8.28%	
Outflows from financing activities							
Payments of member contributions		(36,127,494)	(23,567,813)	**(16,966,288)**	6,601,525	28.01%	▲
Payments of GST withheld		(8,101,286)	(4,392,096)	**(4,620,210)**	(228,114)	(5.19%)	
Payments return of contribution		(198,648)	0	**0**	0	0.00%	
Payments return of equity		(70,000,000)	(35,000,000)	**(35,000,000)**	0	0.00%	
Payments for principal portion of lease liabilities		(39,371)	(19,685)	**(19,564)**	121	0.61%	
Payments from rates equivalent		0	0	**(16,554)**	(16,554)	0.00%	
		(114,466,799)	**(62,979,594)**	**(56,622,616)**	**6,356,978**	10.09%	
Amount attributable to financing activities		**(1,129,181)**	**(1,533,837)**	**9,911,511**	**11,445,348**	746.19%	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	3(a)	30,247,693	30,247,693	**30,755,135**	507,442	1.68%	
Amount attributable to operating activities		49,166	54,120	**408,314**	354,194	654.46%	▲
Amount attributable to financing activities		(1,129,181)	(1,533,837)	**9,911,511**	11,445,348	746.19%	▲
Surplus or deficit after imposition of general rates		**29,167,678**	**28,767,976**	**41,074,960**	**12,306,984**	42.78%	▲

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
▲ Indicates a variance with a positive impact on the financial position.
▼ Indicates a variance with a negative impact on the financial position.
Refer to Note 4 for an explanation of the reasons for the variance.

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

CATALINA REGIONAL COUNCIL
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 DECEMBER 2025

	Actual 30 June 2025	Actual as at 31 December 2025
	$	$
CURRENT ASSETS		
Cash and cash equivalents	14,925,208	11,047,440
Trade and other receivables	937,356	1,078,803
Other financial assets	11,524,078	25,524,078
Inventories	4,270,000	4,270,000
Other assets	83,538	136,800
TOTAL CURRENT ASSETS	31,740,180	42,057,121
NON-CURRENT ASSETS		
Right-of-use assets	56,606	38,301
TOTAL NON-CURRENT ASSETS	56,606	38,301
TOTAL ASSETS	31,796,786	42,095,422
CURRENT LIABILITIES		
Trade and other payables	928,658	925,774
Lease liabilities	39,371	19,807
Employee related provisions	56,387	56,387
TOTAL CURRENT LIABILITIES	1,024,416	1,001,968
NON-CURRENT LIABILITIES		
Lease liabilities	22,207	22,207
Employee related provisions	15,947	15,947
TOTAL NON-CURRENT LIABILITIES	38,154	38,154
TOTAL LIABILITIES	1,062,570	1,040,122
NET ASSETS	**30,734,216**	**41,055,300**
EQUITY		
Retained surplus	5,225,745	5,615,754
Contributed equity	25,508,471	35,439,546
TOTAL EQUITY	**30,734,216**	**41,055,300**

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

CATALINA REGIONAL COUNCIL
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 DECEMBER 2025

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

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

***Local Government Act 1995* requirements**
Section 6.4(2) of the Local Government Act 1995 read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

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

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

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

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 12 January 2026

THE LOCAL GOVERNMENT REPORTING ENTITY
All funds through which the Regional Council controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

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

MATERIAL ACCOUNTING POLICES
Material accounting policies utilised in the preparation of these statements are as described within the 2025-26 Annual Budget. Please refer to the adopted budget document for details of these policies.

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

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

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

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

- Right of use assets
- Investment property
- Expected credit losses on financial assets
- Measurement of employee benefits
- Estimation uncertainties and judgements made in relation to lease accounting

CATALINA REGIONAL COUNCIL
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 DECEMBER 2025

2 CONTRIBUTED EQUITY

Movement in Financing Activities as Represented by:

	Land Sales Year to Date 31 Dec 2025	Development Expenses Year to Date 31 Dec 2025	Return of Contribution Year to Date 31 Dec 2025	Return of Equity Year to Date 31 Dec 2025	Rates Equivalent Year to Date 31 Dec 2025	GST Withheld Year to Date 31 Dec 2025	Total Movement Year to Date 31 Dec 2025	Land Sales Adopted Budget	Development Expenses Adopted Budget	Return of Contribution Adopted Budget	Return of Equity Adopted Budget	Rates Equivalent Adopted Budget	GST Withheld Adopted Budget	Total Movement Adopted Budget
	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Town of Victoria Park	5,544,511	(1,413,857)	0	(2,916,667)	(1,380)	(385,018)	827,589	9,444,802	(3,010,625)	(16,554)	(5,833,333)	0	(675,107)	(90,817)
City of Perth	5,544,511	(1,413,857)	0	(2,916,667)	(1,380)	(385,018)	827,589	9,444,802	(3,010,625)	(16,554)	(5,833,333)	0	(675,107)	(90,817)
Town of Cambridge	5,544,511	(1,413,857)	0	(2,916,667)	(1,380)	(385,018)	827,589	9,444,802	(3,010,625)	(16,554)	(5,833,333)	0	(675,107)	(90,817)
City of Joondalup	11,089,021	(2,827,715)	0	(5,833,333)	(2,759)	(770,035)	1,655,179	18,889,603	(6,021,249)	(33,108)	(11,666,667)	0	(1,350,214)	(181,635)
City of Wanneroo	11,089,021	(2,827,715)	0	(5,833,333)	(2,759)	(770,035)	1,655,179	18,889,603	(6,021,249)	(33,108)	(11,666,667)	0	(1,350,214)	(181,635)
Town of Vincent	5,544,511	(1,413,857)	0	(2,916,667)	(1,380)	(385,018)	827,589	9,444,802	(3,010,625)	(16,554)	(5,833,333)	0	(675,107)	(90,817)
City of Stirling	22,178,041	(5,655,430)	0	(11,666,666)	(5,516)	(1,540,068)	3,310,361	37,779,204	(12,042,496)	(66,216)	(23,333,334)	0	(2,700,430)	(363,272)
	66,534,127	(16,966,288)	0	(35,000,000)	(16,554)	(4,620,210)	**9,931,075**	113,337,618	(36,127,494)	(198,648)	(70,000,000)	0	(8,101,286)	(1,089,810)

Movement in Total Equity Represented by:

	Contributed Equity 30 June 2025	Movement in Contributed Equity	Contributed Equity 31 Dec 2025	Retained Surplus 30 June 2025	Net Result 31 Dec 2025	Retained Surplus 31 Dec 2025
	$	$	$	$	$	$
Town of Victoria Park	2,125,471	827,589	2,953,060	435,479	32,501	467,980
City of Perth	2,125,471	827,589	2,953,060	435,479	32,501	467,980
Town of Cambridge	2,125,471	827,589	2,953,060	435,479	32,501	467,980
City of Joondalup	4,250,943	1,655,179	5,906,122	870,958	65,002	935,960
City of Wanneroo	4,250,943	1,655,179	5,906,122	870,958	65,002	935,960
Town of Vincent	2,125,471	827,589	2,953,060	435,479	32,501	467,980
City of Stirling	8,504,701	3,310,361	11,815,062	1,741,913	130,001	1,871,914
Total	**25,508,471**	**9,931,075**	**35,439,546**	**5,225,745**	**390,009**	**5,615,754**

CATALINA REGIONAL COUNCIL
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 DECEMBER 2025

3 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity	Note	Adopted Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 31 December 2025
Current assets		$	$	$
Cash and cash equivalents		14,925,208	14,925,208	11,047,440
Trade and other receivables		605,127	937,356	1,078,803
Other financial assets		11,524,078	11,524,078	25,524,078
Inventories		3,750,000	4,270,000	4,270,000
Other assets		420,390	83,538	136,800
		31,224,803	31,740,180	42,057,121
Less: current liabilities				
Trade and other payables		(920,723)	(928,658)	(925,774)
Lease liabilities		(39,371)	(39,371)	(19,807)
Employee related provisions		(56,387)	(56,387)	(56,387)
		(1,016,481)	(1,024,416)	(1,001,968)
Net current assets		30,208,322	30,715,764	41,055,153
Less: Total adjustments to net current assets	3(b)	39,371	39,371	19,807
Closing funding surplus / (deficit)		**30,247,693**	**30,755,135**	**41,074,960**

(b) Current assets and liabilities excluded from budgeted deficiency				
Adjustments to net current assets				
Add: Current liabilities not expected to be cleared at the end of the year				
- Current portion of lease liabilities		39,371	39,371	19,807
Total adjustments to net current assets	3(a)	**39,371**	**39,371**	**19,807**

(c) Non-cash amounts excluded from operating activities	Adopted Budget Estimates 30 June 2026	YTD Budget Estimates 31 December 2025	YTD Actual 31 December 2025
	$	$	$
Adjustments to operating activities			
Add: Depreciation	37,320	18,305	18,305
Total non-cash amounts excluded from operating activities	**37,320**	**18,305**	**18,305**

CURRENT AND NON-CURRENT CLASSIFICATION

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

CATALINA REGIONAL COUNCIL
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 DECEMBER 2025

4 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2025-26 year is $10,000 and 10.00% whichever is the greater.

Description	Var. $	Var. %	
	$	%	
Revenue from operating activities			
Interest revenue	**329,361**	**52.70%**	▲
Interest earnings on investments higher than expected.		Timing	
Expenditure from operating activities			
Other expenditure	**26,097**	**30.39%**	▲
Members fees paid lower than YTD budget.		Timing	
Outflows from financing activities			
Payments of member contributions	**6,601,525**	**28.01%**	▲
Direct selling expenditure, lot production and landscaping lower than budgeted.		Timing	
Surplus or deficit after imposition of general rates	**12,306,984**	**42.78%**	▲

CATALINA REGIONAL COUNCIL

SUPPLEMENTARY INFORMATION

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BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

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

CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 DECEMBER 2025

1 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Total	Institution	Interest Rate	Maturity Date
		$	$			
Current cash and current financial assets						
Municipal Bank account	Cash and cash equivalents	159,478	159,478	Westpac	Not applicable	Not applicable
Settlement Proceeds	Cash and cash equivalents	1,358,985	1,358,985	Westpac	1.35%	Not applicable
Cash Management	Cash and cash equivalents	614	614	Macquarie	2.00%	Not applicable
Accelerator	Cash and cash equivalents	7,010,172	7,010,172	Macquarie	4.15%	Not applicable
Premium Cash	Cash and cash equivalents	722,152	722,152	Westpac	3.00%	Not applicable
Notice Saver 1802	Cash and cash equivalents	1,796,039	1,796,039	AMP	4.20%	Not applicable
Term Deposit 4024	Financial assets at amortised cost	2,000,000	2,000,000	Westpac	4.78%	Dec-26
Term Deposit 8379	Financial assets at amortised cost	2,500,000	2,500,000	Westpac	4.26%	Jun-26
Term Deposit 1051	Financial assets at amortised cost	3,024,078	3,024,078	NAB	4.17%	May-26
Term Deposit 0677	Financial assets at amortised cost	2,000,000	2,000,000	Suncorp	4.50%	Jun-26
Term Deposit	Financial assets at amortised cost	2,000,000	2,000,000	BOQ	4.55%	Jun-26
Term Deposit 7171	Financial assets at amortised cost	3,000,000	3,000,000	NAB	4.20%	Jun-26
Term Deposit 0465	Financial assets at amortised cost	3,000,000	3,000,000	Suncorp	4.30%	Jun-26
Term Deposit 7967	Financial assets at amortised cost	3,500,000	3,500,000	Westpac	4.23%	Jun-26
Term Deposit 4032	Financial assets at amortised cost	2,000,000	2,000,000	Westpac	4.11%	Jun-26
Term Deposit 1287	Financial assets at amortised cost	2,500,000	2,500,000	BOQ	4.24%	Jun-26
Total		**36,571,518**	**36,571,518**			
Comprising						
Cash and cash equivalents		11,047,440	11,047,440			
Financial assets at amortised cost - current		25,524,078	25,524,078			
		36,571,518	**36,571,518**			

KEY INFORMATION

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

The local government classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 3 - Other assets.

CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 DECEMBER 2025

OPERATING ACTIVITIES

2 RECEIVABLES

Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Receivables - general	0	248,253	130,513	128,659	323,922	831,347
Percentage	0.0%	29.9%	15.7%	15.5%	39.0%	
Balance per trial balance						
Trade receivables						831,347
Accrued interest						247,456
Total receivables general outstanding						**1,078,803**

Amounts shown above include GST (where applicable)

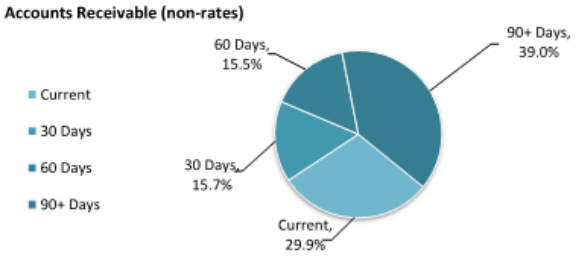
KEY INFORMATION

Trade and other receivables include amounts due from third parties for goods sold and services performed in the ordinary course of business.
Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment).
The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

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

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



CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 DECEMBER 2025

OPERATING ACTIVITIES

3 OTHER CURRENT ASSETS

Other current assets	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 31 December 2025
	$	$	$	$
Other financial assets at amortised cost				
Financial assets at amortised cost	11,524,078	40,524,078	(26,524,078)	25,524,078
Inventory				
Land held for resale				
- Cost of acquisition	4,236,987	0	0	4,236,987
- Development costs	33,013	0	0	33,013
Other assets				
Prepayments	5,688	0	(5,688)	0
Settlement bonds	77,850	71,450	(12,500)	136,800
Total other current assets	**15,877,616**	**40,595,528**	**(26,542,266)**	**29,930,878**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Other financial assets at amortised cost

The Regional Council classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Land held for resale

Land held for development and resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development.

CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 DECEMBER 2025

OPERATING ACTIVITIES

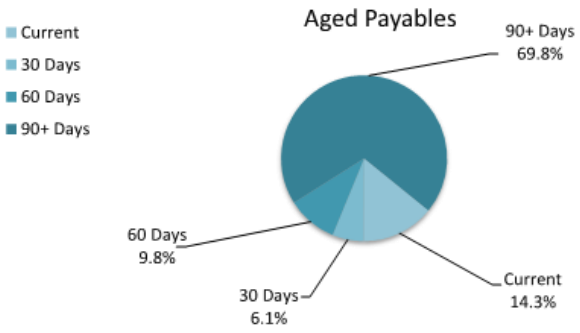
4 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Payables - general	0	112,384	48,294	76,977	550,184	787,839
Percentage	0.0%	14.3%	6.1%	9.8%	69.8%	
Balance per trial balance						
Sundry creditors						787,839
ATO liabilities						4,743
Credit card						635
Accrued expenses						12,557
Deposits or bonds						120,000
Total payables general outstanding						**925,774**

Amounts shown above include GST (where applicable)

KEY INFORMATION

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



CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 DECEMBER 2025

FINANCING ACTIVITIES

5 LEASE LIABILITIES

Movement in carrying amounts

Information on leases			New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Lease No.	1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$	$	$
2/369 Scarborough Beach Road, Innaloo	STIRLI/2 10937	61,578	0	0	(19,564)	(39,371)	42,014	22,207	(640)	(2,100)
Total		**61,578**	**0**	**0**	**(19,564)**	**(39,371)**	**42,014**	**22,207**	**(640)**	**(2,100)**
Current lease liabilities		39,371					19,807			
Non-current lease liabilities		22,207					22,207			
		61,578					**42,014**			

All lease repayments were financed by general purpose revenue.

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

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

CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 DECEMBER 2025

OPERATING ACTIVITIES

6 OTHER CURRENT LIABILITIES

Other current liabilities	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 31 December 2025
	$	$	$	$	$
Employee Related Provisions					
Provision for annual leave	28,490	0	0	0	28,490
Provision for long service leave	27,897	0	0	0	27,897
Total Provisions	56,387	0	0	0	56,387
Total other current liabilities	**56,387**	**0**	**0**	**0**	**56,387**

Amounts shown above include GST (where applicable)

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

KEY INFORMATION

Provisions

Provisions are recognised when the Regional Council has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.
Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Regional Council's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.
The Regional Council's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

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

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



Investment Summary Report
December 2025



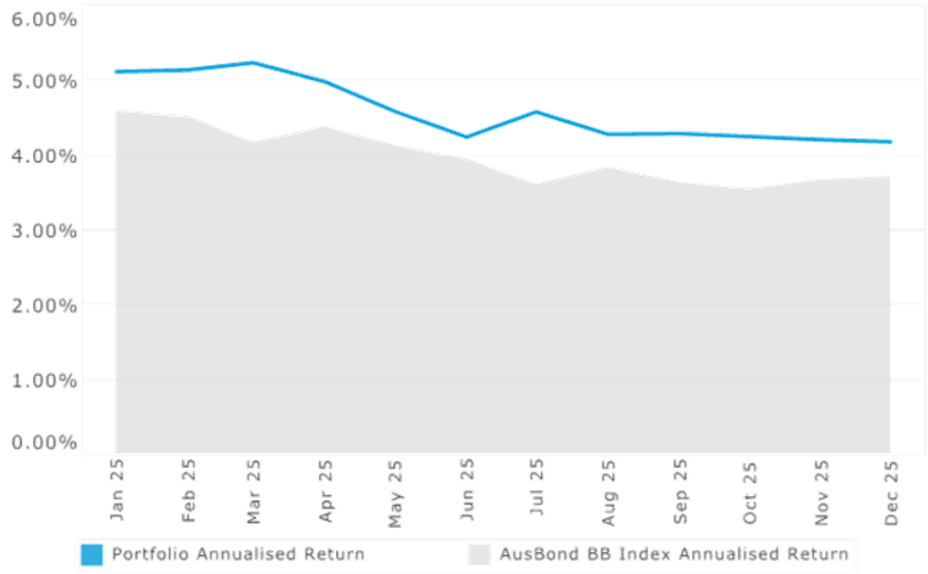
Catalina Regional Council

Executive Summary - December 2025

Investment Holdings

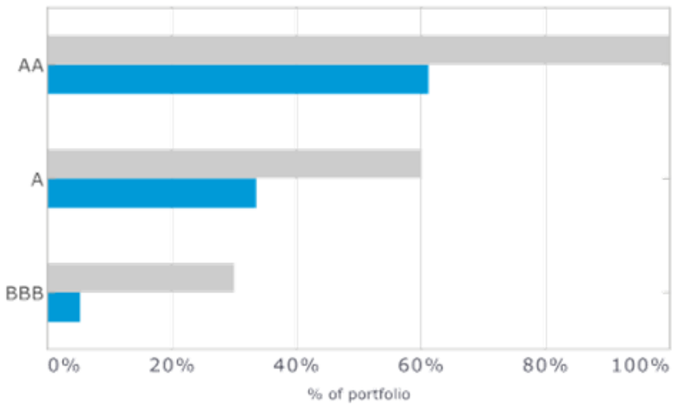
	Face Value ($)	Current Value ($)	Current	Yield (%)
Cash	8,806,825	8,806,825		3.8655
Term Deposit	25,524,078	25,776,852		4.3114
	34,330,903	**34,583,676**		**4.1970**

Investment Performance

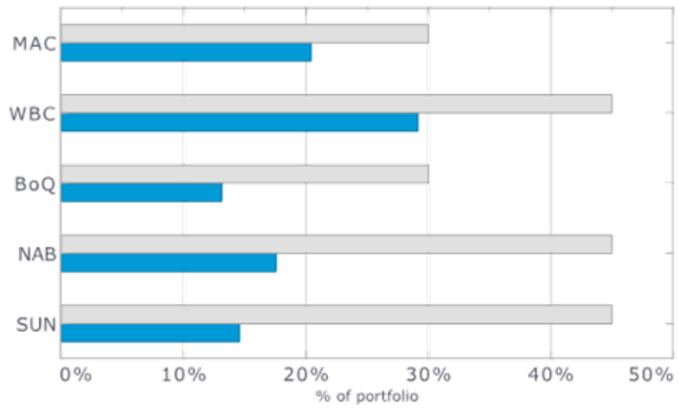


Investment Policy Compliance

Total Credit Exposure



Individual Institutional Exposures





Term to Maturities

	Face Value ($)	Policy Max	
Between 0 and 1 years	34,330,903	100%	**100%** ✔
	34,330,903		

PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

Investment Holdings Report - December 2025

Cash Accounts

Face Value ($)	Current Rate (%)	Institution	Credit Rating	Current Value ($)	Deal No.	Reference
1,796,038.59	4.2500%	AMP Bank	BBB+	1,796,038.59	545637	31d Notice
7,010,786.22	3.7670%	Macquarie Bank	A+	7,010,786.22	541301	Accelerator
8,806,824.81	**3.8655%**			**8,806,824.81**		

Term Deposits

Maturity Date	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Purchase Price ($)	Purchase Date	Current Value ($)	Deal No.	Accrued Interest ($)	Next Interest Date	Reference
May-26	3,024,078.09	4.1700%	National Australia Bank	AA-	3,024,078.09	Jul-25	3,077,974.62	546288	53,896.53	At Maturity	750
Jun-26	2,000,000.00	4.1100%	Westpac Group	AA-	2,000,000.00	Oct-25	2,016,440.00	546733	16,440.00	At Maturity	758
Jun-26	2,000,000.00	4.5000%	Suncorp Bank	AA-	2,000,000.00	Dec-25	2,003,945.21	546939	3,945.21	At Maturity	760
Jun-26	2,000,000.00	4.5500%	Bank of Queensland	A-	2,000,000.00	Dec-25	2,003,989.04	546944	3,989.04	At Maturity	762
Jun-26	2,500,000.00	4.2400%	Bank of Queensland	A-	2,500,000.00	Oct-25	2,518,295.89	546782	18,295.89	At Maturity	759
Jun-26	3,500,000.00	4.2300%	Westpac Group	AA-	3,500,000.00	Oct-25	3,531,638.08	546734	31,638.08	At Maturity	757
Jun-26	2,500,000.00	4.2600%	Westpac Group	AA-	2,500,000.00	Jul-25	2,553,687.67	546233	53,687.67	At Maturity	747
Jun-26	3,000,000.00	4.2000%	National Australia Bank	AA-	3,000,000.00	Sep-25	3,034,175.34	546607	34,175.34	At Maturity	755
Jun-26	3,000,000.00	4.3000%	Suncorp Bank	AA-	3,000,000.00	Oct-25	3,032,515.07	546621	32,515.07	At Maturity	756
Dec-26	2,000,000.00	4.7800%	Westpac Group	AA-	2,000,000.00	Dec-25	2,004,190.68	546945	4,190.68	At Maturity	761
	25,524,078.09	**4.3114%**			**25,524,078.09**		**25,776,851.60**		**252,773.51**		

PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

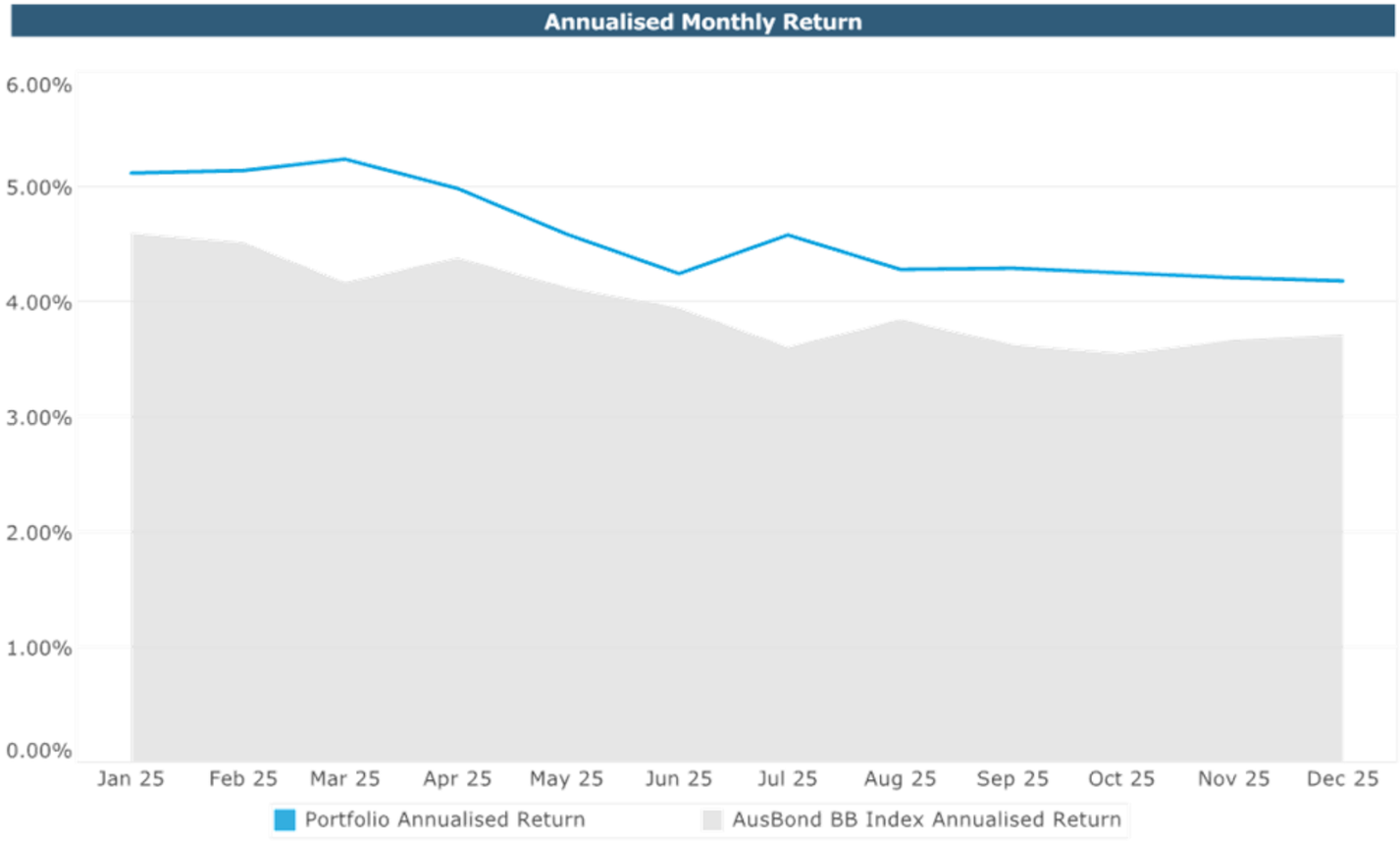
Accrued Interest Report - December 2025

Investment	Deal No.	Comments	Face Value ($)	Settlement Date	Maturity Date	Interest Received ($)	Days	Interest Accrued ($)	Yield (% pa)
Cash									
Macquarie Bank	541301					28,919.31	0	28,919.31	3.77%
AMP Bank	545637					41,061.90	0	30,935.02	4.25%
						69,981.21		**59,854.33**	**4.00%**
Term Deposits									
Suncorp Bank	546027		3,500,000.00	May-25	Dec-25	90,712.33	8	3,375.34	4.40%
Westpac Group	546255		5,000,000.00	Jul-25	Dec-25	90,783.56	8	4,778.08	4.36%
Westpac Group	546327		4,000,000.00	Aug-25	Dec-25	57,205.48	8	3,813.70	4.35%
National Australia Bank	546449		2,500,000.00	Sep-25	Dec-25	26,150.68	8	2,273.97	4.15%
Suncorp Bank	545999		2,000,000.00	Apr-25	Dec-25	62,580.82	15	3,863.01	4.70%
National Australia Bank	546578		4,000,000.00	Sep-25	Dec-25	41,386.30	15	6,821.92	4.15%
AMP Bank	546349		3,000,000.00	Aug-25	Dec-25	41,613.70	17	5,798.63	4.15%
National Australia Bank	546288		3,024,078.09	Jul-25	May-26	0.00	31	10,710.21	4.17%
Westpac Group	546733		2,000,000.00	Oct-25	Jun-26	0.00	31	6,981.37	4.11%
Westpac Group	546734		3,500,000.00	Oct-25	Jun-26	0.00	31	12,574.11	4.23%
Bank of Queensland	546782		2,500,000.00	Oct-25	Jun-26	0.00	31	9,002.74	4.24%
Bank of Queensland	546944		2,000,000.00	Dec-25	Jun-26	0.00	16	3,989.04	4.55%
Suncorp Bank	546939		2,000,000.00	Dec-25	Jun-26	0.00	16	3,945.21	4.50%
Westpac Group	546233		2,500,000.00	Jul-25	Jun-26	0.00	31	9,045.20	4.26%
National Australia Bank	546607		3,000,000.00	Sep-25	Jun-26	0.00	31	10,701.37	4.20%
Suncorp Bank	546621		3,000,000.00	Oct-25	Jun-26	0.00	31	10,956.17	4.30%
Westpac Group	546945		2,000,000.00	Dec-25	Dec-26	0.00	16	4,190.68	4.78%
						410,432.87		**112,820.75**	**4.28%**
Grand Totals						**480,414.08**		**172,675.08**	**4.18%**

PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

Investment Performance Report - December 2025

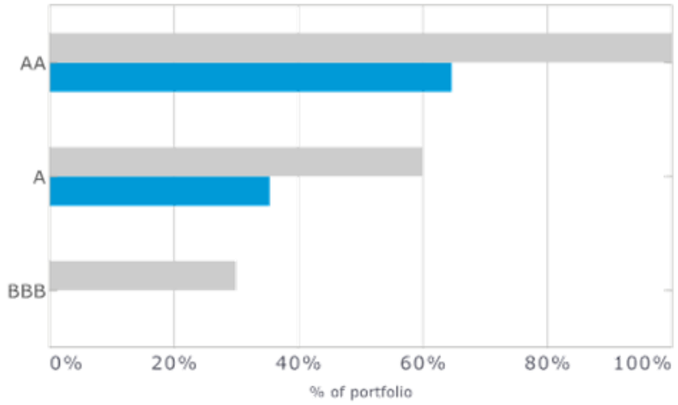


Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Dec 2025	4.18%	3.71%	0.47%
Last 3 months	4.21%	3.64%	0.57%
Last 6 months	4.30%	3.66%	0.64%
Financial Year to Date	4.30%	3.66%	0.64%
Last 12 months	4.59%	3.97%	0.62%

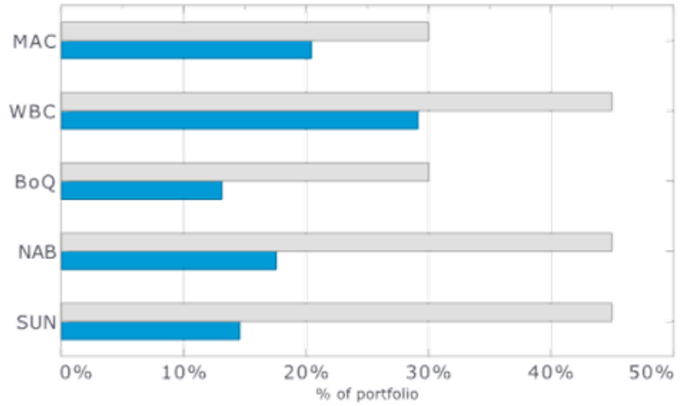
Catalina Regional Council

Investment Policy Compliance Report - December 2025

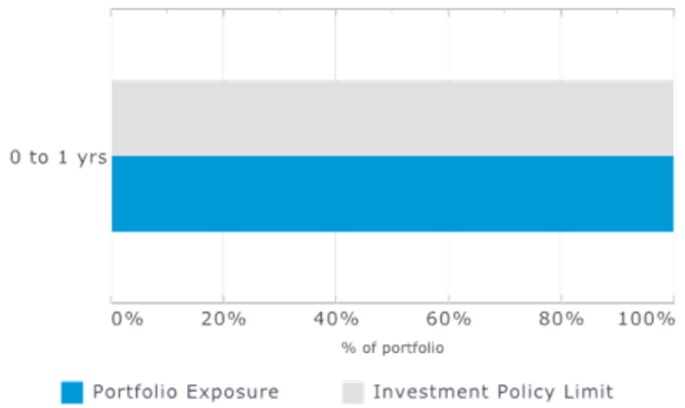
Total Credit Exposure



Individual Institutional Exposures



Term to Maturities



Credit Rating Group	Face Value ($)		Policy Max	
AA	21,024,078	61%	**100%**	✔
A	11,510,786	34%	**60%**	✔
BBB	1,796,039	5%	**30%**	✔
	34,330,903			

Institution	% of portfolio	Investment Policy Limit	
Macquarie Bank (A+)	20%	30%	✔
Westpac Group (AA-)	29%	45%	✔
Bank of Queensland (A-)	13%	30%	✔
National Australia Bank (AA-)	18%	45%	✔
Suncorp Bank (AA-)	15%	45%	✔
AMP Bank (BBB+)	5%	25%	✔

	Face Value ($)		Policy Max	
Between 0 and 1 years	34,330,903	100%	**100%**	✔
	34,330,903			

✔ = compliant
✕ = non-compliant

PRUDENTIAL INVESTMENT SERVICES CORP

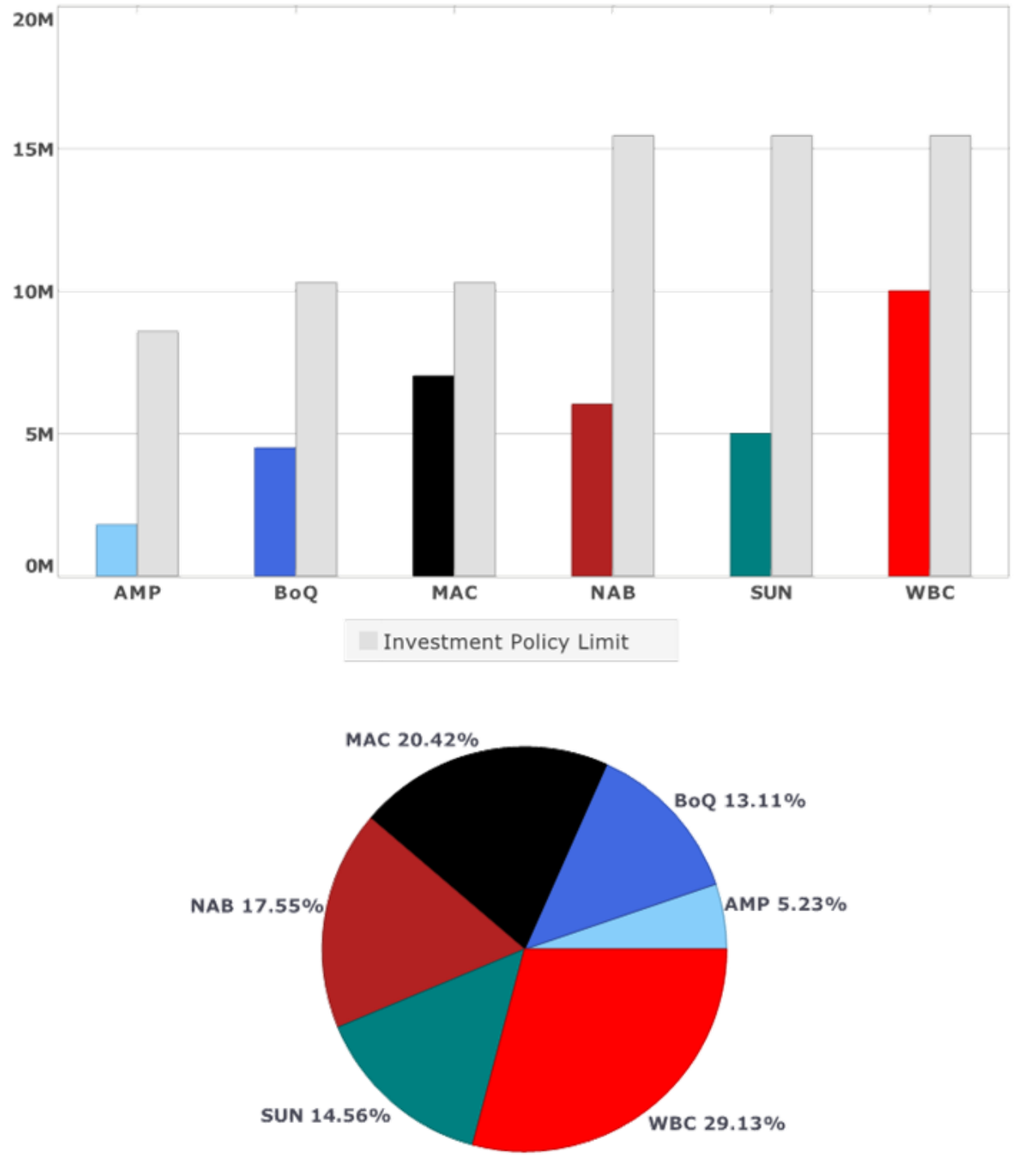
Catalina Regional Council

Individual Institutional Exposures Report - December 2025

Individual Institutional Exposures

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	1,796,039	5%	8,582,726	25%	6,786,687
Bank of Queensland (A-)	4,500,000	13%	10,299,271	30%	5,799,271
Macquarie Bank (A+)	7,010,786	20%	10,299,271	30%	3,288,485
National Australia Bank (AA-)	6,024,078	18%	15,448,906	45%	9,424,828
Suncorp Bank (AA-)	5,000,000	15%	15,448,906	45%	10,448,906
Westpac Group (AA-)	10,000,000	29%	15,448,906	45%	5,448,906
	34,330,903				

Individual Institutional Exposure Charts



PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council
Cashflows Report - December 2025

Actual Cashflows for December 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
Dec-25	546027	Suncorp Bank	Term Deposit	Maturity: Face Value	3,500,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	90,712.33
				Deal Total	3,590,712.33
Dec-25	546255	Westpac Group	Term Deposit	Maturity: Face Value	5,000,000.00
		Westpac Group	Term Deposit	Maturity: Interest Received/Paid	90,783.56
				Deal Total	5,090,783.56
Dec-25	546327	Westpac Group	Term Deposit	Maturity: Face Value	4,000,000.00
		Westpac Group	Term Deposit	Maturity: Interest Received/Paid	57,205.48
				Deal Total	4,057,205.48
Dec-25	546449	National Australia Bank	Term Deposit	Maturity: Face Value	2,500,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	26,150.68
				Deal Total	2,526,150.68
				Day Total	**15,264,852.05**
Dec-25	545999	Suncorp Bank	Term Deposit	Maturity: Face Value	2,000,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	62,580.82
				Deal Total	2,062,580.82
Dec-25	546578	National Australia Bank	Term Deposit	Maturity: Face Value	4,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	41,386.30
				Deal Total	4,041,386.30
Dec-25	546939	Suncorp Bank	Term Deposit	Settlement: Face Value	-2,000,000.00
				Deal Total	-2,000,000.00
Dec-25	546944	Bank of Queensland	Term Deposit	Settlement: Face Value	-2,000,000.00
				Deal Total	-2,000,000.00
Dec-25	546945	Westpac Group	Term Deposit	Settlement: Face Value	-2,000,000.00
				Deal Total	-2,000,000.00
				Day Total	**103,967.12**

PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

Cashflows Report - December 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
Dec-25	546349	AMP Bank	Term Deposit	Maturity: Face Value	3,000,000.00
		AMP Bank	Term Deposit	Maturity: Interest Received/Paid	41,613.70
				Deal Total	3,041,613.70
				Day Total	**3,041,613.70**
Dec-25	545637	AMP Bank	Notice Account	Withdrawal from Notice Account	10,000,000.00
				Deal Total	10,000,000.00
				Day Total	**10,000,000.00**
				Total for Month	**28,410,432.88**

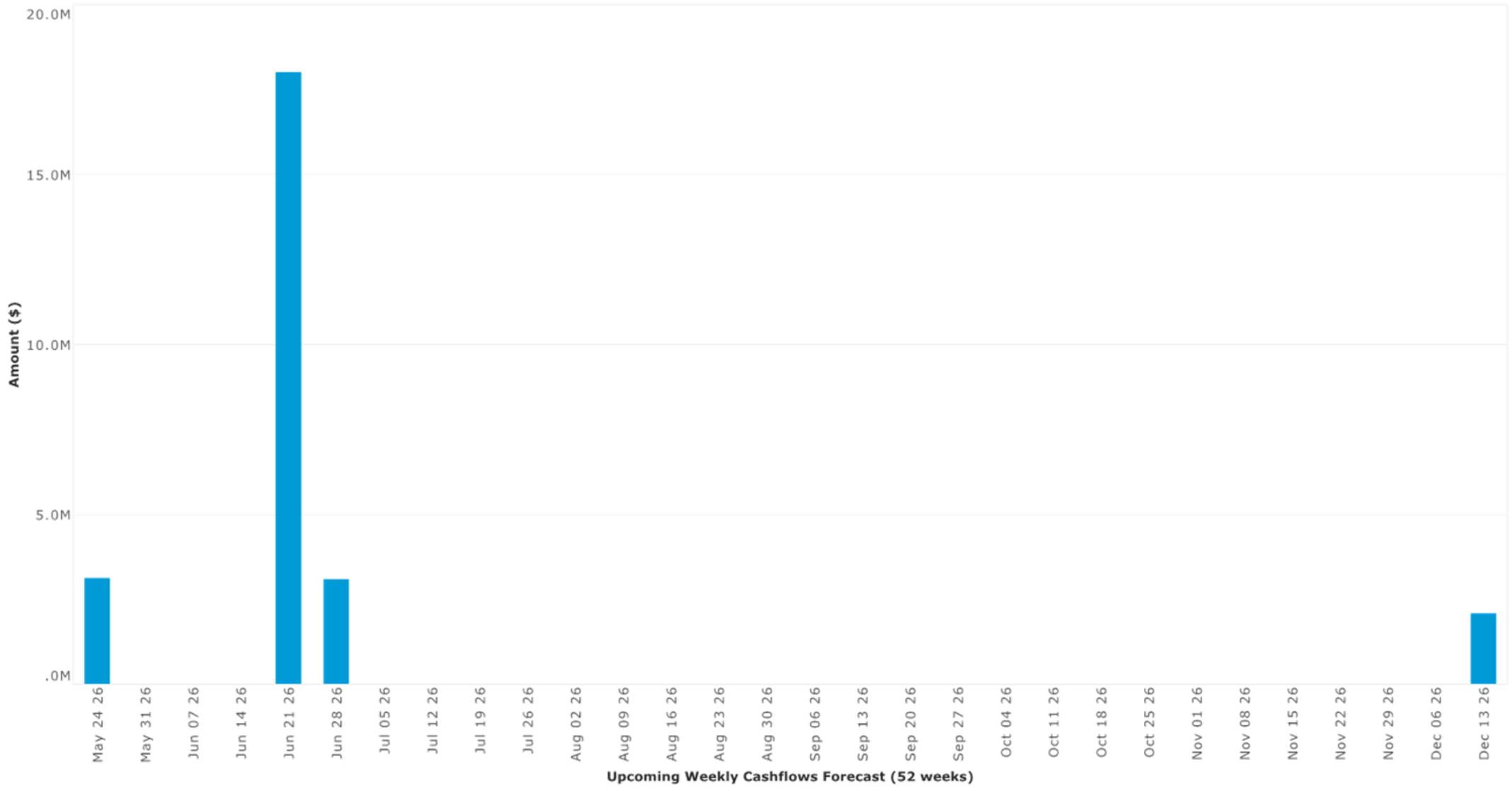
Forecast Cashflows for January 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount

PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

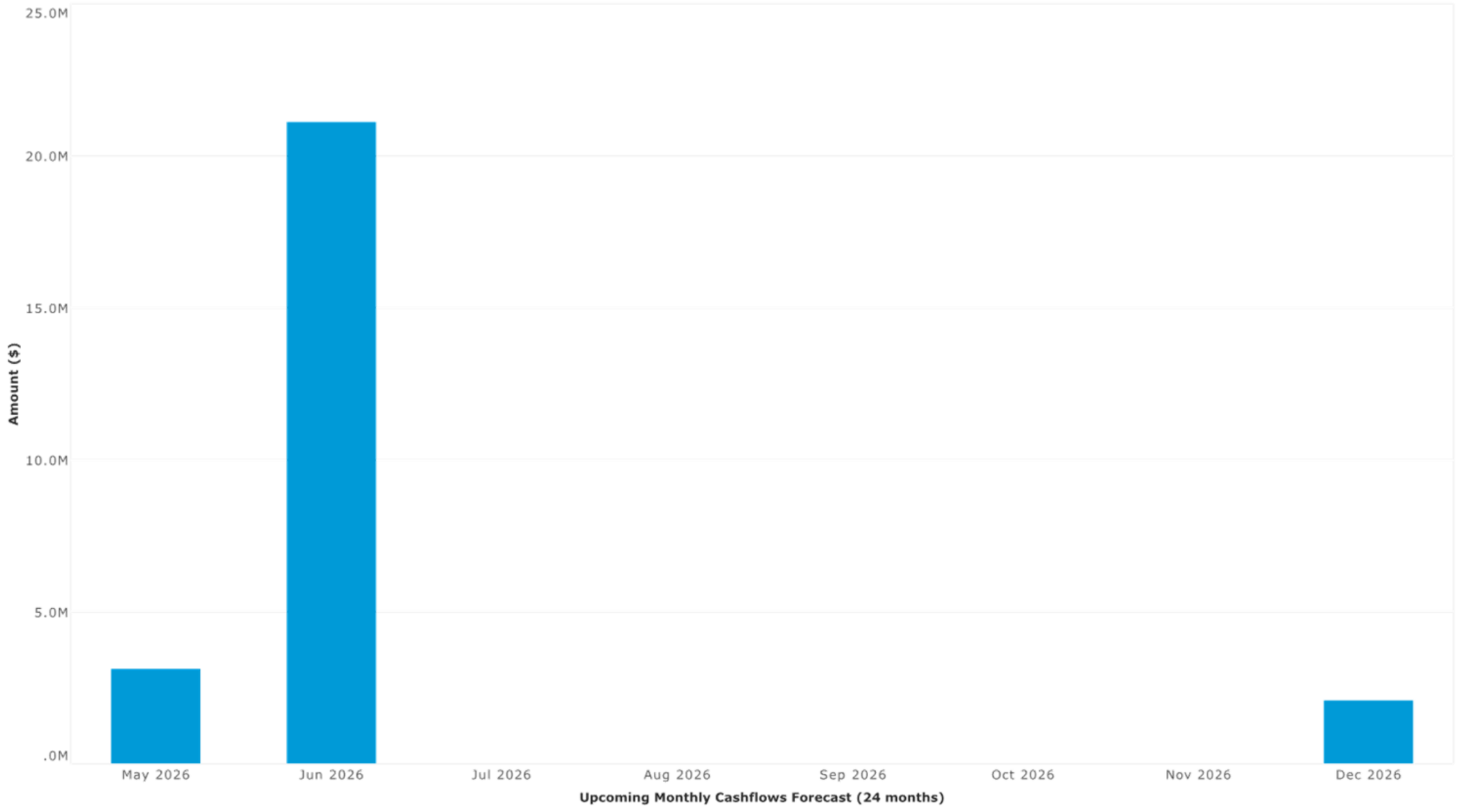
Cashflows Report - December 2025



PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

Cashflows Report - December 2025



PRUDENTIAL INVESTMENT SERVICES CORP

Appendix 9.5

Catalina Regional Council
Summary Payment List
December 2025

Date	Name	Description	Amount
11/12/2025	Employee costs	Wages for period 27/11/2025 - 10/12/2025	-18,068.43
11/12/2025	Australian Super	Superannuation for period 27/11/2025 - 10/12/2025	-3,079.49
11/12/2025	Bannon, N & Mader, K	Solar Panel Rebate (Lot 2454)	-2,000.00
11/12/2025	Blueprint Homes	Reimbursement of generator hire (Lot 2418)	-550.00
11/12/2025	C Results Print & Display	Sales Office opening times signage	-247.50
11/12/2025	Call a Cooler	Water cooler rental (11/12/2025 - 10/01/2026)	-66.73
11/12/2025	City of Stirling	Office rent & ICT Support	-4,804.04
11/12/2025	City of Vincent	GST owing October 2025	-19,245.00
11/12/2025	DCC Commercial Cleaning	Sales Office cleaning (November 2025)	-605.00
11/12/2025	Docushred	Security Bin Service	-63.80
11/12/2025	Dominic Carbone and Assoc	GST accounting services (November 2025)	-792.00
11/12/2025	Emerge Associates	Landscaping services	-23,100.00
11/12/2025	EVT Energy	Additional Aeroleafs (Windtree) x 10	-21,175.10
11/12/2025	GreenLite Electrical	Installation of conduit in preparation for NBN upgrade	-1,462.03
11/12/2025	HWL Ebsworth Lawyers	Legal services	-2,689.49
11/12/2025	LD Total	Landscaping services	-245,726.39
11/12/2025	McConnachie, B.	Eco-Smart Rebate (Lot 3326)	-600.00
11/12/2025	McMullen Nolan Group	Surveying services	-15,746.50
11/12/2025	Moore Australia	Preparation of monthly SOFA (October 2025)	-2,310.00
11/12/2025	Natural Area Holdings	Landscaping maintenance	-3,269.75
11/12/2025	Nutrien Water	Landscaping maintenance	-234,280.75
11/12/2025	O'Leary, Michael	Solar Panel Rebate (Lot 3036)	-2,000.00
11/12/2025	O'Sullivan, Simon	Reimbursement of mobile phone charges	-70.00
11/12/2025	Omnicom Media Group	Statutory advertising	-6,245.91
11/12/2025	Perth Eco Clean	Cleaning of CRC Office (03/12/2025)	-143.00
11/12/2025	Prudential Investment Services	Investment Portfolio Services (November 2025)	-1,815.00
11/12/2025	R J Vincent and Co	Civil works	-1,348,398.18
11/12/2025	Satterley Property Group	Recharges & Community development services	-10,302.13
11/12/2025	Supreme Settlements	Council rates	-1,349.45
11/12/2025	Tall Teaspoon	Social media	-1,980.00
11/12/2025	Treacy Fencing	Fencing services	-11,575.59
11/12/2025	UDIA (WA)	PM attendance at UDIA Housing Market Outlook Lunch	-195.00
11/12/2025	Vocus Pty Ltd	Business Internet (December 2025)	-289.30
11/12/2025	Synergy	Power charges	-1,409.19
11/12/2025	City of Wanneroo	GST owing October 2025	-38,490.50
11/12/2025	Australian Taxation Office	IAS (November 2025)	-15,544.00
15/12/2025	Westpac Bank	Payment of credit card charges - Nov/Dec 2025	-1,155.74
18/12/2025	City of Wanneroo	GST owing November 2025	-16,097.87
23/12/2025	Employee costs	Wages for period 12/12/2025 - 24/12/2025	-17,664.43
23/12/2025	Australian Super	Superannuation for period 12/12/2025 - 24/12/2025	-3,047.09
23/12/2025	Adams, Chris	Reimbursement of mobile phone charges (Oct - Dec 2025)	-210.00
23/12/2025	City of Stirling	GST (Nov 2025) & Councilor Dinner (Oct 2025)	-33,142.38
23/12/2025	Cossill and Webley	Engineering services	-55,310.86
23/12/2025	Dolbey, Ryan	WELS Rebate (Lot 3415)	-800.00
23/12/2025	Emerge Associates	Landscape maintenance supervision (November 2025)	-6,408.60
23/12/2025	HWL Ebsworth Lawyers	Stage 46 Titles	-4,502.95
23/12/2025	LD Total	Repair of broken sprinkler	-165.00
23/12/2025	Lloyd George Acoustics	Stage 25B Transport noise assessment	-5,434.00
23/12/2025	McMullen Nolan Group	Stage 45 Surveying (November 2025)	-12,463.00
23/12/2025	Moore Australia	Preparation of monthly SOFA (November 2025)	-2,310.00
23/12/2025	Niche Planning Studio	GHS North subdivision (November 2025)	-5,775.00
23/12/2025	Omnicom Media Group	Statutory advertising	-2,004.41
23/12/2025	Perth Eco Clean	Cleaning of CRC office (17 December 2025)	-143.00
23/12/2025	Saravanan, S & Y	Solar & WELS Rebates	-2,800.00

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Catalina Regional Council
Summary Payment List
December 2025

Date	Name	Description	Amount
23/12/2025	Supreme Settlements	Rates shortfall	-3,712.22
23/12/2025	Treacy Fencing	Fencing services	-8,914.73
23/12/2025	Canon Australia	Photocopying (21/11/2025 - 20/12/2025)	-111.28
23/12/2025	Synergy	Power charges	-1,820.24
23/12/2025	City of Joondalup	25th Dividend Payment - CRC Project	-5,833,333.33
23/12/2025	City of Perth	25th Dividend Payment - CRC Project	-2,916,666.67
23/12/2025	City of Stirling	25th Dividend Payment - CRC Project	-11,666,666.66
23/12/2025	City of Vincent	25th Dividend Payment - CRC Project	-2,916,666.67
23/12/2025	City of Wanneroo	25th Dividend Payment - CRC Project	-5,833,333.33
23/12/2025	Town of Cambridge	25th Dividend Payment - CRC Project	-2,916,666.67
23/12/2025	Town of Victoria Park	25th Dividend Payment - CRC Project	-2,916,666.67
			-37,223,682.05

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Catalina Regional Council
Credit Card Report
As of December 31, 2025

Type	Date	Name	Description	Amount
Credit Card Charge	03/12/2025	Woolworths	Kitchen supplies	30.25
Credit Card Charge	03/12/2025	Lot Six Zero	Milk x 2	8.13
Credit Card Charge	03/12/2025	Bunnings	Windtree aero leaf baseplate materials	18.11
Credit Card Charge	08/12/2025	Bunnings	Additional bolts for aeroleaf display mount	2.58
Credit Card Charge	09/12/2025	Microsoft Store	Azure networking charges (December 2025)	2.71
Credit Card Charge	10/12/2025	Helium Marketing	Demo Home Website Hosting	53.90
Credit Card Charge	10/12/2025	Westpac Bank	Credit card fees (CEO, EA & PM)	11.25
Credit Card Charge	11/12/2025	Istockphoto LP	Stock photo purchase	14.30
Credit Card Charge	12/12/2025	Wilson Parking	CEO parking (Satterley)	21.29
Cheque	15/12/2025	Westpac Bank	Credit card charges (EA)	-1,046.38
Cheque	15/12/2025	Westpac Bank	Credit card charges (CEO)	-65.83
Cheque	15/12/2025	Westpac Bank	Credit card charges (PM)	-43.53
Credit Card Charge	16/12/2025	Ampol	Milk x 2	7.80
Credit Card Charge	16/12/2025	Istockphoto LP	Stock photo purchase	14.30
Credit Card Charge	18/12/2025	Woolworths	Kitchen consumables	24.00
Credit Card Charge	20/12/2025	Calendar Club	Desk calendar	17.00
Credit Card Charge	22/12/2025	Woolworths	Milk	2.95
Credit Card Charge	23/12/2025	The West Australian	Disposition of Property (24/12/2025)	378.50
Credit Card Charge	31/12/2025	The West Australian	Quarterly subscription fee	96.00
				-452.67
TOTAL				**-452.67**

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Appendix 9.6

MOORE

Moore Australia

Level 15, Exchange Tower,
2 The Esplanade, Perth, WA 6000

PO Box 5785, St Georges Terrace, WA 6831

T +61 8 9225 5355
F +61 8 9225 6181

www.moore-australia.com.au

12 February 2026

Mr Chris Adams
Chief Executive Officer
Catalina Regional Council
PO Box 655
INNALOO WA 6918

Dear Chris

COMPILATION REPORT TO CATALINA REGIONAL COUNCIL

We have compiled the accompanying special purpose financial report of Catalina Regional Council which comprise the statement of financial position as at 31 January 2026, the statement of financial activity, notes providing statement of financial activity supporting information, explanation of material variances for the year then ended and a summary of material accounting policy information. These have been prepared in accordance with *Local Government Act 1995* and associated regulations as described in Note 1 to the financial report. The specific purpose for which the special purpose financial statements have been prepared is also set out in Note 1 of the financial report. We have provided the supplementary information of Catalina Regional Council as at 31 January 2026 and for the period then ended based on the records of the Catalina Regional Council.

THE RESPONSIBILITY OF CATALINA REGIONAL COUNCIL

The CEO of Catalina Regional Council is solely responsible for information contained in the special purpose financial report and supplementary information, the reliability, accuracy and completeness of the information and for the determination that the basis of accounting used is appropriate to meet their needs and for the purpose that the financial report was prepared.

OUR RESPONSIBILITY

On the basis of information provided by Catalina Regional Council we have compiled the accompanying special purpose financial report in accordance with the requirements of *APES 315 Compilation of Financial Information* and the *Local Government Act 1995*, associated regulations and to the extent that they are not inconsistent with the *Local Government Act 1995*, the Australian Accounting Standards.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the basis of accounting described in Note 1 to the financial report except for the matters of non-compliance with the basis of preparation identified with Note 1 of the financial report. We have complied with the relevant ethical requirements of *APES 110 Code of Ethics for Professional Accountants.*

Supplementary information attached to the financial report has been extracted from the records of Catalina Regional Council and information presented in the special purpose financial report.

ASSURANCE DISCLAIMER

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial report was compiled exclusively for the benefit of Catalina Regional Council who are responsible for the reliability, accuracy and completeness of the information used to compile them. Accordingly, the special purpose financial report may not be suitable for other purposes. We do not accept responsibility for the contents of the special purpose financial report.

Russell Barnes
Director
Moore Australia (WA) Pty Ltd

Moore Australia (WA) Pty Ltd trading as agent – ABN 99 433 544 961.
An independent member of Moore Global Network Limited - members in principal cities throughout the world.
Liability limited by a scheme approved under Professional Standards Legislation.

CATALINA REGIONAL COUNCIL

MONTHLY FINANCIAL REPORT

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

For the period ended 31 January 2026

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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CATALINA REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2026

	Note	Adopted Budget Estimates (a)	YTD Budget Estimates (b)	YTD Actual (c)	Variance* $ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
		$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
Interest revenue		1,250,000	729,165	**1,117,286**	388,121	53.23%	▲
		1,250,000	**729,165**	1,117,286	**388,121**	53.23%	
Expenditure from operating activities							
Employee costs		(760,692)	(445,617)	**(430,154)**	15,463	3.47%	
Materials and contracts		(191,582)	(81,150)	**(81,194)**	(44)	(0.05%)	
Utility charges		(5,000)	0	**0**	0	0.00%	
Depreciation		(37,320)	(21,389)	**(21,389)**	0	0.00%	
Finance costs		(2,100)	(725)	**(725)**	0	0.00%	
Insurance		(28,275)	(28,275)	**(33,831)**	(5,556)	(19.65%)	
Other expenditure		(213,185)	(127,311)	**(75,178)**	52,133	40.95%	▲
		(1,238,154)	**(704,467)**	**(642,471)**	**61,996**	8.80%	
Non cash amounts excluded from operating activities	3(c)	37,320	21,389	**21,389**	0	0.00%	
Amount attributable to operating activities		**49,166**	**46,087**	**496,204**	**450,117**	976.67%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Proceeds from member contributions		113,337,618	65,696,404	**74,479,958**	8,783,554	13.37%	▲
		113,337,618	**65,696,404**	74,479,958	**8,783,554**	13.37%	
Outflows from financing activities							
Payments of member contributions		(36,127,494)	(23,379,502)	**(17,697,835)**	5,681,667	24.30%	▲
Payments of GST withheld		(8,101,286)	(4,695,929)	**(5,184,760)**	(488,831)	(10.41%)	▼
Payments return of contribution		(198,648)	0	**0**	0	0.00%	
Payments return of equity		(70,000,000)	(35,000,000)	**(35,000,000)**	0	0.00%	
Payments for principal portion of lease liabilities		(39,371)	(22,965)	**(22,847)**	118	0.51%	
Payments from rates equivalent		0	0	**(16,554)**	(16,554)	0.00%	
		(114,466,799)	**(63,098,396)**	**(57,921,996)**	**5,176,400**	8.20%	
Amount attributable to financing activities		**(1,129,181)**	**2,598,008**	**16,557,962**	**13,959,954**	537.33%	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	3(a)	30,247,693	30,247,693	**30,755,135**	507,442	1.68%	
Amount attributable to operating activities		49,166	46,087	**496,204**	450,117	976.67%	▲
Amount attributable to financing activities		(1,129,181)	2,598,008	**16,557,962**	13,959,954	537.33%	▲
Surplus or deficit after imposition of general rates		**29,167,678**	**32,891,788**	**47,809,301**	**14,917,513**	45.35%	▲

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
▲ Indicates a variance with a positive impact on the financial position.
▼ Indicates a variance with a negative impact on the financial position.
Refer to Note 4 for an explanation of the reasons for the variance.

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

CATALINA REGIONAL COUNCIL
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JANUARY 2026

	Actual 30 June 2025	Actual as at 31 January 2026
	$	$
CURRENT ASSETS		
Cash and cash equivalents	14,925,208	10,833,243
Trade and other receivables	937,356	1,097,749
Other financial assets	11,524,078	32,524,078
Inventories	4,270,000	4,270,000
Other assets	83,538	126,850
TOTAL CURRENT ASSETS	31,740,180	48,851,920
NON-CURRENT ASSETS		
Right-of-use assets	56,606	35,217
TOTAL NON-CURRENT ASSETS	56,606	35,217
TOTAL ASSETS	31,796,786	48,887,137
CURRENT LIABILITIES		
Trade and other payables	928,658	986,232
Lease liabilities	39,371	16,524
Employee related provisions	56,387	56,387
TOTAL CURRENT LIABILITIES	1,024,416	1,059,143
NON-CURRENT LIABILITIES		
Lease liabilities	22,207	22,207
Employee related provisions	15,947	15,947
TOTAL NON-CURRENT LIABILITIES	38,154	38,154
TOTAL LIABILITIES	1,062,570	1,097,297
NET ASSETS	**30,734,216**	**47,789,840**
EQUITY		
Retained surplus	5,225,745	5,700,560
Contributed equity	25,508,471	42,089,280
TOTAL EQUITY	**30,734,216**	**47,789,840**

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

CATALINA REGIONAL COUNCIL
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2026

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

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

***Local Government Act 1995* requirements**
Section 6.4(2) of the Local Government Act 1995 read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

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

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

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

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 09 February 2026

THE LOCAL GOVERNMENT REPORTING ENTITY
All funds through which the Regional Council controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

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

MATERIAL ACCOUNTING POLICES
Material accounting policies utilised in the preparation of these statements are as described within the 2025-26 Annual Budget. Please refer to the adopted budget document for details of these policies.

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

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

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

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

- Right of use assets
- Investment property
- Expected credit losses on financial assets
- Measurement of employee benefits
- Estimation uncertainties and judgements made in relation to lease accounting

CATALINA REGIONAL COUNCIL
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2026

2 CONTRIBUTED EQUITY

Movement in Financing Activities as Represented by:

	Land Sales Year to Date 31 Jan 2026	Development Expenses Year to Date 31 Jan 2026	Return of Contribution Year to Date 31 Jan 2026	Return of Equity Year to Date 31 Jan 2026	Rates Equivalent Year to Date 31 Jan 2026	GST Withheld Year to Date 31 Jan 2026	Total Movement Year to Date 31 Jan 2026	Land Sales Adopted Budget	Development Expenses Adopted Budget	Return of Contribution Adopted Budget	Return of Equity Adopted Budget	Rates Equivalent Adopted Budget	GST Withheld Adopted Budget	Total Movement Adopted Budget
	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Town of Victoria Park	6,206,663	(1,474,820)	0	(2,916,667)	(1,380)	(432,063)	1,381,733	9,444,802	(3,010,625)	(16,554)	(5,833,333)	0	(675,107)	(90,817)
City of Perth	6,206,663	(1,474,820)	0	(2,916,667)	(1,380)	(432,063)	1,381,733	9,444,802	(3,010,625)	(16,554)	(5,833,333)	0	(675,107)	(90,817)
Town of Cambridge	6,206,663	(1,474,820)	0	(2,916,667)	(1,380)	(432,063)	1,381,733	9,444,802	(3,010,625)	(16,554)	(5,833,333)	0	(675,107)	(90,817)
City of Joondalup	12,413,326	(2,949,639)	0	(5,833,333)	(2,759)	(864,127)	2,763,468	18,889,603	(6,021,249)	(33,108)	(11,666,667)	0	(1,350,214)	(181,635)
City of Wanneroo	12,413,326	(2,949,639)	0	(5,833,333)	(2,759)	(864,127)	2,763,468	18,889,603	(6,021,249)	(33,108)	(11,666,667)	0	(1,350,214)	(181,635)
Town of Vincent	6,206,663	(1,474,820)	0	(2,916,667)	(1,380)	(432,063)	1,381,733	9,444,802	(3,010,625)	(16,554)	(5,833,333)	0	(675,107)	(90,817)
City of Stirling	24,826,654	(5,899,277)	0	(11,666,666)	(5,516)	(1,728,254)	5,526,941	37,779,204	(12,042,496)	(66,216)	(23,333,334)	0	(2,700,430)	(363,272)
	74,479,958	(17,697,835)	0	(35,000,000)	(16,554)	(5,184,760)	**16,580,809**	113,337,618	(36,127,494)	(198,648)	(70,000,000)	0	(8,101,286)	(1,089,810)

Movement in Total Equity Represented by:

	Contributed Equity 30 June 2025	Movement in Contributed Equity	Contributed Equity 31 Jan 2026	Retained Surplus 30 June 2025	Net Result 31 Jan 2026	Retained Surplus 31 Jan 2026
	$	$	$	$	$	
Town of Victoria Park	2,125,471	1,381,733	3,507,204	435,479	39,568	475,047
City of Perth	2,125,471	1,381,733	3,507,204	435,479	39,568	475,047
Town of Cambridge	2,125,471	1,381,733	3,507,204	435,479	39,568	475,047
City of Joondalup	4,250,943	2,763,468	7,014,411	870,958	79,136	950,094
City of Wanneroo	4,250,943	2,763,468	7,014,411	870,958	79,136	950,094
Town of Vincent	2,125,471	1,381,733	3,507,204	435,479	39,568	475,047
City of Stirling	8,504,701	5,526,941	14,031,642	1,741,913	158,271	1,900,184
Total	**25,508,471**	**16,580,809**	**42,089,280**	**5,225,745**	**474,815**	**5,700,560**

CATALINA REGIONAL COUNCIL
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2026

3 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity	Note	Adopted Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 31 January 2026
Current assets		$	$	$
Cash and cash equivalents		14,925,208	14,925,208	10,833,243
Trade and other receivables		605,127	937,356	1,097,749
Other financial assets		11,524,078	11,524,078	32,524,078
Inventories		3,750,000	4,270,000	4,270,000
Other assets		420,390	83,538	126,850
		31,224,803	31,740,180	48,851,920
Less: current liabilities				
Trade and other payables		(920,723)	(928,658)	(986,232)
Lease liabilities		(39,371)	(39,371)	(16,524)
Employee related provisions		(56,387)	(56,387)	(56,387)
		(1,016,481)	(1,024,416)	(1,059,143)
Net current assets		30,208,322	30,715,764	47,792,777
Less: Total adjustments to net current assets	3(b)	39,371	39,371	16,524
Closing funding surplus / (deficit)		**30,247,693**	**30,755,135**	**47,809,301**

(b) Current assets and liabilities excluded from budgeted deficiency				
Adjustments to net current assets				
Add: Current liabilities not expected to be cleared at the end of the year				
- Current portion of lease liabilities		39,371	39,371	16,524
Total adjustments to net current assets	3(a)	**39,371**	**39,371**	**16,524**

(c) Non-cash amounts excluded from operating activities	Adopted Budget Estimates 30 June 2026	YTD Budget Estimates 31 January 2026	YTD Actual 31 January 2026
	$	$	$
Adjustments to operating activities			
Add: Depreciation	37,320	21,389	21,389
Total non-cash amounts excluded from operating activities	**37,320**	**21,389**	**21,389**

CURRENT AND NON-CURRENT CLASSIFICATION

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

CATALINA REGIONAL COUNCIL
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2026

4 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2025-26 year is $10,000 and 10.00% whichever is the greater.

Description	Var. $	Var. %	
	$	%	
Revenue from operating activities			
Interest revenue	**388,121**	**53.23%**	▲
Interest earnings on investments higher than expected.		Timing	
Expenditure from operating activities			
Other expenditure	**52,133**	**40.95%**	▲
Members fees paid lower than YTD budget. No conference expenditure at YTD.		Timing	
Inflows from financing activities			
Proceeds from member contributions	**8,783,554**	**13.37%**	▲
Income from sale on lots higher than expected.			
Outflows from financing activities			
Payments of member contributions	**5,681,667**	**24.30%**	▲
Direct selling expenditure, lot production and landscaping lower than budgeted.		Timing	
Payments of GST withheld	**(488,831)**	**(10.41%)**	▼
GST paid to ATO by purchaser.		Timing	
Surplus or deficit after imposition of general rates	**14,917,513**	**45.35%**	▲

CATALINA REGIONAL COUNCIL

SUPPLEMENTARY INFORMATION

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BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

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

CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2026

1 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Total	Institution	Interest Rate	Maturity Date
		$	$			
Current cash and current financial assets						
Municipal Bank account	Cash and cash equivalents	122,642	122,642	Westpac	Not applicable	Not applicable
Settlement Proceeds	Cash and cash equivalents	18,315	18,315	Westpac	1.35%	Not applicable
Accelerator	Cash and cash equivalents	2,018,474	2,018,474	Macquarie	4.15%	Not applicable
Premium Cash	Cash and cash equivalents	6,846,838	6,846,838	Westpac	3.00%	Not applicable
Notice Saver 1802	Cash and cash equivalents	1,826,974	1,826,974	AMP	4.20%	Not applicable
Term Deposit 4024	Financial assets at amortised cost	2,000,000	2,000,000	Westpac	4.78%	Dec-26
Term Deposit 9715	Financial assets at amortised cost	2,500,000	2,500,000	Westpac	4.73%	Dec-26
Term Deposit 8379	Financial assets at amortised cost	2,500,000	2,500,000	Westpac	4.26%	Jun-26
Term Deposit 1051	Financial assets at amortised cost	3,024,078	3,024,078	NAB	4.17%	May-26
Term Deposit 0677	Financial assets at amortised cost	2,000,000	2,000,000	Suncorp	4.50%	Jun-26
Term Deposit	Financial assets at amortised cost	2,000,000	2,000,000	BOQ	4.55%	Jun-26
Term Deposit 7171	Financial assets at amortised cost	3,000,000	3,000,000	NAB	4.20%	Jun-26
Term Deposit 0465	Financial assets at amortised cost	3,000,000	3,000,000	Suncorp	4.30%	Jun-26
Term Deposit 7967	Financial assets at amortised cost	3,500,000	3,500,000	Westpac	4.23%	Jun-26
Term Deposit 4032	Financial assets at amortised cost	2,000,000	2,000,000	Westpac	4.11%	Jun-26
Term Deposit 1287	Financial assets at amortised cost	2,500,000	2,500,000	BOQ	4.24%	Jun-26
Term Deposit	Financial assets at amortised cost	2,500,000	2,500,000	NAB	4.39%	Jun-26
Term Deposit	Financial assets at amortised cost	2,000,000	2,000,000	NAB	4.40%	Jun-26
Total		**43,357,321**	**43,357,321**			
Comprising						
Cash and cash equivalents		10,833,243	10,833,243			
Financial assets at amortised cost - current		32,524,078	32,524,078			
		43,357,321	**43,357,321**			

KEY INFORMATION

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

The local government classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 3 - Other assets.

CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2026

OPERATING ACTIVITIES

2 RECEIVABLES

Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Receivables - general	0	132,286	93,603	104,410	401,116	731,415
Percentage	0.0%	18.1%	12.8%	14.3%	54.8%	
Balance per trial balance						
Trade receivables						731,415
Accrued interest						366,334
Total receivables general outstanding						**1,097,749**

Amounts shown above include GST (where applicable)

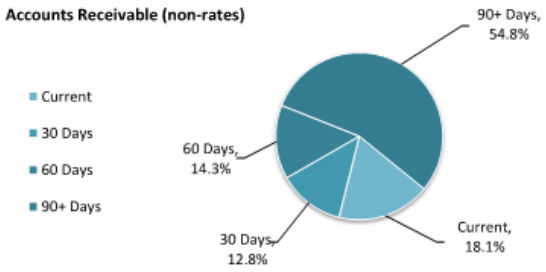
KEY INFORMATION

Trade and other receivables include amounts due from third parties for goods sold and services performed in the ordinary course of business.
Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment).
The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

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

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



CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2026

OPERATING ACTIVITIES

3 OTHER CURRENT ASSETS

Other current assets	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 31 January 2026
	$	$	$	$
Other financial assets at amortised cost				
Financial assets at amortised cost	11,524,078	47,524,078	(26,524,078)	32,524,078
Inventory				
Land held for resale				
- Cost of acquisition	4,236,987	0	0	4,236,987
- Development costs	33,013	0	0	33,013
Other assets				
Prepayments	5,688	0	(5,688)	0
Settlement bonds	77,850	86,450	(37,450)	126,850
Total other current assets	**15,877,616**	**47,610,528**	**(26,567,216)**	**36,920,928**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Other financial assets at amortised cost

The Regional Council classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Land held for resale

Land held for development and resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development.

CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2026

OPERATING ACTIVITIES

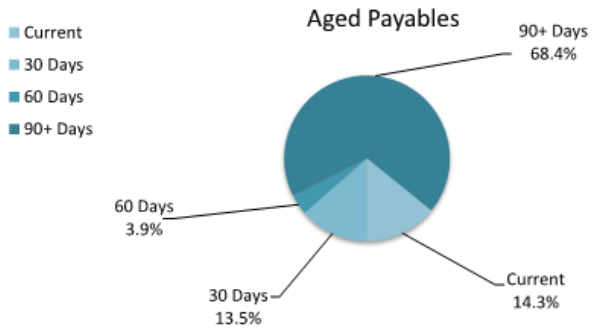
4 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Payables - general	0	119,169	112,384	32,196	569,993	833,742
Percentage	0.0%	14.3%	13.5%	3.9%	68.4%	
Balance per trial balance						
Sundry creditors						833,742
ATO liabilities						19,715
Credit card						218
Accrued expenses						12,557
Deposits or bonds						120,000
Total payables general outstanding						**986,232**

Amounts shown above include GST (where applicable)

KEY INFORMATION

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



CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2026

FINANCING ACTIVITIES

5 LEASE LIABILITIES

Movement in carrying amounts

Information on leases Particulars	Lease No.	1 July 2025	New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$	$	$
2/369 Scarborough Beach Road, Innaloo	STIRLI/2 10937	61,578	0	0	(22,847)	(39,371)	38,731	22,207	(725)	(2,100)
Total		**61,578**	**0**	**0**	**(22,847)**	**(39,371)**	**38,731**	**22,207**	**(725)**	**(2,100)**
Current lease liabilities		39,371					16,524			
Non-current lease liabilities		22,207					22,207			
		61,578					**38,731**			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION

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

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

CATALINA REGIONAL COUNCIL
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2026

OPERATING ACTIVITIES

6 OTHER CURRENT LIABILITIES

Other current liabilities	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 31 January 2026
	$	$	$	$	$
Employee Related Provisions					
Provision for annual leave	28,490	0	0	0	28,490
Provision for long service leave	27,897	0	0	0	27,897
Total Provisions	56,387	0	0	0	56,387
Total other current liabilities	**56,387**	**0**	**0**	**0**	**56,387**

Amounts shown above include GST (where applicable)

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

KEY INFORMATION

Provisions

Provisions are recognised when the Regional Council has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.
Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Regional Council's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.
The Regional Council's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

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

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



Investment Summary Report
January 2026



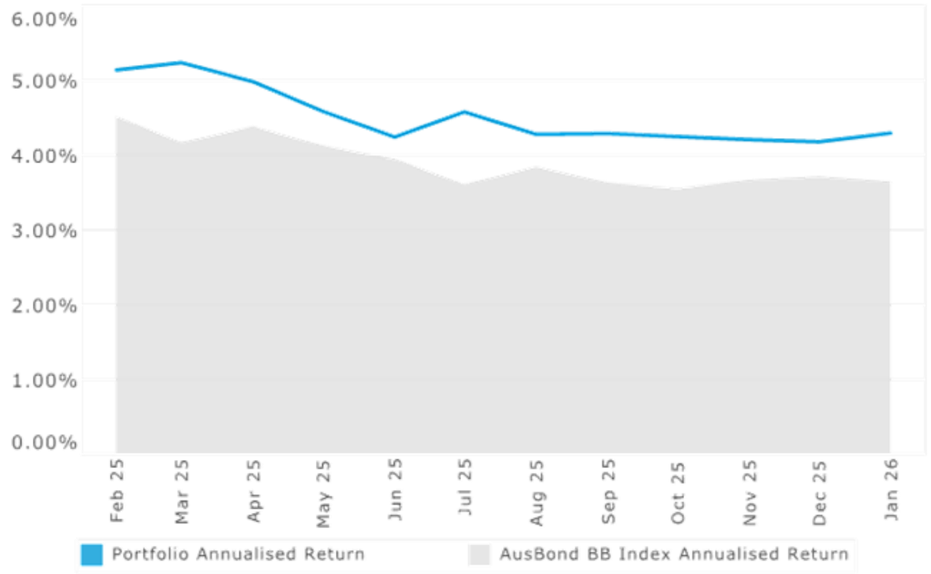
Catalina Regional Council

Executive Summary - January 2026

Investment Holdings

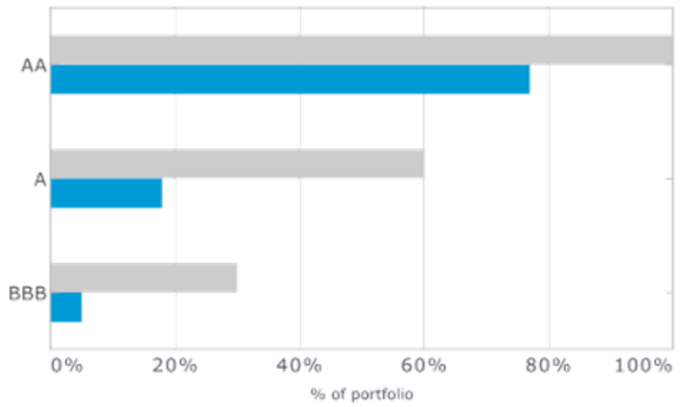
	Face Value ($)	Current Value ($)	Current	Yield (%)
Cash	3,845,448	3,845,448		3.9515
Term Deposit	32,524,078	32,892,666		4.3551
	36,369,526	**36,738,114**		**4.3124**

Investment Performance

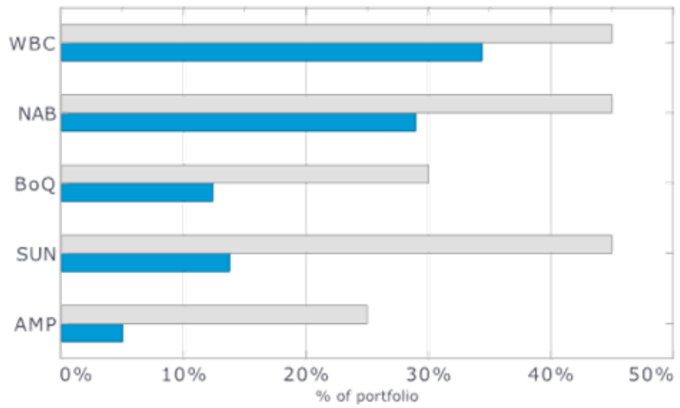


Investment Policy Compliance

Total Credit Exposure



Individual Institutional Exposures





Term to Maturities

	Face Value ($)	Policy Max	
Between 0 and 1 years	36,369,526	100%	**100%** ✔
	36,369,526		

PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

Investment Holdings Report - January 2026

Cash Accounts

Face Value ($)	Current Rate (%)	Institution	Credit Rating	Current Value ($)	Deal No.	Reference
1,826,973.61	4.2500%	AMP Bank	BBB+	1,826,973.61	545637	31d Notice
2,018,474.57	3.6814%	Macquarie Bank	A+	2,018,474.57	541301	Accelerator
3,845,448.18	**3.9515%**			**3,845,448.18**		

Term Deposits

Maturity Date	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Purchase Price ($)	Purchase Date	Current Value ($)	Deal No.	Accrued Interest ($)	Next Interest Date	Reference
May-26	3,024,078.09	4.1700%	National Australia Bank	AA-	3,024,078.09	Jul-25	3,088,684.83	546288	64,606.74	At Maturity	750
Jun-26	2,000,000.00	4.1100%	Westpac Group	AA-	2,000,000.00	Oct-25	2,023,421.37	546733	23,421.37	At Maturity	758
Jun-26	2,000,000.00	4.4000%	National Australia Bank	AA-	2,000,000.00	Jan-26	2,005,786.30	547015	5,786.30	At Maturity	765
Jun-26	2,000,000.00	4.5000%	Suncorp Bank	AA-	2,000,000.00	Dec-25	2,011,589.04	546939	11,589.04	At Maturity	760
Jun-26	2,000,000.00	4.5500%	Bank of Queensland	A-	2,000,000.00	Dec-25	2,011,717.81	546944	11,717.81	At Maturity	762
Jun-26	2,500,000.00	4.2400%	Bank of Queensland	A-	2,500,000.00	Oct-25	2,527,298.63	546782	27,298.63	At Maturity	759
Jun-26	2,500,000.00	4.3900%	National Australia Bank	AA-	2,500,000.00	Jan-26	2,507,817.81	547000	7,817.81	At Maturity	764
Jun-26	3,500,000.00	4.2300%	Westpac Group	AA-	3,500,000.00	Oct-25	3,544,212.19	546734	44,212.19	At Maturity	757
Jun-26	2,500,000.00	4.2600%	Westpac Group	AA-	2,500,000.00	Jul-25	2,562,732.88	546233	62,732.88	At Maturity	747
Jun-26	3,000,000.00	4.2000%	National Australia Bank	AA-	3,000,000.00	Sep-25	3,044,876.71	546607	44,876.71	At Maturity	755
Jun-26	3,000,000.00	4.3000%	Suncorp Bank	AA-	3,000,000.00	Oct-25	3,043,471.23	546621	43,471.23	At Maturity	756
Dec-26	2,000,000.00	4.7800%	Westpac Group	AA-	2,000,000.00	Dec-25	2,012,310.14	546945	12,310.14	At Maturity	761
Dec-26	2,500,000.00	4.7300%	Westpac Group	AA-	2,500,000.00	Jan-26	2,508,747.26	546998	8,747.26	At Maturity	763
	32,524,078.09	**4.3551%**			**32,524,078.09**		**32,892,666.20**		**368,588.11**		

PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

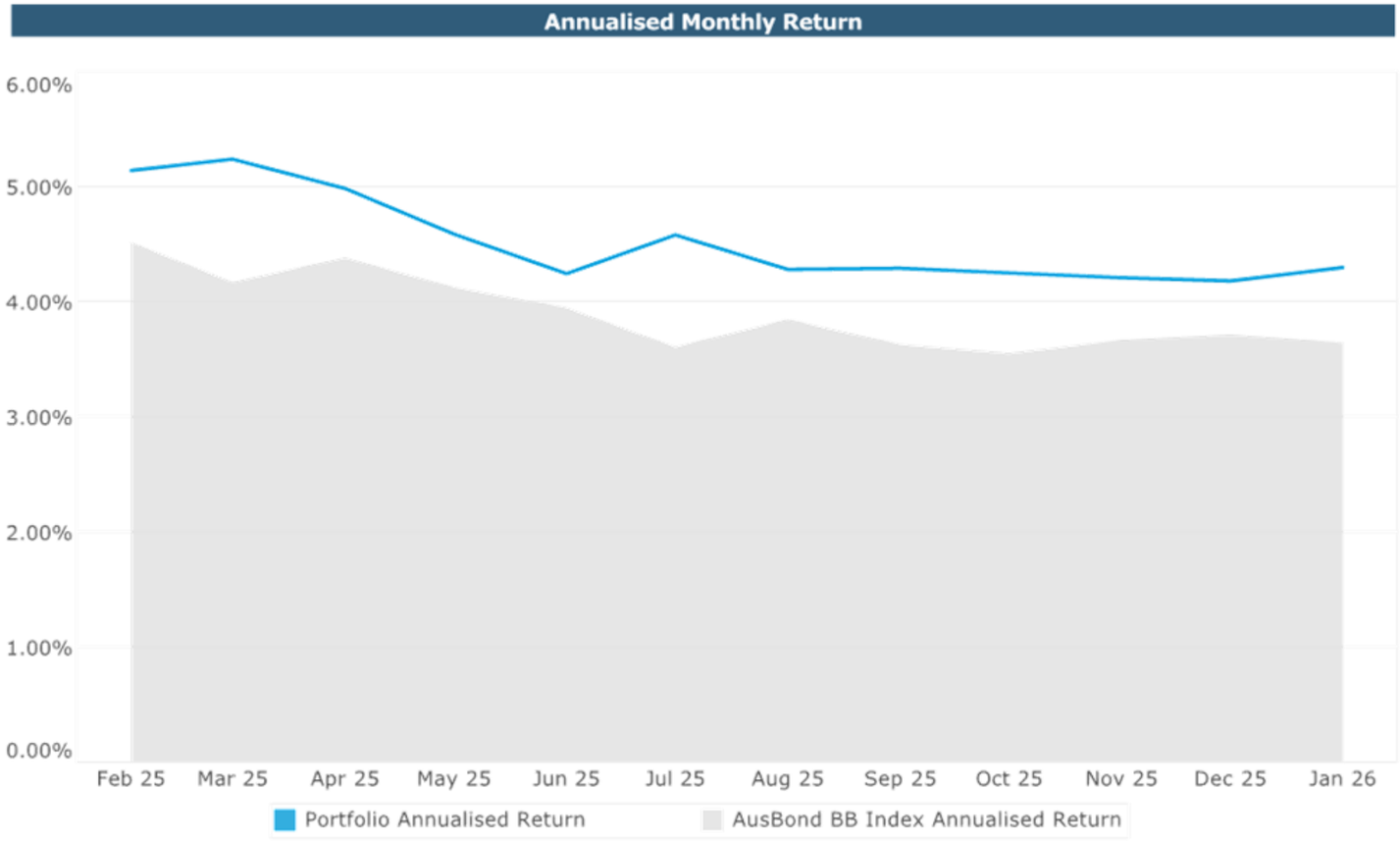
Accrued Interest Report - January 2026

Investment	Deal No.	Comments	Face Value ($)	Settlement Date	Maturity Date	Interest Received ($)	Days	Interest Accrued ($)	Yield (% pa)
Cash									
Macquarie Bank	541301					8,302.62	0	8,302.62	3.68%
AMP Bank	545637					30,935.02	0	6,594.62	4.25%
						39,237.64		**14,897.24**	**3.91%**
Term Deposits									
National Australia Bank	546288		3,024,078.09	Jul-25	May-26	0.00	31	10,710.21	4.17%
Westpac Group	546733		2,000,000.00	Oct-25	Jun-26	0.00	31	6,981.37	4.11%
Westpac Group	546734		3,500,000.00	Oct-25	Jun-26	0.00	31	12,574.11	4.23%
Bank of Queensland	546782		2,500,000.00	Oct-25	Jun-26	0.00	31	9,002.74	4.24%
Bank of Queensland	546944		2,000,000.00	Dec-25	Jun-26	0.00	31	7,728.77	4.55%
Suncorp Bank	546939		2,000,000.00	Dec-25	Jun-26	0.00	31	7,643.83	4.50%
National Australia Bank	547000		2,500,000.00	Jan-26	Jun-26	0.00	26	7,817.81	4.39%
National Australia Bank	547015		2,000,000.00	Jan-26	Jun-26	0.00	24	5,786.30	4.40%
Westpac Group	546233		2,500,000.00	Jul-25	Jun-26	0.00	31	9,045.21	4.26%
National Australia Bank	546607		3,000,000.00	Sep-25	Jun-26	0.00	31	10,701.37	4.20%
Suncorp Bank	546621		3,000,000.00	Oct-25	Jun-26	0.00	31	10,956.16	4.30%
Westpac Group	546945		2,000,000.00	Dec-25	Dec-26	0.00	31	8,119.46	4.78%
Westpac Group	546998		2,500,000.00	Jan-26	Dec-26	0.00	27	8,747.26	4.73%
						0.00		**115,814.60**	**4.35%**
Grand Totals						**39,237.64**		**130,711.84**	**4.30%**

PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

Investment Performance Report - January 2026

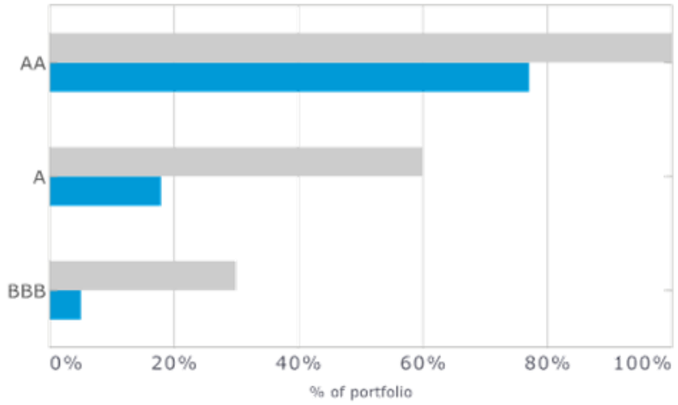


Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Jan 2026	4.30%	3.64%	0.66%
Last 3 months	4.23%	3.67%	0.56%
Last 6 months	4.25%	3.67%	0.58%
Financial Year to Date	4.30%	3.66%	0.64%
Last 12 months	4.52%	3.89%	0.63%

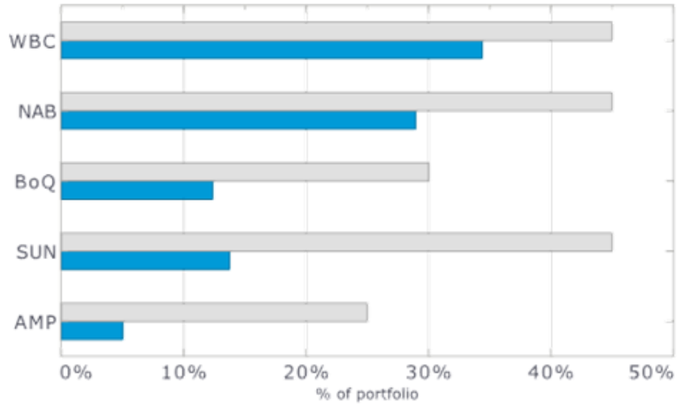
Catalina Regional Council

Investment Policy Compliance Report - January 2026

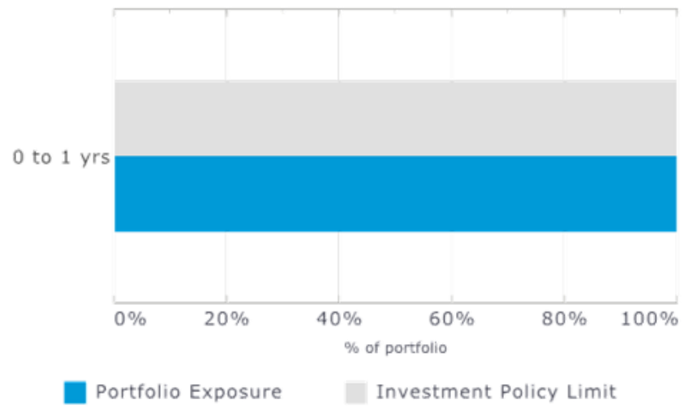
Total Credit Exposure



Individual Institutional Exposures



Term to Maturities



Credit Rating Group	Face Value ($)		Policy Max	
AA	28,024,078	77%	**100%**	✔
A	6,518,475	18%	**60%**	✔
BBB	1,826,974	5%	**30%**	✔
	36,369,526			

Institution	% of portfolio	Investment Policy Limit	
Westpac Group (AA-)	34%	45%	✔
National Australia Bank (AA-)	29%	45%	✔
Bank of Queensland (A-)	12%	30%	✔
Suncorp Bank (AA-)	14%	45%	✔
AMP Bank (BBB+)	5%	25%	✔
Macquarie Bank (A+)	6%	30%	✔

	Face Value ($)		Policy Max	
Between 0 and 1 years	36,369,526	100%	**100%**	✔
	36,369,526			

✔ = compliant
✕ = non-compliant

PRUDENTIAL INVESTMENT SERVICES CORP

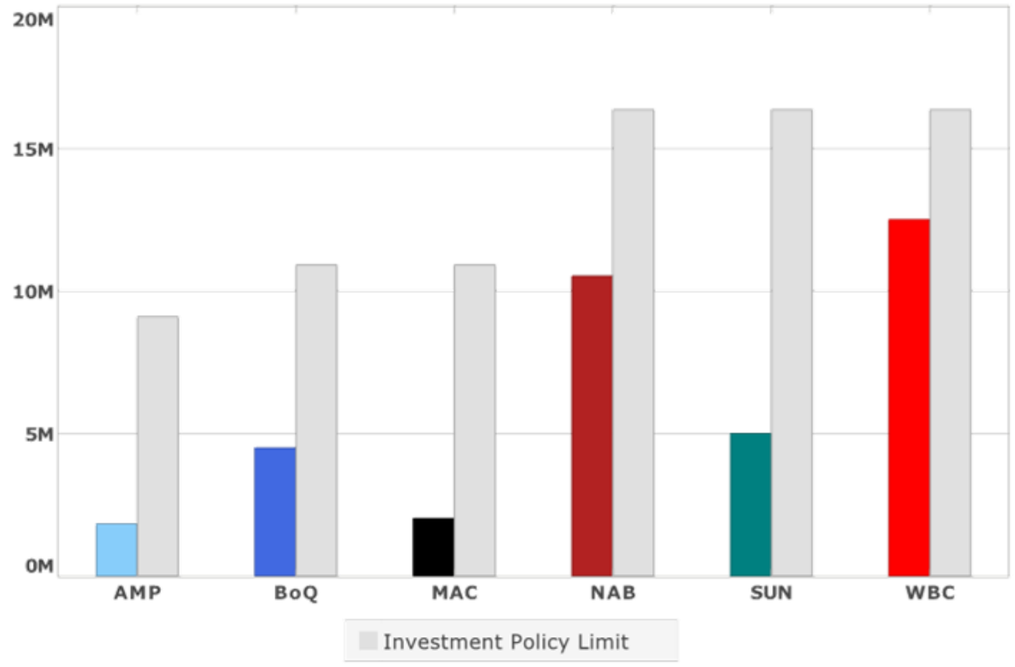
Catalina Regional Council

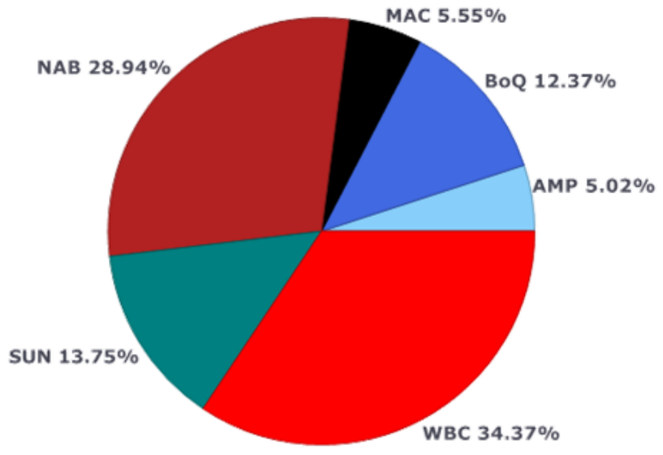
Individual Institutional Exposures Report - January 2026

Individual Institutional Exposures

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	1,826,974	5%	9,092,382	25%	7,265,408
Bank of Queensland (A-)	4,500,000	12%	10,910,858	30%	6,410,858
Macquarie Bank (A+)	2,018,475	6%	10,910,858	30%	8,892,383
National Australia Bank (AA-)	10,524,078	29%	16,366,287	45%	5,842,209
Suncorp Bank (AA-)	5,000,000	14%	16,366,287	45%	11,366,287
Westpac Group (AA-)	12,500,000	34%	16,366,287	45%	3,866,287
	36,369,526				

Individual Institutional Exposure Charts





PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

Cashflows Report - January 2026

Actual Cashflows for January 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
Jan-26	546998	Westpac Group	Term Deposit	Settlement: Face Value	-2,500,000.00
				Deal Total	-2,500,000.00
				Day Total	**-2,500,000.00**
Jan-26	547000	National Australia Bank	Term Deposit	Settlement: Face Value	-2,500,000.00
				Deal Total	-2,500,000.00
				Day Total	**-2,500,000.00**
Jan-26	547015	National Australia Bank	Term Deposit	Settlement: Face Value	-2,000,000.00
				Deal Total	-2,000,000.00
				Day Total	**-2,000,000.00**
				Total for Month	**-7,000,000.00**

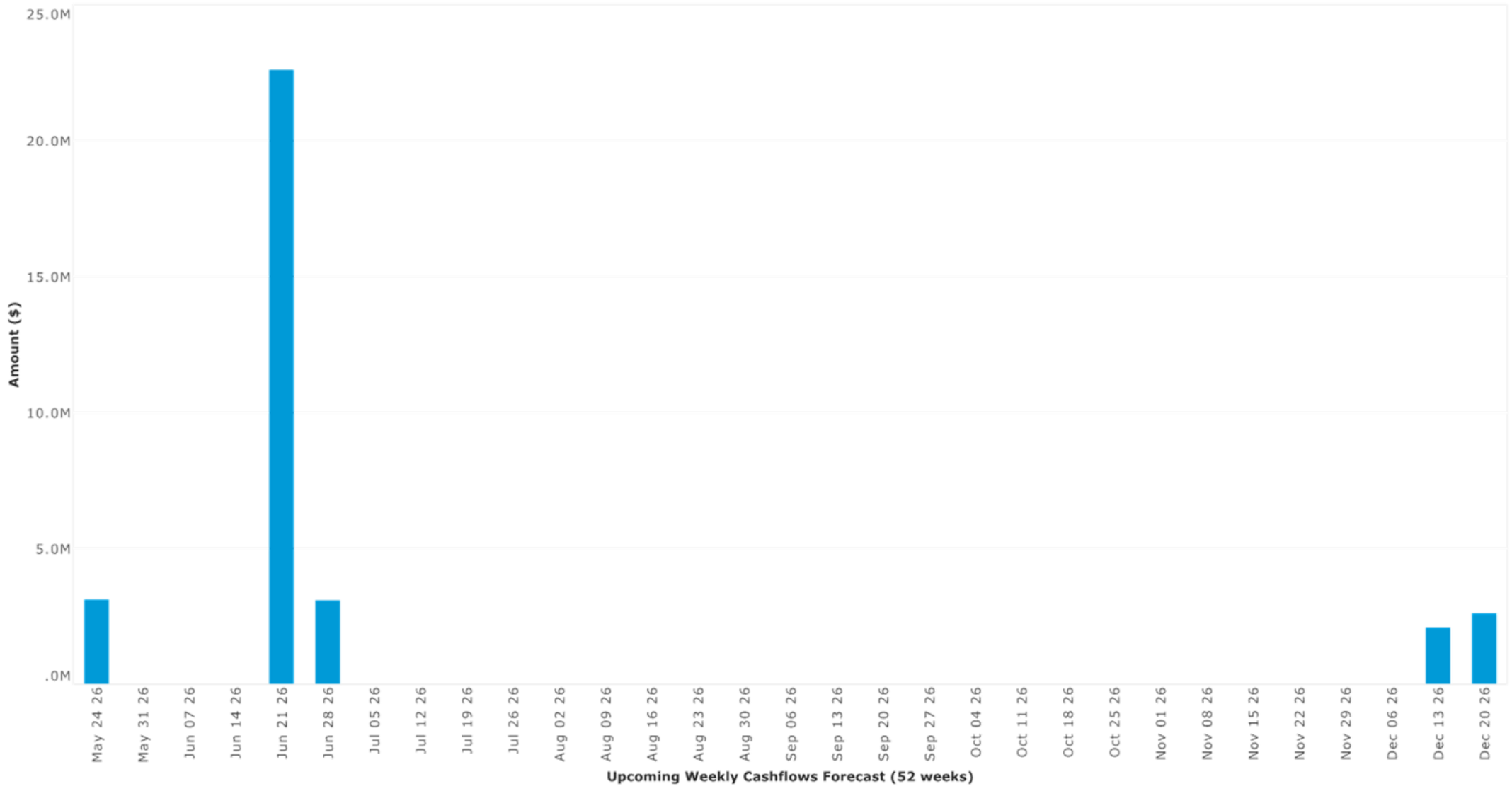
Forecast Cashflows for February 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount

PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

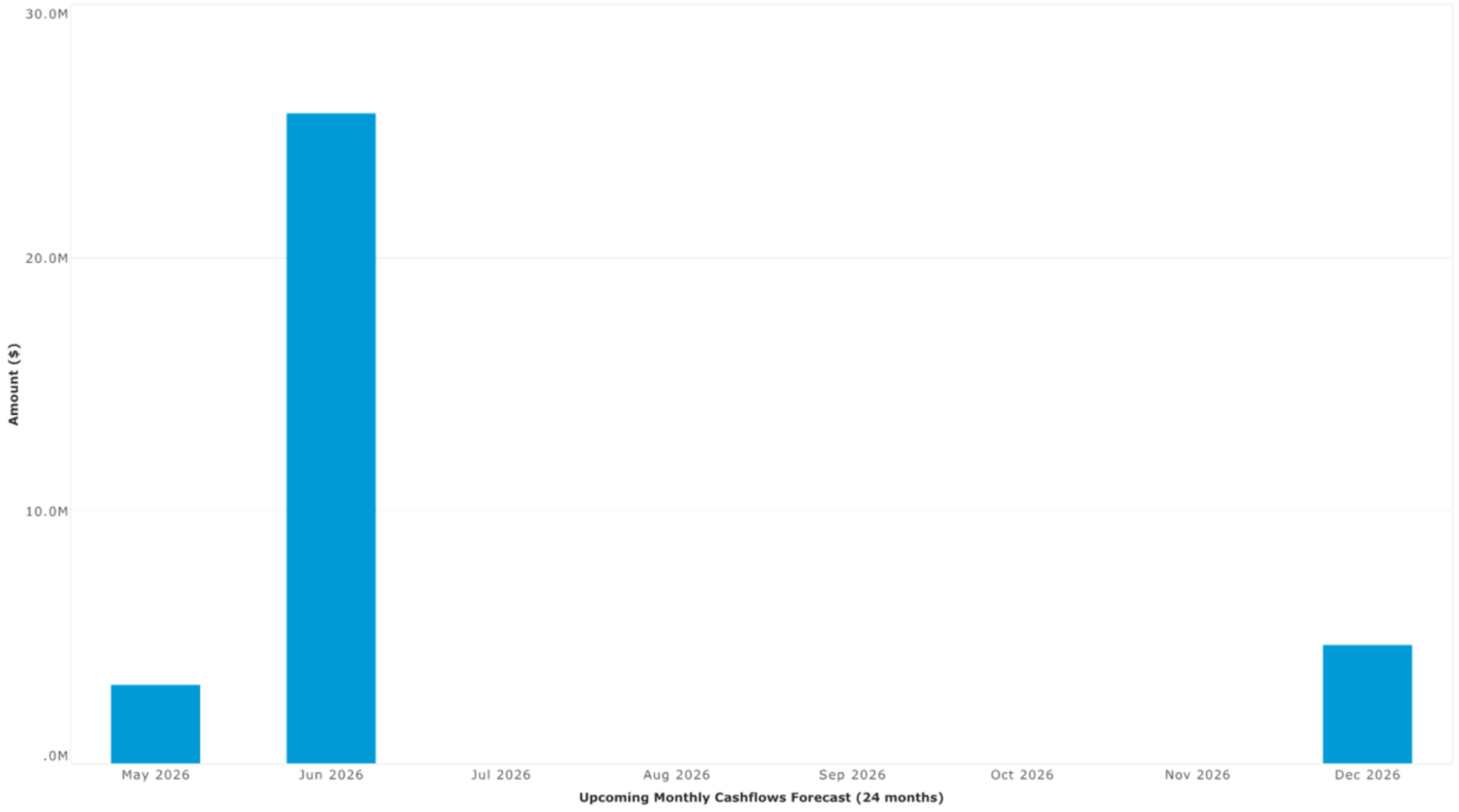
Cashflows Report - January 2026



PRUDENTIAL INVESTMENT SERVICES CORP

Catalina Regional Council

Cashflows Report - January 2026



PRUDENTIAL INVESTMENT SERVICES CORP

Appendix 9.7

Catalina Regional Council
Summary Payment List
January 2026

Date	Name	Description	Amount
08/01/2026	Employee costs	Wages for period 25/12/2025 - 07/01/2026	-17,836.92
08/01/2026	AE Hoskins Building Services	Repairs to Beach Sales Office (Claim 1)	-33,000.00
08/01/2026	Ager, C & Loftus, I	Solar Panel Rebate (Lot 2331)	-3,000.00
08/01/2026	Burgess Rawson	Stage 46A Valuation Fee (1 lot)	-77.00
08/01/2026	C Results Print & Display	Catalina Green Sign 12 Banner	-3,723.50
08/01/2026	City of Vincent	GST November 2025	-8,049.00
08/01/2026	Ideal Living	Building plan assessments (November 2025)	-4,479.20
08/01/2026	LD Total	Landscaping rebates	-8,945.92
08/01/2026	McMullen Nolan Group	Surveying services	-12,067.00
08/01/2026	Nativ Design Pty Ltd	Stage 45 Sign	-858.00
08/01/2026	O'Sullivan, Simon	Reimbursement of mobile phone charges	-70.00
08/01/2026	Prudential Investments	Investment Portfolio Services (December 2025)	-1,815.00
08/01/2026	Supreme Settlements	Council rates (settlement shortfall)	-531.83
08/01/2026	Treacy Fencing	Fencing services	-8,883.00
08/01/2026	Vocus Pty Ltd	Business Internet (January 2026)	-289.30
08/01/2026	Australian Super	Superannuation for period 25/12/2025 - 07/01/2026	-3,047.10
08/01/2026	City of Wanneroo	GST owing September 2025	-57,167.31
09/01/2026	Town of Cambridge	GST owing November 2025	-8,048.93
14/01/2026	Westpac Bank	Payment of credit card charges - Dec 2025/Jan 2026	-659.38
22/01/2026	Adams, Christopher J	Wages for period 08/01/2026 - 21/01/2026	-17,664.43
22/01/2026	Australian Super	Superannuation for period 08/01/2026 - 21/01/2026	-3,047.09
22/01/2026	Burgess Rawson	Valuation services	-2,618.00
22/01/2026	Call a Cooler	Water cooler rental (11/01/2026 - 10/02/2026)	-66.73
22/01/2026	Chubb Fire & Security P/L	Demo Home fire extinguisher service	-109.99
22/01/2026	City of Stirling	Rent & ICT Support	-4,804.04
22/01/2026	City of Wanneroo	Stage 45 Bonding & Supervision Fees	-17,582.51
22/01/2026	DCC Commercial Cleaning	Demo Home cleaning (December 2025)	-605.00
22/01/2026	Dept. of Biodiversity & Conservation	Gates & weed control (Lot 9051)	-57,915.00
22/01/2026	Dominic Carbone and Assoc	GST accounting services (November 2025)	-594.00
22/01/2026	Emerge Associates	Landscaping services	-11,627.00
22/01/2026	EVT Energy	Wind Trees	-29,742.13
22/01/2026	Kylie Plunkett Photography	Wind Trees Media Launch Photography	-410.00
22/01/2026	LD Total	Landscaping services	-33,803.09
22/01/2026	McMullen Nolan Group	Surveying services	-6,457.00
22/01/2026	Mozeek	Expedition Park flyer distribution	-396.00
22/01/2026	Natural Area Holdings	Offset Area Revegetation Works (Claim 26)	-1,683.00
22/01/2026	Nutrien Water	Landscape maintenance	-26,343.86
22/01/2026	Officeworks	Office supplies	-69.19
22/01/2026	Perth Eco Clean	Cleaning of CRC office (14/01/2026)	-143.00
22/01/2026	R J Vincent and Co	Civil works	-107,336.69
22/01/2026	Satterley Property Group	Community Development (December 2025)	-1,771.00
22/01/2026	Starr, S	Milk x 2	-7.80
22/01/2026	Supreme Settlements	Rates shortfalls	-3,214.16
22/01/2026	Treacy Fencing	Treacy Fencing	-16,721.23
22/01/2026	Tubig, Jeffrey	Solar Panel & Battery Rebate (Lot 3419)	-5,000.00
22/01/2026	Alinta Energy	Beach Sales Office gas charges (03/10/2025 - 06/01/2026)	-47.90
22/01/2026	Canon Australia Pty Ltd	Photocopying (21/12/2025 - 20/01/2026)	-57.05
28/01/2026	Coetzee, Sonet	SC Councillor fees for period 13/11/2025 - 19/12/2025	-985.83
28/01/2026	Hutton, Lewis	LH Councillor fees for period 13/11/2025 - 19/12/2025	-985.83
28/01/2026	Krsticevic, Tony	TK Councillor fees for period 13/11/2025 - 19/12/2025	-3,350.83
28/01/2026	Mayes, Benjamin J	BM Councillor fees for period 13/11/2025 - 19/12/2025	-985.83
28/01/2026	Parker, Glynis	GP Councillor fees for period 13/11/2025 - 19/12/2025	-985.83
28/01/2026	Perkov, Karlo	KP Councillor fees for period 13/11/2025 - 19/12/2025	-985.83
28/01/2026	Xamon, Alison	AX Councillor fees for period 13/11/2025 - 19/12/2025	-985.83

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Catalina Regional Council
Summary Payment List
January 2026

Date	Name	Description	Amount
28/01/2026	Anderson, Claire	Elected member attendance fee 13 November 2025 - 19 Dec	-985.83
28/01/2026	Doshi, Raj	Elected member attendance fee 13 November 2025 - 10 Dec	-730.20
28/01/2026	May, Chris	Elected member attendance fee 13 November 2025 - 19 Dec	-985.83
28/01/2026	Migdale, Suzanne	Deputy Chair allowance 13 November 2025 - 19 December 2(	-1,453.95
28/01/2026	Olow, Teresa	Elected member attendance fee 13 November 2025 - 19 Dec	-985.83
29/01/2026	Australian Super	Councillor Superannuation for period 13/11/2025 - 19/12/2025	-993.60
			-537,786.33

Catalina Regional Council
Credit Card Report
As of January 31, 2026

Type	Date	Name	Description	Amount
Credit Card Charge	06/01/2026	Ampol	Milk x 2	7.80
Credit Card Charge	06/01/2026	Australia Post	Document certification fee	2.50
Credit Card Charge	07/01/2026	Australia Post	Document certification fee	2.50
Credit Card Charge	09/01/2026	Woolworths	Kitchen consumables	26.00
Credit Card Charge	09/01/2026	Microsoft Store	Azure networking charges (December 2025)	2.82
Credit Card Charge	11/01/2026	Westpac Bank	Credit card fees (CEO, EA & PM)	11.25
Cheque	14/01/2026	Westpac Bank	Credit card charges (EA)	-571.61
Cheque	14/01/2026	Westpac Bank	Credit card charges (CEO)	-78.94
Cheque	14/01/2026	Westpac Bank	Credit card charges (PM)	-8.83
Credit Card Charge	16/01/2026	Helium Marketing	Demo Home Website Hosting	53.90
Credit Card Charge	19/01/2026	1300 Flowers	Sympathy flowers (S Starr)	134.90
				-417.71
TOTAL				**-417.71**

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Appendix 9.8

SATTERLEY

12 January 2026

Mr Chris Adams
Chief Executive Officer
Catalina Regional Council
PO Box 655
INNALOO WA 6918

Dear Chris

Catalina Financial Report for November 2025

Please find attached the Catalina Financial Report for November 2025. This report has been prepared on a cash basis and compares actual income and expenditure to the June 2025 approved budget for the period ending 30 November 2025, with construction spend reviewed on a period to date basis.

Sales & Settlements (residential lots)

- Residential settlement revenue for November YTD was $56.8m which is $2.7m favourable to the approved 'June 2025' budget due to 6 more settlements.
- Sales for November YTD was $53.4m and $19.3m favourable to budget on 30 more sales to budget.
- At 30 November there were 111 residential lots under contract at a gross value of $49.8m and 2 special sites under contract for a gross value of $2.0m.

Expenditure

Overall period to date cashflow to 30 November 2025 is $14.4m favourable to budget per the approved 'June 2025' budget, with expenditure $9.7m below budget. The main areas of expenditure variances are summarised below:

- Lot Production (excl. Bonds) is $5.5m under budget PTD. The following PTD variances are noted:
  - Earthworks Stages 33-34 - $123k under budget due to savings;
  - Earthworks Stages 45-48 - $69k over budget due to timing variances;
  - Stage 33 - $404k under budget due to timing of payments & delayed works;
  - Stage 34 - $905k under budget due to delayed works;
  - Stage 40 - $639k under budget due to timing of payments, works complete;
  - Stage 43 - $95k under budget due to some savings;
  - Stage 44 - $2,439k under budget due to deferred works;
  - Stage 46 - $713k under budget due to timing variances;
  - Stage 47 - $44k under budget due to timing variances;
  - Other stages – $243k under budget due to timing variances and savings.

- Landscaping is $0.7m under budget PTD. The following PTD variances are noted:
  - Preliminary Landscaping Consultancy - $104k under budget – timing;
  - Environmental Landscaping - $65k under budget – timing;
  - Public Art - $37k over budget – timing;
  - Beach Foreshore POS & Access Area - $290k under budget – timing & minor savings;
  - Stages 32-34 Streetscapes - $129k under budget – delay in works;

Satterley Property Group Pty Ltd
Level 3, 27-31 Troode Street, West Perth WA 6005
PO Box 1346, West Perth WA 6872
T 08 9368 9000
F 08 9368 9001

ABN 38 009 054 979
Licensee: Satterley Property Group Pty Ltd. (Inc in WA). Licensed Real Estate Agent trading as Satterley Real Estate.

SATTERLEY

- Green POS 1 Phase 1 - $171k under budget – delay in works;
- Green Stage 37 & 38 streetscapes - $82k under budget – timing of payments & savings;
- Green Stage 39 POS & Green Link - $93k over budget – timing of payments;
- Green Stage 41&42 POS & Green Link - $294k over budget – timing of payments;
- Green Stage 43 Streetscapes - $164k under budget – delay in works;
- Other landscaping activities - $78k under budget due to timing variances.

- Infrastructure Spend is $515k under budget PTD – DCPA Land Works.

- Clearance bonds are $1,521k favourable to budget – timing.

- Indirect Consultants are $158k over budget PTD - timing.

- P&L expenditure is $141k over budget YTD, noting the following variances:
  - Marketing - $58k over budget - timing;
  - Maintenance - $210k over budget – timing;
  - Unused contingency $75k;
  - $52k under budget - combined minor variances for other Overheads.

Please refer to the attached Cashflow Analysis for a more detailed analysis of actual to budget variances. Should you have any queries on this report, please do not hesitate to contact me.

Yours faithfully

Drevek Bisnath
Financial Controller – Projects

Satterley Property Group Pty Ltd
Level 3, 27-31 Troode Street, West Perth WA 6005
PO Box 1346, West Perth WA 6872
T 08 9368 9000
F 08 9368 9001

ABN 38 009 054 979
Licensee: Satterley Property Group Pty Ltd. (Inc in WA). Licensed Real Estate Agent trading as Satterley Real Estate.

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2025		YEAR TO DATE - November 2025			PROJECT TO DATE - November 2025			*Bud Comparison: Jun 25 Approved*
Job Description	Account Description	YTD ACT Nov 2025	YTD BUD Nov 2025	Variance	PTD ACT Nov 2025	PTD BUD Nov 2025	Variance	Comments regarding variance
REVENUE								
Settlements	**Settlement revenue**	56,839,000	54,110,962	2,728,038	559,381,000	553,671,313	5,709,687	
Margin GST	**Margin GST**	(693,192)	(552,589)	(140,603)	(7,297,913)	(7,094,416)	(203,497)	
Direct Selling Costs	**Direct Selling Costs**	(2,054,013)	(2,569,225)	515,213	(496,461)	(25,655,138)	25,158,676	
Interest Income (penalty)	**Interest Income**	0	0	0	124,585	123,655	930	
Forfeited Deposits / other income	**Forfieted Deposits/other income**	6,510	0	6,510	61,912	204,502	(142,590)	
Special sites revenue	Special sites revenue	1,272,727	2,445,109	(1,172,382)	16,299,660	17,472,042	(1,172,382)	
Other Income (Telethon Home)	Special sites (Telethon Home)	0	0	0	0	0	0	
Rebate Allowance /	**Rebates**	(607,481)	(1,866,825)	1,259,345	(10,862,723)	(12,071,661)	1,208,938	
		54,763,552	**51,567,432**	**3,196,120**	**557,210,060**	**526,650,298**	**30,559,762**	
LOT PRODUCTION								
Completed Earthworks		**0**	**0**	**0**	**17,318,844**	**17,322,151**	**3,307**	
Earthworks Stages 1-4, 6	Siteworks / Earthworks	0	0	0	2,122,407	2,122,407	0	
	Direct Consultants	0	0	0	157,827	157,827	0	
Total Earthworks Stages 1-4, 6		**0**	**0**	**0**	**2,280,234**	**2,280,234**	**0**	
Earthworks Stages 5 & 7	Siteworks / Earthworks	0	0	0	2,368,798	2,368,798	0	
	Direct Consultants	0	0	0	121,827	121,827	0	
Total Earthworks Stages 5 & 7		**0**	**0**	**0**	**2,490,625**	**2,490,625**	**0**	
Earthworks Stage 8	Siteworks / Earthworks	0	0	0	1,265,418	1,265,418	0	
	Direct Consultants	0	0	0	63,366	63,366	0	
Total Earthworks Stage 8		**0**	**0**	**0**	**1,328,784**	**1,328,784**	**0**	
Earthworks Stages 9-11	Siteworks / Earthworks	0	0	0	4,066,094	4,066,094	0	
	Direct Consultants	0	0	0	99,325	99,325	0	
Total Earthworks Stages 9-11		**0**	**0**	**0**	**4,165,419**	**4,165,419**	**0**	
Earthworks Stages 12-13	Siteworks / Earthworks	0	0	0	1,139,937	1,139,937	0	
	Direct Consultants	0	0	0	108,025	108,025	0	
Total Earthworks Stage 12-13		**0**	**0**	**0**	**1,247,962**	**1,247,962**	**0**	
Earthworks Stages 14-18	Siteworks / Earthworks	0	0	0	1,738,744	1,738,744	0	
	Direct Consultants	0	0	0	250,660	250,660	0	
Total Earthworks Stage 14-18		**0**	**0**	**0**	**1,989,404**	**1,989,404**	**0**	
Earthworks Stages 20-24	Siteworks / Earthworks	0	0	0	0	0	0	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	0	0	27,113	27,113	0	
Earthworks Stages 20-24		**0**	**0**	**0**	**27,113**	**27,113**	**0**	
Earthworks Stages 25-27	Siteworks / Earthworks	0	0	0	3,603,087	3,603,087	(0)	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	0	0	186,216	189,523	3,307	
Earthworks Stages 25-27		**0**	**0**	**0**	**3,789,303**	**3,792,610**	**3,307**	
Catalina Beach Bulk Earthworks Stgs 33-34	Siteworks / Earthworks	0	0	0	1,310,570	1,326,982	16,412	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	0	0	0	106,159	106,159	
Catalina Beach Bulk Earthworks Stgs 33-34		**0**	**0**	**0**	**1,310,570**	**1,433,141**	**122,571**	Under budget PTD as result of savings in consultants
Catalina Green Bulk Earthworks Stgs 36-37	Siteworks / Earthworks	0	0	0	1,067,885	1,067,885	0	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	0	0	0	(0)	(0)	
Catalina Green Bulk Earthworks Stgs 36-37		**0**	**0**	**0**	**1,067,885**	**1,067,885**	**0**	
Catalina Green Bulk Earthworks Stgs 41-43	Siteworks / Earthworks	0	0	0	4,969,986	4,969,986	0	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	0	0	0	0	0	
Catalina Green Bulk Earthworks Stgs 41-43		**0**	**0**	**0**	**4,969,986**	**4,969,986**	**0**	
Catalina Green Bulk Earthworks Stgs 45-48	Siteworks / Earthworks	275,192	241,980	(33,212)	1,991,847	1,910,146	(81,701)	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	0	0	7,552	20,000	12,448	

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Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2025		YEAR TO DATE - November 2025			PROJECT TO DATE - November 2025			*Bud Comparison: Jun 25 Approved*
Job Description	Account Description	YTD ACT Nov 2025	YTD BUD Nov 2025	Variance	PTD ACT Nov 2025	PTD BUD Nov 2025	Variance	Comments regarding variance
Catalina Green Bulk Earthworks Stgs 45-48		**275,192**	**241,980**	**(33,212)**	**1,999,399**	**1,930,146**	**(69,253)**	Over budget, timing
Completed Stages		**0**	**0**	**0**	**54,945,638**	**54,971,638**	**17,996**	
Stage 16B	Siteworks / Earthworks	0	0	0	0	0	0	
	Authorities Fees	0	0	0	0	0	0	
Total Stage 25		**0**	**0**	**0**	**6,017,188**	**6,013,881**	**(3,307)**	
Total Stage 26		**0**	**0**	**0**	**1,658,723**	**1,648,905**	**(9,818)**	
Total Stage 27A		**0**	**0**	**0**	**932,599**	**940,781**	**8,182**	
Total Stage 27B		**0**	**0**	**0**	**1,220,996**	**1,220,996**	**0**	
Total Stage 28		**0**	**0**	**0**	**2,614,361**	**2,615,998**	**1,636**	
Total Stage 29		**0**	**0**	**0**	**4,418,593**	**4,433,504**	**14,912**	
Total Stage 30		**0**	**0**	**0**	**1,557,239**	**1,593,702**	**36,464**	
Total Stage 31		**0**	**0**	**0**	**5,221,443**	**5,221,443**	**0**	
Stage 32	Siteworks / Earthworks	6,372	0	(6,372)	2,634,677	2,630,532	(4,145)	
	Authorities Fees	0	0	0	386,033	412,595	26,562	
	Direct Consultants	553	4,366	3,813	222,929	235,153	12,224	
Total Stage 32		**6,925**	**4,366**	**(2,559)**	**3,243,638**	**3,278,279**	**34,641**	
Stage 33	Siteworks / Earthworks	2,244,103	608,773	(1,635,330)	4,546,222	5,319,069	772,847	
	Authorities Fees	358	0	(358)	1,205,229	809,552	(395,677)	
	Direct Consultants	84,000	30,575	(53,425)	467,767	494,400	26,633	
Total Stage 33		**2,328,461**	**639,348**	**(1,689,113)**	**6,219,217**	**6,623,021**	**403,804**	Under budget YTD as a result of timing of payments, works delayed
Stage 34	Siteworks / Earthworks	825,932	1,379,257	553,324	999,324	1,946,425	947,101	
	Authorities Fees	27,130	269,028	241,898	305,924	248,748	(57,176)	
	Direct Consultants	34,250	24,132	(10,119)	144,845	160,345	15,501	
Total Stage 34		**887,313**	**1,672,416**	**785,104**	**1,450,093**	**2,355,518**	**905,426**	Under budget as result of delayed works on site
Total Stage 35		**0**	**0**	**0**	**0**	**0**	**0**	
Total Stage 36		**1,078**	**0**	**(1,078)**	**6,599,247**	**6,615,545**	**16,297**	
Total Stage 37		**0**	**0**	**0**	**2,445,278**	**2,460,898**	**15,621**	
Total Stage 38		**0**	**0**	**0**	**2,917,026**	**2,917,026**	**0**	
Stage 39	Siteworks / Earthworks	0	0	0	5,409,694	5,442,386	32,692	
	Authorities Fees	0	0	0	386,060	386,060	0	
	Direct Consultants	0	2,098	2,098	307,075	313,084	6,009	
Total Stage 39		**0**	**2,098**	**2,098**	**6,102,829**	**6,141,530**	**38,701**	
Stage 40	Siteworks / Earthworks	1,457,065	1,398,296	(58,768)	1,895,349	2,516,934	621,585	
	Authorities Fees	9,610	357,657	348,047	360,622	358,040	(2,582)	
	Direct Consultants	56,563	56,825	262	201,842	222,095	20,253	
Total Stage 40		**1,523,237**	**1,812,778**	**289,541**	**2,457,813**	**3,097,069**	**639,256**	Under budget as result of timing of payments and minor savings, works complete
Stage 41	Siteworks / Earthworks	20,877	0	(20,877)	2,491,761	2,470,884	(20,877)	
	Authorities Fees	0	0	0	336,497	336,497	0	
	Direct Consultants	0	0	0	293,720	298,408	4,687	
Total Stage 41		**20,877**	**0**	**(20,877)**	**3,121,978**	**3,105,788**	**(16,190)**	
Stage 42	Siteworks / Earthworks	370,168	0	(370,168)	2,674,566	2,593,824	(80,742)	
	Authorities Fees	296	0	(296)	457,299	518,478	61,179	
	Direct Consultants	8,825	0	(8,825)	265,875	315,480	49,606	
Total Stage 42		**379,290**	**0**	**(379,290)**	**3,397,740**	**3,427,782**	**30,042**	

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Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2025		YEAR TO DATE - November 2025			PROJECT TO DATE - November 2025			*Bud Comparison: Jun 25 Approved*
Job Description	Account Description	YTD ACT Nov 2025	YTD BUD Nov 2025	Variance	PTD ACT Nov 2025	PTD BUD Nov 2025	Variance	Comments regarding variance
Stage 43	Siteworks / Earthworks	616,564	0	(616,564)	3,950,906	3,881,744	(69,162)	
	Authorities Fees	0	0	0	451,894	559,809	107,914	
	Direct Consultants	18,372	0	(18,372)	290,279	346,677	56,398	
Total Stage 43		**634,936**	**0**	**(634,936)**	**4,693,079**	**4,788,230**	**95,151**	Under budget due to some savings
Stage 44	Siteworks / Earthworks	0	2,279,407	2,279,407	0	2,279,407	2,279,407	
	Authorities Fees	635	0	(635)	635	0	(635)	
	Direct Consultants	172,333	214,871	42,538	205,818	366,071	160,253	
Total Stage 44		**172,968**	**2,494,278**	**2,321,310**	**206,453**	**2,645,478**	**2,439,024**	Under budget as result of deffered works
Stage 45	Siteworks / Earthworks	0	0	0	0	(0)	(0)	
	Authorities Fees	144,845	0	(144,845)	145,423	579	(144,845)	
	Direct Consultants	25,091	119,478	94,387	296,641	464,852	168,212	
Total Stage 45		**169,935**	**119,478**	**(50,458)**	**442,064**	**465,431**	**23,367**	
Stage 46	Siteworks / Earthworks	1,691,952	2,400,344	708,392	1,691,952	2,400,344	708,392	
	Authorities Fees	490,083	500,598	10,515	490,633	500,598	9,965	
	Direct Consultants	118,845	98,947	(19,898)	342,602	337,306	(5,296)	
Total Stage 46		**2,300,880**	**2,999,889**	**699,009**	**2,525,187**	**3,238,248**	**713,061**	Under budget as result of timing of payments,
Stage 47	Siteworks / Earthworks	0	0	0	0	0	0	
	Authorities Fees	54,540	0	(54,540)	54,540	0	(54,540)	
	Direct Consultants	140,453	170,821	30,367	140,453	238,554	98,101	
Total Stage 47		**194,993**	**170,821**	**(24,172)**	**194,993**	**238,554**	**43,561**	
Total Stage 48		**0**	**0**	**0**	**0**	**0**	**0**	
Stage 49	Siteworks / Earthworks	0	0	0	0	0	0	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	16,070	16,070	0	32,070	32,070	
Total Stage 49		**0**	**16,070**	**16,070**	**0**	**32,070**	**32,070**	
Total Stage 50		**0**	**0**	**0**	**0**	**0**	**0**	
Various Stages	**Clearance Bonds**	**595,150**	**(41,131)**	**(636,281)**	**4,150,948**	**5,672,255**	**1,521,308**	
TOTAL LOT PRODUCTION		**9,491,236**	**10,132,392**	**641,156**	**155,429,049**	**162,486,877**	**7,057,828**	
LANDSCAPING								
Completed Landscaping		**0**	**0**	**0**	**19,967,632**	**19,971,702**	**4,071**	
Stage 11 Landscape Consultancy	Landscape Construction	0	0	0	1,332,634	1,328,968	(3,666)	
Stage 14A Landscaping	Landscape Consulting	0	0	0	12,013	8,430	(3,583)	
Seed Collection	Landscape Construction	0	0	0	22,797	0	(22,797)	
Catalina Beach Greenlink Stage 2S	Landscape Consulting	0	0	0	120,249	118,508	(1,741)	
Preliminary Landscaping Consultancy	Landscape Consulting	92,067	164,969	72,902	1,933,738	2,037,759	104,021	Under budget, timing of payments
Environmental Landscaping	Landscape Construction	0	0	0	450,519	515,296	64,777	Under budget, timing of payments
Public Art	Landscape Construction	139,108	70,840	(68,268)	567,389	567,520	131	
Fauna Relocation	Landscape Construction	0	0	0	37,080	(0)	(37,080)	
Central Connolly Drive	Landscape Construction	0	0	0	1,095,823	1,095,823	0	
Beach Portofino Verge - South	Landscape Construction	0	0	0	785,638	786,144	506	
Beach Park 2	Landscape Construction	0	0	0	491,624	491,624	0	
Beach Foreshore POS Area 1	Landscape Construction	0	0	0	4,510,221	4,738,886	228,665	Under budget, savings, works complete
Beach Foreshore POS Area 2	Landscape Construction	0	0	0	212,798	217,733	4,935	
Beach Foreshore Access Area 1	Landscape Construction	14,471	70,000	55,529	583,498	640,148	56,650	Under budget, timing of payments and minor
Beach Stage 32 Streetscapes	Landscape Construction	49,648	0	(49,648)	51,038	87,040	36,002	Under budget, deffered works
Beach Stage 33-34 Streetscapes	Landscape Construction	0	92,833	92,833	0	92,833	92,833	Under budget, deffered works
Beach South Buffer	Landscape Construction	0	0	0	152,098	156,168	4,070	
Beach Long Beach Promenade Verge	Landscape Construction	0	0	0	90,215	90,216	1	
Green POS 1 Phase 1	Landscape Construction	72,446	117,286	44,839	2,481,123	2,652,035	170,913	Under budget, delay in works (entry statements)
Beach offset Area Revegetation Initial	Landscape Construction	72,695	36,130	(36,565)	632,582	620,290	(12,292)	
Beach Stage 29 Landscaping	Landscape Construction	0	0	0	62,252	62,252	0	
Green Stage 37 Streetscapes	Landscape Construction	0	12,313	12,313	408,337	469,758	61,421	Under budget, contract savings
Green Stage 38 Streetscapes & Green Link POS	Landscape Construction	0	12,070	12,070	482,172	502,242	20,070	

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Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2025		YEAR TO DATE - November 2025			PROJECT TO DATE - November 2025			*Bud Comparison: Jun 25 Approved*
Job Description	Account Description	YTD ACT Nov 2025	YTD BUD Nov 2025	Variance	PTD ACT Nov 2025	PTD BUD Nov 2025	Variance	Comments regarding variance
Green Stage 39 POS & Green Link	Landscape Construction	114,319	336,359	222,040	4,238,016	4,144,551	(93,466)	Over budget, timing of payments. Works complete
Green Stage 41 & 42 POS & Green Link	Landscape Construction	1,472,401	1,192,479	(279,922)	1,567,860	1,273,965	(293,895)	Over budget, timing of payments, works on schedule
Green Stage 43 Streetscapes	Landscape Construction	104,883	269,009	164,126	104,883	269,009	164,126	Under budget, delay in works
Green Stage 43 POS	Landscape Construction	0	0	0	38,792	38,792	0	
TOTAL LANDSCAPING		**2,132,039**	**2,434,551**	**302,512**	**40,696,224**	**41,355,693**	**659,469**	
INDIRECT CONSULTANTS								
Planning - indirect	Planning	51,813	21,016	(30,797)	3,375,059	3,287,953	(87,106)	
	Architect	21,890	(0)	(21,890)	108,581	90,221	(18,360)	
	Environmental	24,013	12,610	(11,403)	623,875	590,430	(33,445)	
	Geotechnical	0	0	0	12,300	12,300	0	
	Title - Survey & Legal fees	17,323	(0)	(17,323)	326,637	292,634	(34,003)	
	Engineering fees	28,067	(0)	(28,067)	451,296	389,863	(61,433)	
	Traffic planning	0	0	0	94,181	94,181	0	
	Landscaping consultancy	0	0	0	11,680	0	(11,680)	
	Miscellaneous Consultants	0	42,033	42,033	49,371	96,403	47,033	
	Planning - fire & safety	0	0	0	32,280	32,280	0	
	Planning - Hydrology	0	(0)	(0)	175,153	199,515	24,362	
	Planning - Sustainability	0	(0)	(0)	37,305	47,305	10,000	
	Acoustic & Noise Consult	0	(0)	(0)	11,715	13,265	1,550	
	Tree Mapping	0	(0)	(0)	7,971	12,971	5,000	
TOTAL INDIRECT CONSULTANTS		**143,105**	**75,659**	**-67,446**	**5,317,404**	**5,159,323**	**-158,082**	Minor variance in timing across all
INFRASTRUCTURE								
Completed Infrastructure		**0**	**8,999**	**8,999**	**16,746,826**	**16,755,825**	**8,999**	
Neerabup Rd Maroochydore Way Intersection		0	0	0	1,498,274	1,480,279	(17,995)	
Additional allowance to scheme underpass		0	0	0	1,456,504	1,456,504	0	
Asbestos and rubbish removal - Gen Allowance		0	0	0	25,801	46,987	21,186	
Long Beach Extension		0	0	0	918,293	918,293	0	
Long Beach Extension Engineering		0	0	0	45,606	45,606	0	
PTA Link Engineering		0	8,999	8,999	37,653	46,653	8,999	
DCPA Land Works		0	502,922	502,922	0	502,922	502,922	under budget, timing of works and savings
INFRASTRUCTURE		**0**	**511,922**	**511,922**	**20,701,624**	**21,216,736**	**515,112**	Within budget
INFRASTRUCTURE REFUNDS								
Neerabup Road Reimbursement		0	0	0	(432,548)	(432,548)	0	
Waste Water Pump Station (West) Refund		0	0	0	(1,397,613)	(1,397,613)	0	
INFRASTRUCTURE REFUNDS		**0**	**0**	**0**	**(1,830,161)**	**(1,830,161)**	**0**	
TOTAL INFRASTRUCTURE		**0**	**511,922**	**511,922**	**18,871,463**	**19,386,575**	**515,112**	
SPECIAL SITES & FIXED ASSETS								
Completed Special Sites & Fixed Assets		**0**	**0**	**0**	**587,683**	**587,683**	**0**	
GHS R60 Stage 7		0	0	0	0	0	0	
GHS R60 Stage 4		0	0	0	0	0	0	
Lot 1 Group Housing Site Construction		0	0	0	172,782	172,782	0	
Innovation Fund - Green Sales Office		0	0	0	0	0	0	
Catalina Green Commercial Site		0	0	0	8,660	8,660	0	
Removal of temp sales office		0	0	0	8,636	8,636	0	
GHS 1 Catalina Green Construction		0	0	0	0	0	0	
GHS 2 Catalina Green Construction		0	0	0	0	0	0	
GHS 3 Catalina Green Construction		0	0	0	0	0	0	
GHS 4 Catalina Green Construction		0	0	0	0	0	0	
GHS 5 Catalina Green Construction		0	0	0	0	0	0	
Stage 17B GHS - Lot 341		0	0	0	36,146	36,146	0	
GHS Stage 28 - Lot 2138		0	0	0	28,846	0	(28,846)	
GHS School Site 1 Construction		0	0	0	0	0	0	
GHS School Site 2 Construction		0	0	0	0	0	0	
Beach Stage 34 Site 1		9,125	0	(9,125)	9,125	0	(9,125)	

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Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2025		YEAR TO DATE - November 2025			PROJECT TO DATE - November 2025			*Bud Comparison: Jun 25 Approved*
Job Description	Account Description	YTD ACT Nov 2025	YTD BUD Nov 2025	Variance	PTD ACT Nov 2025	PTD BUD Nov 2025	Variance	Comments regarding variance
Beach Stage 34 Site 2		9,125	0	(9,125)	9,125	0	(9,125)	
Sales Office Building		0	0	0	573,050	573,981	932	
Sales Office Retrofit		0	0	0	11,186	3,440	(7,746)	
Sales Office Carparks		0	0	0	98,087	98,087	0	
Temp Sales office services		0	0	0	3,812	3,812	0	
Sales Office Construction Western		0	0	0	624,762	624,776	14	
Sales office carparks Western		0	0	0	240,000	240,000	0	
Security Cameras		0	0	0	19,560	19,560	0	
Green Sales Office Furniture & Fitout		0	68,512	68,512	1,074,145	1,035,399	(38,746)	
Beach Sales Office Carpark/GHS Make Good		0	202,639	202,639	0	202,639	202,639	Under budget, now being devloped as residential stage, line item to be removed
Green Display Village Temp Carpark and Landscape		0	15,066	15,066	27,102	30,066	2,963	
Green Display Village Temp Carpark and Landscape Decommission		0	0	0	0	0	0	
Beach Sales Office Make Good		0	0	0	0	40,000	40,000	
WAPC Land Handover Costs		0	100,438	100,438	0	200,438	200,438	Under budget , timing of works and savings
TOTAL SPECIAL SITES & FIXED ASSETS		**18,249**	**386,654**	**368,405**	**2,945,024**	**3,298,422**	**353,398**	
TOTAL CONSTRUCTION		**11,784,629**	**13,541,178**	**1,756,549**	**223,259,163**	**231,686,889**	**8,427,726**	

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2025		YEAR TO DATE - November 2025			PROJECT TO DATE - November 2025			*Bud Comparison: Jun 25 Approved*
Job Description	Account Description	YTD ACT Nov 2025	YTD BUD Nov 2025	Variance	PTD ACT Nov 2025	PTD BUD Nov 2025	Variance	Comments regarding variance
LAND		0	0	0	4,403,961	4,400,000	(3,961)	
PROFIT & LOSS EXPENDITURE								
Sales & Marketing	Brand Development	900	3,333	2,433	318,913	313,181	(5,732)	
	Sales Office & Builder Rel.	394	8,333	7,939	133,000	150,997	17,996	
	Brochures	7,000	8,333	1,333	272,548	278,834	6,286	
	Advertising	68,945	38,333	(30,612)	1,455,654	1,426,539	(29,115)	
	Signage	25,241	8,333	(16,908)	715,841	657,123	(58,719)	
	Website	8,714	12,500	3,786	117,355	107,963	(9,392)	
	Promotions	26,058	0	(26,058)	68,832	689,134	620,303	
	Public Relations	0	0	0	14,296	14,311	15	
	Sales & Mktg Contingency	0	0	0	0	(0)	(0)	
Total Sales & Marketing		137,252	79,167	(58,086)	3,096,440	3,638,082	541,642	YTD minor timing variance
Total Community Development	Comm Dev - Resident Dev	17,930	25,000	7,070	787,566	786,237	(1,329)	
Adminstration	Audit and Tax	3,600	20,176	16,576	310,079	313,875	3,797	
	Cleaning	2,958	5,044	2,086	79,818	83,768	3,950	
	Computer Costs	0	0	0	0	2,976	2,976	
	Couriers	0	1,513	1,513	1,338	13,328	11,990	
	Electricity & Gas	14,741	18,044	3,302	224,866	219,125	(5,741)	Timing - generator reimbursements
	Feasibilty - tittle search	0	0	0	0	0	0	
	Insurance	0	0	0	3,184	3,184	0	
	Legal fees	2,240	21,016	18,776	205,137	239,889	34,752	
	Licenses & Fees	102	2,522	2,420	8,180	13,412	5,232	
	Postage, Print & Stationery	0	2,522	2,522	20,504	34,767	14,263	
	Sundry Office Expenses	4,453	7,566	3,113	7,758	30,774	23,016	
	Training	0	10,508	10,508	0	18,841	18,841	
	OSH Audit	0	0	0	2,695	0	(2,695)	
	Valuations	14,840	16,813	1,973	335,833	339,590	3,756	
	Rates & Taxes	98,303	81,348	(16,955)	1,874,304	2,341,919	467,616	under budget, savings
	Maintenance	597,655	388,382	(209,273)	5,782,766	5,766,720	(16,047)	Under budget, timing
	Security	1,100	0	(1,100)	86,253	74,959	(11,293)	
Total Administration		739,992	575,453	(164,538)	9,446,863	10,018,278	571,415	Under budget, mainly driven by savings in rates and taxes
Finance	Bank Charges	0	0	0	400	0	(400)	
Finance	Contingency	0	75,000	75,000	3,031,398	135,000	(2,896,398)	
	Contingency Offset Transfer	0	0	0	-3,031,398	0	3,031,398	
					0	0	0	
Total Finance		0	75,000	75,000	400	135,000	134,600	
Total P&L Expenditure		895,174	754,620	(140,554)	13,331,269	14,577,597	1,246,328	
Grand Expense Total		12,679,803	14,295,798	1,615,995	240,994,393	250,664,486	9,670,093	

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CATALINA
FINANCE REPORT
NOVEMBER 2025

1.0 Management Accounts

1.1 *KEY STATISTICS*

1.1.1 RESIDENTIAL LOTS & DISTRIBUTIONS

	Lots Produced (titles)		Sales		Settlements		Distributions	
	Actual	*Budget (Jun-25)*	*Actual*	*Budget (Jun-25)*	*Actual*	*Budget (Jun-25)*	*Actual*	*Budget (Jun-25)*
Prior Years	1,789	1,788	1,811	1,808	1,683	1,674	217,000,000	217,000,000
Jul-2025	24	-	31	16	13	31	-	-
Aug-2025	-	64	27	16	12	22	-	-
Sep-2025	-	-	21	16	40	24	-	-
Sep Qtr	**24**	**64**	**79**	**48**	**65**	**77**	**-**	**-**
Oct-2025	-	-	16	16	44	26	-	-
Nov-2025	-	57	15	16	18	18	-	-
Dec-2025	-	-	-	9	-	11	-	35,000,000
Dec Qtr	**-**	**57**	**31**	**41**	**62**	**55**	**-**	**35,000,000**
Jan-2026	-	70	-	9	-	10	-	-
Feb-2026	-	-	-	16	-	9	-	-
Mar-2026	-	-	-	16	-	20	-	-
Mar Qtr	**-**	**70**	**-**	**41**	**-**	**39**	**-**	**-**
Apr-2026	-	-	-	16	-	20	-	-
May-2026	-	51	-	16	-	28	-	-
Jun-2026	-	-	-	16	-	29	-	35,000,000
Jun Qtr	**-**	**51**	**-**	**48**	**-**	**77**	**-**	**35,000,000**
PTD	**1,813**	**1,909**	**1,921**	**1,888**	**1,810**	**1,795**	**217,000,000**	**217,000,000**
FY2026	**24**	**242**	**110**	**178**	**127**	**248**	**-**	**70,000,000**
FY2027		**92**		**136**		**200**		**70,000,000**
FY2028		**-**		**-**		**-**		**18,927,133**

- There was 15 net sales (16 sales, 1 cancellation) and 18 settlements for November.

1.2 *Sales & Settlements*

	MTH Act	MTH Bgt (Jun-25)	YTD Act	YTD Bgt (Jun-25)	PTD Act	PTD Bgt (Jun-25)
Residential						
- Sales #	15	16	110	80	1,921	1,888
- Sales $	5,931,000	6,726,491	53,417,000	34,072,869	609,224,000	591,601,680
- Sales $/lot	*395,400*	*420,406*	*485,609*	*425,911*	*317,139*	*313,348*
- Settlements #	18	18	127	121	1,810	1,795
- Settlements $	7,494,000	6,990,737	56,839,000	54,110,962	559,381,000	553,671,312
- Settlements $/lot	*416,333*	*388,374*	*447,551*	*447,198*	*309,050*	*308,452*
Special Sites						
- Sales #	2	-	3	2	10	9
- Sales $	2,000,000	-	3,400,000	2,689,620	19,055,000	18,574,620
- Sales $/lot	*1,000,000*	-	*1,133,333*	*1,344,810*	*1,905,500*	*2,063,847*
- Settlements #	-	-	1	2	8	9
- Settlements $	-	-	1,400,000	2,689,620	17,055,000	18,574,620
- Settlements $/lot	-	-	*1,400,000*	*1,344,810*	*2,131,875*	*2,063,847*
Lots Under Contract						
- Sales #	111		Unconditional	14	Titled	
- Sales $	49,843,000		Conditional	97	1,865	*incl. Spec sites*
- Sales $/lot	449,036					

- YTD sales are 30 lots above budget
- YTD settlements are 6 lots ahead of budget

CATALINA
FINANCE REPORT
NOVEMBER 2025

1.3 *Cashflow - YTD Actuals to budget*

	YTD Act	YTD Bgt (Jun-25)	Variance
Income			
Settlement Revenue	56,839,000	54,110,962	2,728,038
Margin GST	(693,192)	(552,589)	(140,603)
Direct selling costs	(2,054,013)	(2,569,225)	515,213
Interest Income	-	-	-
Forfeited Deposits	6,510	-	6,510
Other Income	1,272,727	2,445,109	(1,172,382)
Rebate Allowance	(607,481)	(1,866,825)	1,259,345
	54,763,552	51,567,432	3,196,120
Development costs			
WAPC Land Acq.	-	-	-
Lot production	8,896,085	10,173,523	1,277,437
Clearance Bonds	595,150	(41,131)	(636,281)
Landscaping	2,132,039	2,434,551	302,512
Consultants	143,105	75,659	(67,446)
Infrastructure	-	511,922	511,922
Special Sites	18,249	386,654	368,405
	11,784,629	13,541,178	1,756,549
Overheads			
Sales & marketing	137,252	79,167	(58,086)
Community Develop.	17,930	25,000	7,070
Administration	739,992	575,453	(164,538)
Finance/Contingency	-	75,000	75,000
	895,174	754,620	(140,554)
Net Cashflow	**42,083,749**	**37,271,634**	**4,812,115**

1.4 *Cashflow - PTD Actuals to budget*

	PTD Act	PTD Bgt (Jun-25)	Variance
Income			
Settlement Revenue	559,381,000	553,671,313	5,709,687
Margin GST	(7,297,913)	(7,094,416)	(203,497)
Direct selling costs	(26,347,958)	(25,655,138)	(692,820)
Interest Income	124,585	123,655	930
Forfeited Deposits	61,912	204,502	(142,590)
Other Income	16,299,660	17,472,042	(1,172,382)
Rebate Allowance	(10,862,723)	(12,071,661)	1,208,938
	531,358,563	526,650,298	4,708,266
Development costs			
WAPC Land Acq.	-	-	-
Lot production	151,278,102	156,814,622	5,536,521
Clearance Bonds	4,150,948	5,672,255	1,521,308
Landscaping	40,696,224	41,355,693	659,469
Consultants	5,317,404	5,159,323	(158,082)
Infrastructure	18,871,463	19,386,575	515,112
Special Sites	2,945,024	3,298,422	353,398
	223,259,163	231,686,889	8,427,726
Overheads			
Sales & marketing	3,096,440	3,638,082	541,642
Community Develop.	787,566	786,237	(1,329)
Administration	9,446,863	10,018,278	571,415
Finance/Contingency	400	135,000	134,600
	13,331,269	14,577,597	1,246,328
Net Cashflow	**294,768,131**	**280,385,812**	**14,382,320**

1.5 *Bonds*

	Last Year	Last Month	This Month
City of Wanneroo	4,663,905	5,259,055	5,259,055
	4,663,905	5,259,055	5,259,055

CATALINA
FINANCE REPORT
NOVEMBER 2025

2.0 PROFIT & LOSS

	MTH Act	MTH Bgt (Jun-25)	Var	YTD Act	YTD Bgt (Jun-25)	Var	PTD Act	PTD Bgt (Jun-25)
- Revenue $ (Stlmts)	7,494,000	6,990,737	503,263	56,839,000	54,110,963	2,728,037	559,381,000	553,671,313
- Revenue $/lot	*416,333*	*388,374*		*447,551*	*447,198*		*309,050*	*308,452*
- Selling & GST $	648,064	729,351	81,287	4,755,289	5,204,072	448,783	48,525,794	49,101,855
- Selling & GST $/lot	*36,004*	*40,520*		*37,443*	*43,009*		*26,810*	*27,355*
- Cost of sales $	2,027,235	2,406,172	378,937	16,762,556	17,915,634	1,153,078	200,092,421	199,790,939
- Cost of sales $/lot	*112,624*	*133,676*		*131,989*	*148,063*		*110,548*	*111,304*
- Gross profit $	4,818,701	3,855,214	963,487	35,321,155	30,991,257	4,329,898	310,762,786	304,778,519
- Gross profit $/lot	*267,706*	*214,179*		*278,119*	*256,126*		*171,692*	*169,793*
- Gross profit Mgn %	*64.30%*	*55.15%*		*62.14%*	*57.27%*		*55.55%*	*55.05%*
- Special Sites $	-	-	-	650,538	2,328,111	(1,677,573)	9,909,302	11,403,310
- Other income $	-	-	-	6,510	-	6,510	340,142	328,157
- Sales & Marketing $	9,487	25,722	16,235	153,783	128,609	(25,174)	3,835,500	3,744,709
- Administration $	96,854	97,723	869	791,800	505,642	(286,158)	10,400,279	10,184,976
- Finance/Other $	1,506	-	(1,506)	7,683	-	(7,683)	258,301	250,618
- Contingency $	-	15,000	15,000	-	75,000	75,000	8,334	89,334
- Net profit $	**4,710,854**	**3,716,769**	**994,085**	**35,024,937**	**32,610,117**	**2,414,820**	**306,509,815**	**302,240,349**
- Net profit $/lot	*261,714*	*206,487*		*275,787*	*269,505*		*169,342*	*168,379*

- Year to date Gross profit is $4.3m above budget on 6 more settlements and favourable GP/Lot.
- YTD Special Sites GP is $1.7m below budget on 1 fewer settlement against budget and missing COGS in budget.
- Year to date Overheads are $244k above budget as follows:
  Marketing $25k unfavourable;
  Admin $286k unfavourable - rates & taxes $127k unfav, r&m $212k unfav;
  Unused Contingency $60k

YEAR TO DATE VERSUS FULL YEAR BUDGET

	YTD Act	Full Year Bgt	Var
- Revenue $ (Stlmts)	56,839,000	105,319,448	(48,480,448)
- Revenue $/lot	*447,551*	*424,675*	
- Selling & GST $	4,755,289	10,458,505	5,703,216
- Selling & GST $/lot	*37,443*	*42,171*	
- Cost of sales $	16,762,556	36,215,731	19,453,175
- Cost of sales $/lot	*131,989*	*146,031*	
- Gross profit $	35,321,155	58,645,212	(23,324,057)
- Gross profit $/lot	*278,119*	*236,473*	
- Gross profit Mgn %	*62.14%*	*55.68%*	
- Special Sites $	650,538	6,126,589	(5,476,051)
- Other income $	6,510	-	6,510
- Sales & Marketing $	153,783	308,662	154,879
- Administration $	791,800	1,197,170	405,370
- Finance $	7,683	-	(7,683)
- Contingency $	-	180,000	180,000
- Net profit $	**35,024,937**	**63,085,969**	**(28,061,032)**
- Net profit $/lot	*275,787*	*254,379*	

Catalina

Finished Lots & Cost of Lots Sold calculations to 30 Nov 2025

Title date:	Completed	Completed	2-Nov-22	1-Mar-24	15-Apr-24	29-May-24	27-Feb-23	21-Apr-23	22-Jun-23	22-Jun-23
	Spec Sites	Resi Stages	Stage 36 A	Stage 36 B	Stage 38	Stage 39	Stage 36 Lot 3128	Stage 29	Stage 37	Stage 17B Lot 341
Direct costs										
Civil Contruction			3,773,787	1,866,457	2,526,095	5,248,589	-	4,121,210	1,927,758	356,322
Sewer headwks			249,566	220,066	219,636	379,303	7,463	259,143	289,910	7,463
Local authority fees			31,691	12,516	28,990	24,933		22,895	20,550	1,196
Local authority scheme costs			21,225	- 21,225	-	-		15,490	17,291	26,570
Survey & legal fees			65,579	33,815	45,625	74,063	1,196	41,074	44,260	917
Engineering fees			271,035	87,855	145,873	234,000		140,105	162,800	
Sales Office Build Cost										
Finished Goods Adjustments	- 31,206	- 1,281,787			- 49,192	- 19,786				
	420,826	67,149,425	4,412,883	2,199,484	2,917,027	5,941,102	8,659	4,599,917	2,462,569	392,468
Earthworks Allocation	260,179	16,228,319	539,279	66,653	-	-	569,141	-	528,899	108,452
Indirect Costs										
Land	-	-	-		-	-		-	-	
Infrastructure	84,898	10,609,103	477,101	197,603	602,397	954,971	255,846	686,670	469,380	98,402
Landscape	118,628	18,206,348	1,386,889	333,926	1,017,981	1,613,790	752,534	2,019,738	1,380,610	289,436
TOTAL COST	**884,530**	**112,193,195**	**6,816,152**	**2,797,666**	**4,537,405**	**8,509,863**	**1,586,180**	**7,306,325**	**4,841,458**	**888,758**
Lots	3	1,161	57	21	36	60	1	43	48	1
COST PER LOT	**294,843**	**96,635**	**119,582**	**133,222**	**126,039**	**141,831**	**1,586,180**	**169,915**	**100,864**	**888,758**
Lots settled	3	1,161	53	22	36	60	1	43	48	1
COGS SETTLED	**884,530**	**112,193,195**	**6,337,826**	**2,930,888**	**4,537,405**	**8,509,863**	**1,586,180**	**7,306,325**	**4,841,458**	**888,758**
Stage Area (m2)	10,900	391,540	21,808	4,140	13,494	20,622	20,012	17,349	18,597	6,921
Cost per m2	**81**	**287**	**313**	**676**	**336**	**413**	**79**	**421**	**260**	**128**
Avg lot size	3,633	337	383	197	375	344	20,012	403	387	6,921

PERIODIC ANALYSIS

Lots settled (Resi & Special Sites)

Cost of lots settled
Direct selling costs
Marketing costs
Administration
Finance
Contingency

TOTAL COSTS

**Stage 26 late cost increase from additional retaining walls.*

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Catalina

Finished Lots &

Title date:	14-Dec-23	18-Oct-24	21-Oct-24	25-Feb-25	23-Apr-25	5-May-25	4-Jul-25	9-Sep-25	14-May-25	14-May-25	TOTAL
	Stage 31	Stage 41	Stage 32	Stage 42	Stage 43	Stage 33	Stage 34	Stage 40	Stage 27 Lot 2138	Stage 32 Beach Site	
Direct costs											
Civil Contruction	4,467,923	2,492,120	2,201,565	2,599,479	3,986,887	5,965,963	1,389,835	2,222,105	240,725	436,407	
Sewer headwks	404,225	347,757	239,678	366,054	389,844	627,232	153,591	280,560	-	6,146	
Local authority fees	34,143	26,521	75,662	21,547	27,197	19,229	9,436	8,234	-	509	
Local authority scheme costs			54,000	-	-	-	90,750		-	1,385	
Survey & legal fees	69,960	65,754	53,620	82,138	71,879	115,807	38,240	55,920	-	1,384	
Engineering fees	230,465	227,608	160,485	195,000	218,400	351,000	108,674	150,443	-	4,332	
Sales Office Build Cost											
Finished Goods Adjustments	14,727	- 37,781	8,465	-	-	-			-	-	
	5,221,443	3,121,979	2,793,475	3,264,218	4,694,207	7,079,231	1,790,526	2,717,262	240,725	450,163	
Earthworks Allocation	-	1,875,505		1,341,921	1,752,559	1,195,142	83,103	-	206,003	-	
Indirect Costs											
Land							-	-			
Infrastructure	1,019,950	977,715	769,536	954,712	1,152,532	2,381,758	319,789	377,375	94,185	47,743	
Landscape	3,000,032	1,689,996	1,330,155	1,411,246	1,703,661	3,520,690	519,590	613,155	139,230	77,573	
TOTAL COST	**9,241,425**	**7,665,195**	**4,893,166**	**6,972,097**	**9,302,959**	**14,176,821**	**2,713,008**	**3,707,792**	**680,143**	**575,479**	
Lots	65	57	38	53	57	92	22	42	1	1	
COST PER LOT	**142,176**	**134,477**	**128,768**	**131,549**	**163,210**	**154,096**	**123,319**	**88,281**	**680,143**	**575,479**	
Lots settled	65	57	38	53	57	69	14	34	1	1	1,818
COGS SETTLED	**9,241,425**	**7,665,195**	**4,893,166**	**6,972,097**	**9,302,959**	**10,632,616**	**1,726,460**	**3,001,546**	**680,143**	**575,479**	**205,147,145**
Stage Area (m2)	25,475	22,956	11,427	18,854	24,652	36,051	6,365	9,369	36,051	36,051	
Cost per m2	**363**	**334**	**428**	**370**	**377**	**393**	**426**	**396**	**19**	**16**	
Avg lot size	392	403	301	356	432	392	289	223	36,051	36,051	

PERIODIC ANALYSIS	Month	YTD	PTD	PY Jun-25
Lots settled (Resi & Special Sit	18	128	1,818	1,690
Cost of lots settled	2,027,235	17,338,035	205,147,144	187,809,109
Direct selling costs	648,064	4,755,289	50,180,181	45,424,892
Marketing costs	9,487	153,783	3,835,501	3,681,718
Administration	96,854	791,800	10,400,279	9,608,479
Finance	1,506	7,683	258,301	250,618
Contingency	-	-	8,334	8,334
TOTAL COSTS	**2,783,146**	**23,046,590**	**269,829,741**	**246,783,151**

**Stage 26 late cost increase fr*

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Catalina COGS Calc
30-Nov-25

Job		Titled Date	Direct Cost	Indirect Cost	COGS Total	Lot #	Titled	Untitled	COGS/Lot	Settled Lots	PTD COGS	Per Accounts	Variance	Finished Goods	FG/Lot
140-01-001		17-Oct-2012	4,004,839	637,443	4,642,282	35	35	-	132,637	35	4,642,282	4,642,282	-	-	-
140-01-002		7-Nov-2012	3,429,204	598,332	4,027,537	37	37	-	108,852	37	4,027,537	4,027,537	-	-	-
140-01-003		14-Jan-2013	3,002,658	554,241	3,556,899	43	43	-	82,719	43	3,556,899	3,556,899	-	-	-
140-01-004		20-Mar-2013	3,371,482	800,585	4,172,067	47	47	-	88,767	47	4,172,067	4,172,067	-	-	-
140-01-005		20-May-2013	4,894,899	968,068	5,862,967	63	63	-	93,063	63	5,862,967	5,862,967	-	-	-
140-01-06A		18-Jan-2013	483,435	179,725	663,160	8	8	-	82,895	8	663,160	663,160	-	-	-
140-01-06B		19-Jan-2015	1,100,352	510,130	1,610,482	24	24	-	67,103	24	1,610,482	1,610,482	-	-	-
140-01-06C		3-Apr-2014	671,286	211,296	882,581	10	10	-	88,258	10	882,581	882,581	-	-	-
140-01-007		31-Oct-2013	4,146,749	938,488	5,085,238	63	63	-	80,718	63	5,085,238	5,085,238	-	-	-
140-01-008		16-Jan-2014	4,389,068	881,805	5,270,874	53	53	-	99,450	53	5,270,874	5,270,874	-	-	-
140-01-009		8-May-2014	4,640,905	814,395	5,455,300	51	51	-	106,967	51	5,455,300	5,455,300	-	-	-
140-01-010		8-May-2014	2,460,031	595,126	3,055,157	30	30	-	101,839	30	3,055,157	3,055,157	-	-	-
140-01-011		1-Oct-2014	4,797,823	1,320,873	6,118,696	64	64	-	95,605	64	6,118,696	6,118,696	-	-	-
140-01-012		3-Dec-2014	3,225,081	1,064,585	4,289,666	49	49	-	87,544	49	4,289,666	4,289,666	-	-	-
140-01-13A		30-Mar-2015	2,965,498	717,571	3,683,069	37	37	-	99,542	37	3,683,069	3,683,069	-	-	-
140-01-13B		11-May-2015	2,739,324	986,155	3,725,479	45	45	-	82,788	45	3,725,479	3,725,479	-	-	-
140-01-014		4-Jun-2015	3,619,629	1,347,229	4,966,858	63	63	-	78,839	63	4,966,858	4,966,858	-	-	-
140-01-015		15-Dec-2015	3,073,171	1,243,145	4,316,316	55	55	-	78,478	55	4,316,316	4,316,316	-	-	-
140-01-18A		27-May-2016	1,453,614	760,239	2,213,853	29	29	-	76,340	29	2,213,853	2,213,853	-	-	-
140-01-14B		28-Oct-2016	784,420	224,347	1,008,767	10	10	-	100,877	10	1,008,767	1,008,767	-	-	-
140-01-017		2-Feb-2017	1,194,140	730,941	1,925,081	25	25	-	77,003	25	1,925,081	1,925,081	-	-	-
140-01-18B		13-Jun-2017	1,266,620	876,513	2,143,133	31	31	-	69,133	31	2,143,133	2,143,133	-	-	-
140-01-18C		26-Oct-2022	2,183,603	789,060	2,972,663	28	28	-	106,167	28	2,972,663	2,972,663	-	-	-
140-02-025		8-Aug-2017	6,444,321	1,929,606	8,373,927	58	58	-	144,378	58	8,373,927	8,373,927	-	-	-
140-01-17B		22-May-2018	1,556,232	1,222,995	2,779,227	36	36	-	77,201	36	2,779,227	2,779,227	-	-	-
140-02-026		26-Sep-2019	2,334,871	1,791,711	4,126,582	38	38	-	108,594	38	4,126,582	4,126,582	-	-	-
140-01-16A		25-Jan-2021	1,269,254	585,845	1,855,099	17	17	-	109,123	17	1,855,099	1,855,099	-	-	-
140-02-27A		24-Feb-2021	1,235,782	814,276	2,050,058	20	20	-	102,503	20	2,050,058	2,050,058	-	0	-
140-02-27B		20-Apr-2022	1,772,925	1,487,523	3,260,448	23	23	-	141,759	23	3,260,448	3,260,448	-	-	-
140-02-028		1-Sep-2021	3,258,423	1,107,280	4,365,703	34	34	-	128,403	34	4,365,703	4,365,703	-	-	-
140-02-029		21-Apr-2023	4,438,188	2,706,408	7,144,596	43	43	-	166,153	43	7,144,596	7,144,596	-	-	-
140-02-030		25-May-2022	1,608,107	2,125,923	3,734,030	35	35	-	106,687	35	3,734,030	3,734,030	-	-	-
140-02-031		14-Dec-2023	5,221,443	4,019,982	9,241,425	65	65	-	142,176	65	9,241,425	9,241,425	-	-	-
140-02-032		21-Oct-2024	2,793,475	2,099,691	4,893,166	38	38	-	128,768	38	4,893,166	4,893,166	-	-	-
140-02-033		5-May-2025	8,274,373	5,902,448	14,176,821	92	92	-	154,096	69	10,632,615	10,016,232	616,383	3,544,205	154,096
140-02-034		4-Jul-2025	1,873,629	839,379	2,713,007	22	22	-	123,319	14	1,726,459	1,479,822	246,637	986,548	123,319
140-03-036	A	2-Nov-2022	4,952,163	1,863,990	6,816,153	57	57	-	119,582	53	6,337,826	6,337,826	-	478,327	119,582
140-03-036	B	1-Mar-2024	2,266,137	531,529	2,797,666	21	21	-	133,222	22	2,930,888	2,930,888	- 0	- 133,222	-
140-03-037		22-Jun-2023	2,991,468	1,849,990	4,841,458	48	48	-	100,864	48	4,841,458	4,841,458	-	-	-
140-03-038		15-Apr-2024	2,917,026	1,620,378	4,537,404	36	36	-	126,039	36	4,537,404	4,537,404	-	-	-
140-03-039		29-May-2024	6,102,829	2,568,761	8,671,590	60	60	-	144,526	60	8,671,590	8,671,590	-	-	-
140-03-040		29-May-2024	2,717,262	990,530	3,707,792	42	42	-	88,281	34	3,001,546	2,295,300	706,246	706,246	88,281
140-03-041		18-Oct-2024	4,997,483	2,667,711	7,665,194	57	57	-	134,477	57	7,665,194	7,665,194	-	-	-
140-03-042		25-Feb-2025	4,606,140	2,365,958	6,972,098	53	53	-	131,549	53	6,972,098	6,840,549	131,549	- 0	-
140-03-043		23-Apr-2025	6,446,766	2,856,193	9,302,959	57	57	-	163,210	57	9,302,959	8,976,540	326,420	-	-
140-70-001		7-Nov-2012	423,461	16,171	439,633	1	1	-	439,633	1	439,633	439,633	-	-	-
140-70-004		12-Dec-2013	20,322	41,798	62,119	1	1	-	62,119	1	62,119	62,119	-	-	-
140-70-005		8-Aug-2017	110,657	24,492	135,149	1	1	-	135,149	-	-	-	-	135,149	135,149
140-70-007		17-Oct-2012	222,150	87,611	309,761	1	1	-	309,761	1	309,761	309,761	-	-	-
140-70-008		1-Oct-2014	438,532	74,117	512,649	1	1	-	512,649	1	512,649	512,649	-	-	-
140-70-009		27/2/23	577,801	1,008,380	1,586,181	1	1	-	1,586,181	1	1,586,181	1,586,181	-	-	-
140-70-021		22-Jun-2023	500,920	387,838	888,758	1	1	-	888,758	1	888,758	888,758	-	-	-
140-70-027		14-May-2025	446,728	233,415	680,143	1	1	-	680,143	1	680,143	680,143	-	-	-
140-70-028		8-Aug-2017	338,259	98,459	436,718	1	1	-	436,718	-	-	-	-	436,718	436,718
140-70-032		1-May-2025	450,163	125,316	575,479	1	1	-	575,479	1	575,479	575,479	-	-	-
			147,505,120	**63,795,996**	**211,301,115**	**1,862**	**1,862**	**-**		**1,818**	**205,147,144**	**203,119,909**	**2,027,235**	**6,153,971**	

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Appendix 9.9

SATTERLEY

3 February 2026

Mr Chris Adams
Chief Executive Officer
Catalina Regional Council
PO Box 655
INNALOO WA 6918

Dear Chris

Catalina Financial Report for December 2025

Please find attached the Catalina Financial Report for December 2025. This report has been prepared on a cash basis and compares actual income and expenditure to the December 2025 approved budget for the period ending 31 December 2025, with construction spend reviewed on a period to date basis.

Sales & Settlements (residential lots)

- Residential settlement revenue for December YTD was $66.0m which is $12.0m favourable to the approved 'December 2025' budget due to 23 more settlements.
- Sales for December YTD was $68.8m and $0.3m favourable to budget on 2 more sales to budget.
- At 31 December there were 127 residential lots under contract at a gross value of $56.0m and 2 special sites under contract for a gross value of $2.0m.

Expenditure

Overall period to date cashflow to 31 December 2025 is $20.5m favourable to budget per the approved 'December 2025' budget, with expenditure $9.7m below budget. The main areas of expenditure variances are summarised below:

- Lot Production (excl. Bonds) is $6.0m under budget PTD. The following PTD variances are noted:
  - Earthworks Stages 45-48 - $82k over budget due to timing variances;
  - Stage 33 - $146k under budget due to timing of payments;
  - Stage 34 - $261k under budget due to delayed works;
  - Stage 44 - $2,917k under budget due to deferred works;
  - Stage 45 - $2,763k under budget due to deferred works;
  - Stage 46 - $51k over budget due to timing of payments;
  - Stage 47 - $105k over budget due to timing variances;
  - Other stages – $185k under budget due to timing variances and savings.

- Landscaping is $35k under budget PTD. The following PTD variances are noted:
  - Environmental Landscaping - $65k under budget – timing;
  - Public Art - $74k over budget – variation with wind trees;
  - Green POS 1 Phase 1 - $93k under budget – delay in works;
  - Green central core bore – $60k under budget – savings;
  - Water - $137k under budget – savings;
  - Green Stage 37 Streetscapes - $49k under budget – savings;

Satterley Property Group Pty Ltd
Level 3, 27-31 Troode Street, West Perth WA 6005
PO Box 1346, West Perth WA 6872
T 08 9368 9000
F 08 9368 9001

ABN 38 009 054 979
Licensee: Satterley Property Group Pty Ltd. (Inc in WA). Licensed Real Estate Agent trading as Satterley Real Estate.

SATTERLEY

- Green Stage 41&42 POS & Green Link - $358k over budget – timing of payments;
- Green Stage 43 Streetscapes - $55k under budget – delay in works;
- Other landscaping activities - $70k over budget due to timing variances.

- Infrastructure Spend is $92k under budget PTD – DCPA Land Works.
- Clearance bonds are $2,438k favourable to budget – timing.
- Indirect Consultants are $100k over budget PTD - timing.
- P&L expenditure is $194k over budget YTD, noting the following variances:
  - Marketing - $40k over budget - timing;
  - Maintenance - $270k over budget – increased scope of works;
  - Unused contingency $20k;
  - $96k under budget - combined minor variances for other Overheads.

Please refer to the attached Cashflow Analysis for a more detailed analysis of actual to budget variances. Should you have any queries on this report, please do not hesitate to contact me.

Yours faithfully

Drevek Bisnath
Financial Controller – Projects

Satterley Property Group Pty Ltd
Level 3, 27-31 Troode Street, West Perth WA 6005
PO Box 1346, West Perth WA 6872
T 08 9368 9000
F 08 9368 9001

ABN 38 009 054 979
Licensee: Satterley Property Group Pty Ltd. (Inc in WA). Licensed Real Estate Agent trading as Satterley Real Estate.

Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2025		YEAR TO DATE - December 2025			PROJECT TO DATE - December 2025			*Bud Comparison: Dec 25 Approved*
Job Description	Account Description	YTD ACT Dec 2025	YTD BUD Dec 2025	Variance	PTD ACT Dec 2025	PTD BUD Dec 2025	Variance	Comments regarding variance
REVENUE								
Settlements	**Settlement revenue**	66,003,000	54,042,624	11,960,376	568,545,000	556,584,624	11,960,376	
Margin GST	**Margin GST**	(805,576)	(581,749)	(223,827)	(7,410,297)	(7,186,470)	(223,827)	
Direct Selling Costs	**Direct Selling Costs**	(2,460,813)	(2,512,247)	51,434	(26,754,758)	(25,697,492)	(1,057,267)	
Interest Income (penalty)	**Interest Income**	0	0	0	124,585	124,585	0	
Forfeited Deposits / other income	**Forfeited Deposits/other income**	63,975	4,545	59,430	119,377	213,593	(94,216)	
Special sites revenue	Special sites revenue	1,272,727	1,354,200	(81,473)	16,299,660	16,381,133	(81,473)	
Other Income (Telethon Home)	Special sites (Telethon Home)	0	0	0	0	0	0	
Rebate Allowance /	**Rebates**	(696,385)	(1,762,647)	1,066,262	(10,951,627)	(11,225,755)	274,128	
		63,376,928	**50,544,726**	**12,832,202**	**539,971,939**	**529,194,218**	**10,777,721**	
LOT PRODUCTION								
Completed Earthworks		**0**	**0**	**0**	**17,318,844**	**17,322,151**	**3,307**	
Earthworks Stages 1-4, 6	Siteworks / Earthworks	0	0	0	2,122,407	2,122,407	0	
	Direct Consultants	0	0	0	157,827	157,827	0	
Total Earthworks Stages 1-4, 6		**0**	**0**	**0**	**2,280,234**	**2,280,234**	**0**	
Earthworks Stages 5 & 7	Siteworks / Earthworks	0	0	0	2,368,798	2,368,798	0	
	Direct Consultants	0	0	0	121,827	121,827	0	
Total Earthworks Stages 5 & 7		**0**	**0**	**0**	**2,490,625**	**2,490,625**	**0**	
Earthworks Stage 8	Siteworks / Earthworks	0	0	0	1,265,418	1,265,418	0	
	Direct Consultants	0	0	0	63,366	63,366	0	
Total Earthworks Stage 8		**0**	**0**	**0**	**1,328,784**	**1,328,784**	**0**	
Earthworks Stages 9-11	Siteworks / Earthworks	0	0	0	4,066,094	4,066,094	0	
	Direct Consultants	0	0	0	99,325	99,325	0	
Total Earthworks Stages 9-11		**0**	**0**	**0**	**4,165,419**	**4,165,419**	**0**	
Earthworks Stages 12-13	Siteworks / Earthworks	0	0	0	1,139,937	1,139,937	0	
	Direct Consultants	0	0	0	108,025	108,025	0	
Total Earthworks Stage 12-13		**0**	**0**	**0**	**1,247,962**	**1,247,962**	**0**	
Earthworks Stages 14-18	Siteworks / Earthworks	0	0	0	1,738,744	1,738,744	0	
	Direct Consultants	0	0	0	250,660	250,660	0	
Total Earthworks Stage 14-18		**0**	**0**	**0**	**1,989,404**	**1,989,404**	**0**	
Earthworks Stages 20-24	Siteworks / Earthworks	0	0	0	0	0	0	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	0	0	27,113	27,113	0	
Earthworks Stages 20-24		**0**	**0**	**0**	**27,113**	**27,113**	**0**	
Earthworks Stages 25-27	Siteworks / Earthworks	0	0	0	3,603,087	3,603,087	(0)	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	0	0	186,216	189,523	3,307	
Earthworks Stages 25-27		**0**	**0**	**0**	**3,789,303**	**3,792,610**	**3,307**	
Catalina Beach Bulk Earthworks Stgs 33-34	Siteworks / Earthworks	0	0	0	1,310,570	1,310,570	0	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	0	0	0	0	0	
Catalina Beach Bulk Earthworks Stgs 33-34		**0**	**0**	**0**	**1,310,570**	**1,310,570**	**0**	Under budget PTD as result of savings in consultants
Catalina Green Bulk Earthworks Stgs 36-37	Siteworks / Earthworks	0	0	0	1,067,885	1,067,885	0	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	0	0	0	0	0	
Catalina Green Bulk Earthworks Stgs 36-37		**0**	**0**	**0**	**1,067,885**	**1,067,885**	**0**	
Catalina Green Bulk Earthworks Stgs 41-43	Siteworks / Earthworks	0	0	0	4,969,986	4,969,986	0	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	0	0	0	0	0	
Catalina Green Bulk Earthworks Stgs 41-43		**0**	**0**	**0**	**4,969,986**	**4,969,986**	**0**	
Catalina Green Bulk Earthworks Stgs 45-48	Siteworks / Earthworks	275,192	25,322	(249,870)	1,991,847	1,897,485	(94,362)	
	Authorities Fees	0	0	0	0	0	0	

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Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2025		YEAR TO DATE - December 2025			PROJECT TO DATE - December 2025			*Bud Comparison: Dec 25 Approved*
Job Description	Account Description	YTD ACT Dec 2025	YTD BUD Dec 2025	Variance	PTD ACT Dec 2025	PTD BUD Dec 2025	Variance	Comments regarding variance
	Direct Consultants	0	12,448	12,448	7,552	20,000	12,448	
Catalina Green Bulk Earthworks Stgs 45-48		**275,192**	**37,770**	**(237,422)**	**1,999,399**	**1,917,485**	**(81,914)**	Over budget, timing
Completed Stages		**0**	**0**	**0**	**54,945,638**	**54,971,638**	**17,996**	
Stage 16B	Siteworks / Earthworks	0	0	0	0	0	0	
	Authorities Fees	0	0	0	0	0	0	
Total Stage 25		**0**	**0**	**0**	**6,017,188**	**6,013,881**	**(3,307)**	
Total Stage 26		**0**	**0**	**0**	**1,658,723**	**1,648,905**	**(9,818)**	
Total Stage 27A		**0**	**0**	**0**	**932,599**	**940,781**	**8,182**	
Total Stage 27B		**0**	**0**	**0**	**1,220,996**	**1,220,996**	**0**	
Total Stage 28		**0**	**0**	**0**	**2,614,361**	**2,615,998**	**1,636**	
Total Stage 29		**0**	**2,345**	**2,345**	**4,418,593**	**4,433,505**	**14,912**	
Total Stage 30		**0**	**0**	**0**	**1,557,239**	**1,593,702**	**36,464**	
Total Stage 31		**0**	**0**	**0**	**5,221,443**	**5,221,443**	**0**	
Stage 32	Siteworks / Earthworks	6,372	6,372	0	2,634,677	2,634,677	0	
	Authorities Fees	0	26,562	26,562	386,033	412,595	26,562	
	Direct Consultants	553	553	0	222,929	222,929	0	
Total Stage 32		**6,925**	**33,487**	**26,562**	**3,243,638**	**3,270,200**	**26,562**	
Stage 33	Siteworks / Earthworks	2,706,253	2,236,381	(469,872)	5,008,371	5,126,856	118,484	
	Authorities Fees	358	18,681	18,323	1,205,229	1,223,552	18,324	
	Direct Consultants	85,170	84,847	(323)	468,937	478,187	9,250	
Total Stage 33		**2,791,780**	**2,339,909**	**(451,872)**	**6,682,537**	**6,828,595**	**146,058**	Under budget YTD as a result of timing of payments, works delayed but payments ahead
Stage 34	Siteworks / Earthworks	998,519	1,126,804	128,285	1,171,911	1,402,411	230,500	
	Authorities Fees	27,130	75,263	48,133	305,924	354,056	48,133	
	Direct Consultants	41,221	20,556	(20,665)	151,815	134,155	(17,660)	
Total Stage 34		**1,066,870**	**1,222,622**	**155,753**	**1,629,650**	**1,890,622**	**260,973**	Under budget as result of delayed works on site
Total Stage 35		**0**	**0**	**0**	**0**	**0**	**0**	
Total Stage 36		**1,078**	**4,255**	**3,177**	**6,599,247**	**6,615,545**	**16,297**	
Total Stage 37		**0**	**0**	**0**	**2,445,278**	**2,445,278**	**0**	
Total Stage 38		**0**	**0**	**0**	**2,917,026**	**2,917,026**	**0**	
Stage 39	Siteworks / Earthworks	0	0	0	5,409,694	5,409,694	0	
	Authorities Fees	0	0	0	386,060	386,060	0	
	Direct Consultants	0	4,185	4,185	307,075	311,260	4,185	
Total Stage 39		**0**	**4,185**	**4,185**	**6,102,829**	**6,107,014**	**4,185**	
Stage 40	Siteworks / Earthworks	1,495,635	1,292,591	(203,044)	1,933,919	1,934,735	816	
	Authorities Fees	9,610	30,348	20,738	360,622	381,360	20,738	
	Direct Consultants	56,563	45,988	(10,575)	201,842	198,029	(3,813)	
Total Stage 40		**1,561,807**	**1,368,926**	**(192,881)**	**2,496,383**	**2,514,124**	**17,741**	Over budget YTD as result of timing of payments. PTD on budget
Stage 41	Siteworks / Earthworks	20,877	20,877	0	2,491,761	2,491,761	0	
	Authorities Fees	0	0	0	336,497	336,497	0	
	Direct Consultants	0	0	0	293,720	293,720	0	
Total Stage 41		**20,877**	**20,877**	**0**	**3,121,978**	**3,121,978**	**0**	
Stage 42	Siteworks / Earthworks	370,168	351,694	(18,475)	2,674,566	2,524,652	(149,914)	
	Authorities Fees	296	61,475	61,179	457,299	518,478	61,179	
	Direct Consultants	8,825	50,232	41,407	265,875	307,282	41,407	
Total Stage 42		**379,290**	**463,401**	**84,111**	**3,397,740**	**3,350,412**	**(47,328)**	

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Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2025		YEAR TO DATE - December 2025			PROJECT TO DATE - December 2025			*Bud Comparison: Dec 25 Approved*
Job Description	Account Description	YTD ACT Dec 2025	YTD BUD Dec 2025	Variance	PTD ACT Dec 2025	PTD BUD Dec 2025	Variance	Comments regarding variance
Stage 43	Siteworks / Earthworks	616,564	184,690	(431,875)	3,950,906	3,881,744	(69,162)	
	Authorities Fees	0	107,914	107,914	451,894	559,809	107,914	
	Direct Consultants	18,372	17,280	(1,092)	290,279	290,279	0	
Total Stage 43		**634,936**	**309,884**	**(325,052)**	**4,693,079**	**4,731,832**	**38,753**	Over budget YTD as result of timing of payments, works complete
Stage 44	Siteworks / Earthworks	0	2,190,979	2,190,979	0	2,190,979	2,190,979	
	Authorities Fees	635	680,900	680,265	635	680,900	680,265	
	Direct Consultants	176,518	172,128	(4,390)	210,004	255,842	45,838	
Total Stage 44		**177,154**	**3,044,008**	**2,866,854**	**210,639**	**3,127,721**	**2,917,082**	Under budget as result of deferred works
Stage 45	Siteworks / Earthworks	0	2,108,187	2,108,187	0	2,108,187	2,108,187	
	Authorities Fees	144,845	759,141	614,297	145,423	759,720	614,297	
	Direct Consultants	44,611	86,066	41,456	316,161	357,616	41,456	
Total Stage 45		**189,455**	**2,953,394**	**2,763,939**	**461,584**	**3,225,523**	**2,763,939**	Under budget due to timing of payments and works slightly delayed
Stage 46	Siteworks / Earthworks	2,244,463	2,168,020	(76,443)	2,244,463	2,251,492	7,029	
	Authorities Fees	490,083	494,250	4,167	490,633	494,800	4,167	
	Direct Consultants	133,969	61,620	(72,350)	357,726	295,358	(62,369)	
Total Stage 46		**2,868,515**	**2,723,890**	**(144,625)**	**3,092,821**	**3,041,649**	**(51,172)**	Over budget, timing of payments with split statging
Stage 47	Siteworks / Earthworks	0	0	0	0	0	0	
	Authorities Fees	54,540	0	(54,540)	54,540	0	(54,540)	
	Direct Consultants	167,056	116,784	(50,272)	167,056	116,784	(50,272)	
Total Stage 47		**221,596**	**116,784**	**(104,812)**	**221,596**	**116,784**	**(104,812)**	Over budgte, timing of payments to consultants and authroitv fees
Total Stage 48		**0**	**0**	**0**	**0**	**0**	**0**	
Stage 49	Siteworks / Earthworks	0	0	0	0	0	0	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	16,000	16,000	0	16,000	16,000	
Total Stage 49		**0**	**16,000**	**16,000**	**0**	**16,000**	**16,000**	
Total Stage 50		**0**	**0**	**0**	**0**	**0**	**0**	
Stage 51	Siteworks / Earthworks	0	0	0	0	0	0	
	Authorities Fees	0	0	0	0	0	0	
	Direct Consultants	0	42,600	42,600	0	42,600	42,600	
Total Stage 51		**0**	**42,600**	**42,600**	**0**	**42,600**	**42,600**	
Various Stages	**Clearance Bonds**	**(577,681)**	**752,257**	**1,329,938**	**2,978,117**	**5,416,162**	**2,438,045**	
TOTAL LOT PRODUCTION		**9,617,795**	**15,456,595**	**5,838,800**	**155,555,608**	**164,027,988**	**8,472,380**	
LANDSCAPING								
Grouped/Completed Landscaping		**0**	**0**	**0**	**24,780,866**	**24,780,867**	**0**	
Stage 11 Landscape Consultancy	Landscape Construction	0	0	0	1,332,634	1,328,968	(3,666)	
Stage 14A Landscaping	Landscape Consulting	0	0	0	12,013	8,430	(3,583)	
Seed Collection	Landscape Construction	0	0	0	22,797	0	(22,797)	
Catalina Beach Greenlink Stage 25	Landscape Consulting	0	0	0	120,249	118,508	(1,741)	
Preliminary Landscaping Consultancy	Landscape Consulting	113,067	122,242	9,175	1,954,738	1,963,913	9,175	
Environmental Landscaping	Landscape Construction	0	0	0	450,519	515,296	64,777	
Public Art	Landscape Construction	158,358	84,362	(73,996)	586,639	512,644	(73,996)	Over budget, varaitions with wind trees
Fauna Relocation	Landscape Construction	0	0	0	37,080	(0)	(37,080)	
Central Connolly Drive	Landscape Construction	0	0	0	1,095,823	1,095,823	0	
Beach Portofino Verge - South	Landscape Construction	0	0	0	785,638	786,144	506	
Beach Park 2	Landscape Construction	0	0	0	491,624	491,624	0	
Beach Foreshore POS Area 1	Landscape Construction	0	0	0	4,510,221	4,510,221	0	
Beach Foreshore POS Area 2	Landscape Construction	0	0	0	212,798	212,798	0	
Beach Foreshore Access Area 1	Landscape Construction	17,055	10,336	(6,719)	586,082	580,253	(5,829)	

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Tamala Park Cashflow FY2025		YEAR TO DATE - December 2025			PROJECT TO DATE - December 2025			*Bud Comparison: Dec 25 Approved*
Job Description	Account Description	YTD ACT Dec 2025	YTD BUD Dec 2025	Variance	PTD ACT Dec 2025	PTD BUD Dec 2025	Variance	Comments regarding variance
Beach Stage 32 Streetscapes	Landscape Construction	66,974	85,650	18,676	68,364	87,040	18,676	
Beach Stage 33-34 Streetscapes	Landscape Construction	0	0	0	0	0	0	
Beach South Buffer	Landscape Construction	0	0	0	152,098	152,098	0	
Beach Long Beach Promenade Verge	Landscape Construction	0	0	0	90,215	90,215	0	
Beach Bore, Pump & Filtration Unit	Landscape Construction	0	0	0	0	(0)	(0)	
Green Neerabup Road Phase 1	Landscape Construction	0	0	0	0	0	0	
Green Connolly Drive Phase 1	Landscape Construction	0	0	0	0	0	0	
Green POS 1 Phase 1	Landscape Construction	82,168	138,868	56,700	2,490,844	2,583,530	92,686	Under budget, delay in works (entry
Green Widened Verges Phase 1	Landscape Construction	0	0	0	15,446	15,446	0	
Green Central Bore, Pump & Filtration Unit	Landscape Construction	0	60,000	60,000	63,606	123,606	60,000	Under budget, unused line item - saving
Water	Landscape Construction	0	137,500	137,500	0	137,500	137,500	Under budget, unused line item - saving
Beach offset Area Revegetation Initial	Landscape Construction	75,668	33,735	(41,932)	635,554	661,572	26,018	
Beach Offset Area Revegetation Ongoing	Landscape Construction	0	(0)	(0)	0	(0)	(0)	
Beach Stage 29 Landscaping	Landscape Construction	0	0	0	62,252	62,252	0	
Green Stage 37 Streetscapes	Landscape Construction	0	49,108	49,108	408,337	457,445	49,108	Under budget, contract savings
Green Stage 38 Streetscapes & Green Link POS	Landscape Construction	0	8,000	8,000	482,172	490,172	8,000	
Green Stage 39 POS & Green Link	Landscape Construction	119,927	130,964	11,037	4,243,624	4,264,991	21,367	
Green Stage 41 & 42 POS & Green Link	Landscape Construction	1,544,400	1,106,613	(437,787)	1,639,858	1,282,014	(357,845)	Over budget, timing of payments, works on schedule
Green Stage 43 Streetscapes	Landscape Construction	159,105	214,708	55,603	159,105	214,708	55,603	Under budget, minor delay in works
Green Stage 43 POS	Landscape Construction	0	0	0	38,792	38,792	0	
TOTAL LANDSCAPING		**2,336,722**	**2,182,087**	**(154,636)**	**40,900,907**	**40,936,390**	**35,483**	
INDIRECT CONSULTANTS								
Planning - indirect	Planning	57,063	35,332	(21,731)	3,380,309	3,358,579	(21,731)	
	Architect	21,890	7,525	(14,365)	108,581	109,444	863	
	Environmental	24,013	23,033	(980)	623,875	622,895	(980)	
	Geotechnical	0	0	0	12,300	12,300	0	
	Title - Survey & Legal fees	17,643	6,204	(11,439)	326,957	302,398	(24,559)	
	Engineering fees	28,067	(0)	(28,067)	451,296	374,198	(77,098)	
	Traffic planning	0	0	0	94,181	94,181	0	
	Landscaping consultancy	0	0	0	11,680	0	(11,680)	
	Miscellaneous Consultants	0	40,000	40,000	49,371	89,371	40,000	
	Planning - fire & safety	0	0	0	32,280	32,280	0	
	Planning - Hydrology	0	(0)	(0)	175,153	175,153	0	
	Planning - Sustainability	0	(0)	(0)	37,305	37,305	0	
	Acoustic & Noise Consult	4,940	(0)	(4,940)	16,655	11,715	(4,940)	
	Tree Mapping	0	0	0	7,971	7,971	0	
TOTAL INDIRECT CONSULTANTS		**153,615**	**112,093**	**-41,522**	**5,327,914**	**5,227,790**	**-100,125**	Minor variance in timing across all
INFRASTRUCTURE								
Completed Infrastructure		**0**	**5,353**	**5,353**	**16,746,826**	**16,752,178**	**5,353**	
Neerabup Rd Maroochydore Way Intersection		0	0	0	1,498,274	1,480,279	(17,995)	
Additional allowance to scheme underpass		0	0	0	1,456,504	1,456,504	0	
Asbestos and rubbish removal - Gen Allowance		0	0	0	25,801	46,987	21,186	
Long Beach Extension		0	0	0	918,293	918,293	0	
Long Beach Extension Engineering		0	0	0	45,606	45,606	0	
PTA Link Engineering		0	5,353	5,353	37,653	43,006	5,353	
DCPA Land Works		0	83,333	83,333	0	83,333	83,333	under budget, timing of works and savings
INFRASTRUCTURE		**0**	**88,686**	**88,686**	**20,701,624**	**20,793,500**	**91,876**	Within budget
INFRASTRUCTURE REFUNDS								
Neerabup Road Reimbursement		0	0	0	(432,548)	(432,548)	0	
Waste Water Pump Station (West) Refund		0	0	0	(1,397,613)	(1,397,613)	0	
INFRASTRUCTURE REFUNDS		**0**	**0**	**0**	**(1,830,161)**	**(1,830,161)**	**0**	
TOTAL INFRASTRUCTURE		**0**	**88,686**	**88,686**	**18,871,463**	**18,963,339**	**91,876**	

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Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2025		YEAR TO DATE - December 2025			PROJECT TO DATE - December 2025			*Bud Comparison: Dec 25 Approved*
Job Description	Account Description	YTD ACT Dec 2025	YTD BUD Dec 2025	Variance	PTD ACT Dec 2025	PTD BUD Dec 2025	Variance	Comments regarding variance
SPECIAL SITES & FIXED ASSETS								
Completed Special Sites & Fixed Assets		**0**	**0**	**0**	**1,653,169**	**1,653,169**	**0**	
Catalina Green Commercial Site		0	0	0	8,660	8,660	(0)	
Stage 17B GHS - Lot 341		0	0	0	36,146	36,146	0	
GHS Stage 28 - Lot 2138		0	0	0	28,846	28,846	0	
Sales Office Building		0	0	0	573,050	573,981	932	
Sales Office Retrofit		0	0	0	11,186	3,440	(7,746)	
Sales Office Construction Western		0	0	0	624,762	624,776	14	
Green Sales Office Furniture & Fitout		0	0	0	1,074,145	1,074,145	0	
Green Display Village Temp Carpark and Landscape		0	0	0	27,102	177,017	149,914	
TOTAL SPECIAL SITES & FIXED ASSETS		**18,249**	**40,000**	**21,751**	**2,945,024**	**3,109,889**	**164,865**	
TOTAL CONSTRUCTION		**12,126,381**	**17,879,461**	**5,753,079**	**223,600,916**	**232,265,396**	**8,664,480**	

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Catalina Actual vs Budget Analysis

Tamala Park Cashflow FY2025		YEAR TO DATE - December 2025			PROJECT TO DATE - December 2025			*Bud Comparison: Dec 25 Approved*
Job Description	Account Description	YTD ACT Dec 2025	YTD BUD Dec 2025	Variance	PTD ACT Dec 2025	PTD BUD Dec 2025	Variance	Comments regarding variance
LAND		**0**	**0**	**0**	**4,403,961**	**4,403,961**	**0**	
PROFIT & LOSS EXPENDITURE								
Sales & Marketing	Brand Development	900	3,200	2,300	318,913	322,539	3,626	
	Sales Office & Builder Rel.	394	8,000	7,606	133,000	147,582	14,582	
	Brochures	15,800	12,200	(3,600)	281,348	279,126	(2,222)	
	Advertising	81,758	48,537	(33,221)	1,468,467	1,456,391	(12,076)	
	Signage	25,466	18,651	(6,815)	716,066	709,485	(6,581)	
	Website	12,930	15,050	2,120	121,571	114,376	(7,196)	
	Promotions	26,058	18,240	(7,818)	68,832	707,374	638,543	
	Public Relations	0	0	0	14,296	20,371	6,075	
	Sales & Mktg Contingency	0	0	0	0	(0)	(0)	
Total Sales & Marketing		**163,306**	**123,878**	**(39,429)**	**3,122,494**	**3,757,245**	**634,751**	YTD minor timing variance
Total Community Development	**Comm Dev - Resident Dev**	**19,610**	**30,284**	**10,673**	**789,246**	**822,322**	**33,076**	
Adminstration	Audit and Tax	4,230	21,560	17,330	310,709	316,850	6,141	
	Cleaning	3,508	5,125	1,618	80,368	82,009	1,641	
	Computer Costs	0	0	0	0	2,976	2,976	
	Couriers	0	1,200	1,200	1,338	11,815	10,477	
	Electricity & Gas	18,158	11,318	(6,840)	228,282	223,782	(4,500)	
	Feasibilty - tittle search	0	0	0	0	0	0	
	Insurance	0	0	0	3,184	3,184	0	
	Legal fees	2,240	16,667	14,427	205,137	219,573	14,436	
	Licenses & Fees	102	2,000	1,898	8,180	10,992	2,812	
	Postage, Print & Stationery	0	2,000	2,000	20,504	32,245	11,741	
	Sundry Office Expenses	4,587	7,061	2,474	7,892	25,645	17,753	
	Training	0	8,333	8,333	0	11,028	11,028	
	OSH Audit	0	0	0	2,695	0	(2,695)	
	Valuations	14,840	19,353	4,513	335,833	343,496	7,663	
	Rates & Taxes	79,371	116,606	37,235	1,855,372	2,421,930	566,559	under budget, timing of payments
	Maintenance	816,463	547,064	(269,399)	6,001,575	5,723,940	(277,635)	Over budget, increase in scope of works
	Security	1,100	1,100	0	86,253	86,673	421	
Total Administration		**944,599**	**759,387**	**(185,212)**	**9,651,470**	**10,037,289**	**385,819**	
Finance	Bank Charges	0	0	0	400	0	(400)	
Finance	Contingency	0	20,000	20,000	3,031,398	20,000	(3,011,398)	
	Contingency Offset Transfer	0	0	0	-3,031,398	0	3,031,398	
					0	0	0	
Total Finance		**0**	**20,000**	**20,000**	**400**	**20,000**	**19,600**	
Total P&L Expenditure		**1,127,515**	**933,548**	**(193,967)**	**13,563,610**	**14,636,856**	**1,073,246**	
Grand Expense Total		**13,253,896**	**18,813,009**	**5,559,112**	**241,568,486**	**251,306,212**	**9,737,726**	

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CATALINA
FINANCE REPORT
DECEMBER 2025

1.0 Management Accounts

1.1 *KEY STATISTICS*

1.1.1 RESIDENTIAL LOTS & DISTRIBUTIONS

	Lots Produced (titles)		Sales		Settlements		Distributions	
	Actual	*Budget (Dec-25)*	*Actual*	*Budget (Dec-25)*	*Actual*	*Budget (Dec-25)*	*Actual*	*Budget (Dec-25)*
Prior Years	1,789	1,789	1,811	1,811	1,683	1,683	217,000,000	217,000,000
Jul-2025	22	22	31	31	13	13	-	-
Aug-2025	-	-	27	27	12	12	-	-
Sep-2025	42	42	21	21	40	40	-	-
Sep Qtr	**64**	**64**	**79**	**79**	**65**	**65**	**-**	**-**
Oct-2025	-	-	16	26	44	24	-	-
Nov-2025	-	-	15	10	18	21	-	-
Dec-2025	-	57	32	25	16	10	-	35,000,000
Dec Qtr	**-**	**57**	**63**	**61**	**78**	**55**	**-**	**35,000,000**
Jan-2026	-	-	-	20	-	9	-	-
Feb-2026	-	-	-	20	-	17	-	-
Mar-2026	-	-	-	30	-	16	-	-
Mar Qtr	**-**	**-**	**-**	**70**	**-**	**42**	**-**	**-**
Apr-2026	-	119	-	14	-	22	-	-
May-2026	-	-	-	18	-	12	-	-
Jun-2026	-	70	-	18	-	36	-	35,000,000
Jun Qtr	**-**	**189**	**-**	**50**	**-**	**70**	**-**	**35,000,000**
PTD	**1,853**	**1,910**	**1,953**	**1,951**	**1,826**	**1,803**	**217,000,000**	**252,000,000**
FY2026	**64**	**310**	**142**	**260**	**143**	**232**	**-**	**70,000,000**
FY2027		**45**		**72**		**228**		**70,000,000**
FY2028		**-**		**-**		**-**		**18,756,079**

- There was 32 net sales (33 sales, 1 cancellation) and 16 settlements for December.

1.2 *Sales & Settlements*

	MTH Act	MTH Bgt (Dec-25)	YTD Act	YTD Bgt (Dec-25)	PTD Act	PTD Bgt (Dec-25)
Residential						
- Sales #	32	25	142	140	1,953	1,951
- Sales $	15,348,000	11,161,071	68,765,000	68,439,214	624,572,000	624,246,214
- *Sales $/lot*	*479,625*	*446,443*	*484,261*	*488,852*	*319,801*	*319,962*
- Settlements #	16	10	143	120	1,826	1,803
- Settlements $	9,164,000	4,862,256	66,003,000	54,042,624	568,545,000	556,584,624
- *Settlements $/lot*	*572,750*	*486,226*	*461,559*	*450,355*	*311,361*	*308,699*
Special Sites						
- Sales #	-	-	3	3	10	10
- Sales $	-	-	3,400,000	3,489,620	19,055,000	19,144,620
- *Sales $/lot*	-	-	*1,133,333*	*1,163,207*	*1,905,500*	*1,914,462*
- Settlements #	-	-	1	1	8	8
- Settlements $	-	-	1,400,000	1,489,620	17,055,000	17,144,620
- *Settlements $/lot*	-	-	*1,400,000*	*1,489,620*	*2,131,875*	*2,143,078*
Lots Under Contract						
- Sales #	127		Unconditional	12	Titled	
- Sales $	56,027,000		Conditional	115	1,865	*incl. Spec sites*
- Sales $/lot	441,157					

- YTD sales are 2 lots above budget
- YTD settlements are 23 lots ahead of budget

CATALINA
FINANCE REPORT
DECEMBER 2025

1.3 *Cashflow - YTD Actuals to budget*

	YTD Act	YTD Bgt (Dec-25)	Variance
Income			
Settlement Revenue	66,003,000	54,042,624	11,960,376
Margin GST	(805,576)	(581,749)	(223,827)
Direct selling costs	(2,460,813)	(2,512,247)	51,434
Interest Income	-	-	-
Forfeited Deposits	63,975	4,545	59,430
Other Income	1,272,727	1,354,200	(81,473)
Rebate Allowance	(696,385)	(1,762,647)	1,066,262
	63,376,928	50,544,726	12,832,202
Development costs			
WAPC Land Acq.	-	-	-
Lot production	10,195,475	14,704,338	4,508,863
Clearance Bonds	(577,681)	752,257	1,329,938
Landscaping	2,336,722	2,182,087	(154,636)
Consultants	153,615	112,093	(41,522)
Infrastructure	-	88,686	88,686
Special Sites	18,249	40,000	21,751
	12,126,381	17,879,461	5,753,079
Overheads			
Sales & marketing	163,306	123,878	(39,429)
Community Develop.	19,610	30,284	10,673
Administration	944,599	759,387	(185,212)
Finance/Contingency	-	20,000	20,000
	1,127,515	933,548	(193,967)
Net Cashflow	**50,123,032**	**31,731,717**	**18,391,314**

1.4 *Cashflow - PTD Actuals to budget*

	PTD Act	PTD Bgt (Dec-25)	Variance
Income			
Settlement Revenue	568,545,000	556,584,624	11,960,376
Margin GST	(7,410,297)	(7,186,470)	(223,827)
Direct selling costs	(26,754,758)	(25,697,492)	(1,057,267)
Interest Income	124,585	124,585	-
Forfeited Deposits	119,377	213,593	(94,216)
Other Income	16,299,660	16,381,133	(81,473)
Rebate Allowance	(10,951,627)	(11,225,755)	274,128
	539,971,939	529,194,218	10,777,721
Development costs			
WAPC Land Acq.	-	-	-
Lot production	152,577,491	158,611,826	6,034,335
Clearance Bonds	2,978,117	5,416,162	2,438,045
Landscaping	40,900,907	40,936,390	35,483
Consultants	5,327,914	5,227,790	(100,125)
Infrastructure	18,871,463	18,963,339	91,876
Special Sites	2,945,024	3,109,889	164,865
	223,600,916	232,265,396	8,664,480
Overheads			
Sales & marketing	3,122,494	3,757,245	634,751
Community Develop.	789,246	822,322	33,076
Administration	9,651,470	10,037,289	385,819
Finance/Contingency	400	20,000	19,600
	13,563,610	14,636,856	1,073,246
Net Cashflow	**302,807,414**	**282,291,967**	**20,515,447**

1.5 *Bonds*

	Last Year	Last Month	This Month
City of Wanneroo	4,663,905	5,259,055	4,086,224
	4,663,905	5,259,055	4,086,224

CATALINA
FINANCE REPORT
DECEMBER 2025

2.0 PROFIT & LOSS

	MTH Act	MTH Bgt (Dec-25)	Var	YTD Act	YTD Bgt (Dec-25)	Var	PTD Act	PTD Bgt (Dec-25)
- Revenue $ (Stlmts)	9,164,000	4,862,256	4,301,744	66,003,000	54,042,624	11,960,376	568,545,000	556,584,624
- *Revenue $/lot*	*572,750*	*486,226*		*461,559*	*450,355*		*311,361*	*308,699*
- Selling & GST $	704,284	404,680	(299,604)	5,459,573	4,639,494	(820,079)	49,230,078	48,409,999
- *Selling & GST $/lot*	*44,018*	*40,468*		*38,179*	*38,662*		*26,961*	*26,850*
- Cost of sales $	2,140,719	1,519,474	(621,245)	18,903,275	16,932,025	(1,971,250)	202,233,140	200,261,890
- *Cost of sales $/lot*	*133,795*	*151,947*		*132,191*	*141,100*		*110,752*	*111,071*
- Gross profit $	6,318,997	2,938,102	3,380,895	41,640,152	32,471,105	9,169,047	317,081,783	307,912,736
- *Gross profit $/lot*	*394,937*	*293,810*		*291,190*	*270,593*		*173,648*	*170,778*
- *Gross profit Mgn %*	*68.95%*	*60.43%*		*63.09%*	*60.08%*		*55.77%*	*55.32%*
- Special Sites $	-	-	-	650,538	1,133,843	(483,305)	9,909,302	10,392,607
- Other income $	57,465	-	57,465	63,975	4,545	59,430	397,607	338,177
- Sales & Marketing $	28,094	20,909	(7,185)	181,877	170,029	(11,848)	3,863,594	3,851,746
- Administration $	214,826	98,232	(116,594)	1,006,626	703,572	(303,054)	10,615,105	10,312,051
- Finance/Other $	1,557	-	(1,557)	9,239	3,113	(6,126)	259,857	253,731
- Contingency $	-	5,000	5,000	-	20,000	20,000	8,334	28,334
- Net profit $	**6,131,985**	**2,813,961**	**3,318,024**	**41,156,923**	**32,712,779**	**8,444,144**	**312,641,801**	**304,197,657**
- Net profit $/lot	*383,249*	*281,396*		*287,811*	*272,606*		*171,217*	*168,718*

- Year to date Gross profit is $9.2m above budget on 23 more settlements and favourable GP/Lot.
- YTD Special Sites GP is $0.5m below budget on missing COGS in budget.
- Year to date Overheads are $301k above budget as follows:
  Marketing $12k unfavourable;
  Admin $303k unfavourable;
  Unused Contingency $20k

YEAR TO DATE VERSUS FULL YEAR BUDGET

	YTD Act	Full Year Bgt	Var
- Revenue $ (Stlmts)	66,003,000	105,319,448	(39,316,448)
- *Revenue $/lot*	*461,559*	*453,963*	
- Selling & GST $	5,459,573	10,458,505	4,998,932
- *Selling & GST $/lot*	*38,179*	*45,080*	
- Cost of sales $	18,903,275	36,215,731	17,312,456
- *Cost of sales $/lot*	*132,191*	*156,102*	
- Gross profit $	41,640,152	58,645,212	(17,005,060)
- *Gross profit $/lot*	*291,190*	*252,781*	
- *Gross profit Mgn %*	*63.09%*	*55.68%*	
- Special Sites $	650,538	6,126,589	(5,476,051)
- Other income $	63,975	-	63,975
- Sales & Marketing $	181,877	308,662	126,785
- Administration $	1,006,626	1,197,170	190,544
- Finance $	9,239	-	(9,239)
- Contingency $	-	180,000	180,000
- Net profit $	**41,156,923**	**63,085,969**	**(21,929,046)**
- Net profit $/lot	*287,811*	*271,922*	

Catalina

Finished Lots & Cost of Lots Sold calculations to 31 Dec 2025

Title date:	Completed	Completed	2-Nov-22	1-Mar-24	15-Apr-24	29-May-24	27-Feb-23	21-Apr-23	22-Jun-23	22-Jun-23
	Spec Sites	Resi Stages	Stage 36 A	Stage 36 B	Stage 38	Stage 39	Stage 36 Lot 3128	Stage 29	Stage 37	Stage 17B Lot 341
Direct costs										
Civil Contruction			3,773,787	1,866,457	2,526,095	5,248,589	-	4,121,210	1,927,758	356,322
Sewer headwks			249,566	220,066	219,636	379,303	7,463	259,143	289,910	7,463
Local authority fees			31,691	12,516	28,990	24,933		22,895	20,550	1,196
Local authority scheme costs			21,225	- 21,225	-	-		15,490	17,291	26,570
Survey & legal fees			65,579	33,815	45,625	74,063	1,196	41,074	44,260	917
Engineering fees			271,035	87,855	145,873	234,000		140,105	162,800	
Sales Office Build Cost										
Finished Goods Adjustments	- 31,206	- 1,281,787			- 49,192	- 19,786				
	420,826	67,149,425	4,412,883	2,199,484	2,917,027	5,941,102	8,659	4,599,917	2,462,569	392,468
Earthworks Allocation	260,179	16,228,319	539,279	66,653	-	-	569,141	-	528,899	108,452
Indirect Costs										
Land	-	-	-		-	-		-	-	
Infrastructure	84,898	10,609,103	477,101	197,603	602,397	954,971	255,846	686,670	469,380	98,402
Landscape	118,628	18,206,348	1,386,889	333,926	1,017,981	1,613,790	752,534	2,019,738	1,380,610	289,436
TOTAL COST	**884,530**	**112,193,195**	**6,816,152**	**2,797,666**	**4,537,405**	**8,509,863**	**1,586,180**	**7,306,325**	**4,841,458**	**888,758**
Lots	3	1,161	57	21	36	60	1	43	48	1
COST PER LOT	**294,843**	**96,635**	**119,582**	**133,222**	**126,039**	**141,831**	**1,586,180**	**169,915**	**100,864**	**888,758**
Lots settled	3	1,161	53	22	36	60	1	43	48	1
COGS SETTLED	**884,530**	**112,193,195**	**6,337,826**	**2,930,888**	**4,537,405**	**8,509,863**	**1,586,180**	**7,306,325**	**4,841,458**	**888,758**
Stage Area (m2)	10,900	391,540	21,808	4,140	13,494	20,622	20,012	17,349	18,597	6,921
Cost per m2	**81**	**287**	**313**	**676**	**336**	**413**	**79**	**421**	**260**	**128**
Avg lot size	3,633	337	383	197	375	344	20,012	403	387	6,921

PERIODIC ANALYSIS

Lots settled (Resi & Special Sites)

Cost of lots settled
Direct selling costs
Marketing costs
Administration
Finance
Contingency

TOTAL COSTS

**Stage 26 late cost increase from additional retaining walls.*

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Catalina

Finished Lots &

Title date:	14-Dec-23	18-Oct-24	21-Oct-24	25-Feb-25	23-Apr-25	5-May-25	4-Jul-25	9-Sep-25	14-May-25	14-May-25	TOTAL
	Stage 31	Stage 41	Stage 32	Stage 42	Stage 43	Stage 33	Stage 34	Stage 40	Stage 27 Lot 2138	Stage 32 Beach Site	
Direct costs											
Civil Contruction	4,467,923	2,492,120	2,201,565	2,599,479	3,986,887	5,965,963	1,389,835	2,222,105	240,725	436,407	
Sewer headwks	404,225	347,757	239,678	366,054	389,844	627,232	153,591	280,560	-	6,146	
Local authority fees	34,143	26,521	75,662	21,547	27,197	19,229	9,436	8,234	-	509	
Local authority scheme costs			54,000	-	-	-	90,750		-	1,385	
Survey & legal fees	69,960	65,754	53,620	82,138	71,879	115,807	38,240	55,920	-	1,384	
Engineering fees	230,465	227,608	160,485	195,000	218,400	351,000	108,674	150,443	-	4,332	
Sales Office Build Cost											
Finished Goods Adjustments	14,727	- 37,781	8,465	-	-	-			-	-	
	5,221,443	3,121,979	2,793,475	3,264,218	4,694,207	7,079,231	1,790,526	2,717,262	240,725	450,163	
Earthworks Allocation	-	1,875,505		1,341,921	1,752,559	1,195,142	83,103	-	206,003	-	
Indirect Costs											
Land							-	-			
Infrastructure	1,019,950	977,715	769,536	954,712	1,152,532	2,381,758	319,789	377,375	94,185	47,743	
Landscape	3,000,032	1,689,996	1,330,155	1,411,246	1,703,661	3,520,690	519,590	613,155	139,230	77,573	
TOTAL COST	**9,241,425**	**7,665,195**	**4,893,166**	**6,972,097**	**9,302,959**	**14,176,821**	**2,713,008**	**3,707,792**	**680,143**	**575,479**	
Lots	65	57	38	53	57	92	22	42	1	1	
COST PER LOT	**142,176**	**134,477**	**128,768**	**131,549**	**163,210**	**154,096**	**123,319**	**88,281**	**680,143**	**575,479**	
Lots settled	65	57	38	53	57	79	16	38	1	1	1,834
COGS SETTLED	**9,241,425**	**7,665,195**	**4,893,166**	**6,972,097**	**9,302,959**	**12,173,575**	**1,973,097**	**3,354,669**	**680,143**	**575,479**	**207,287,864**
Stage Area (m2)	25,475	22,956	11,427	18,854	24,652	36,051	6,365	9,369	36,051	36,051	
Cost per m2	**363**	**334**	**428**	**370**	**377**	**393**	**426**	**396**	**19**	**16**	
Avg lot size	392	403	301	356	432	392	289	223	36,051	36,051	

PERIODIC ANALYSIS	Month	YTD	PTD	PY Jun-25
Lots settled (Resi & Special Sit	16	144	1,834	1,690
Cost of lots settled	2,140,719	19,478,754	207,287,863	187,809,109
Direct selling costs	704,284	5,459,573	50,884,465	45,424,892
Marketing costs	28,094	181,877	3,863,595	3,681,718
Administration	214,826	1,006,626	10,615,105	9,608,479
Finance	1,557	9,239	259,857	250,618
Contingency	-	-	8,334	8,334
TOTAL COSTS	**3,089,480**	**26,136,069**	**272,919,220**	**246,783,151**

**Stage 26 late cost increase fro*

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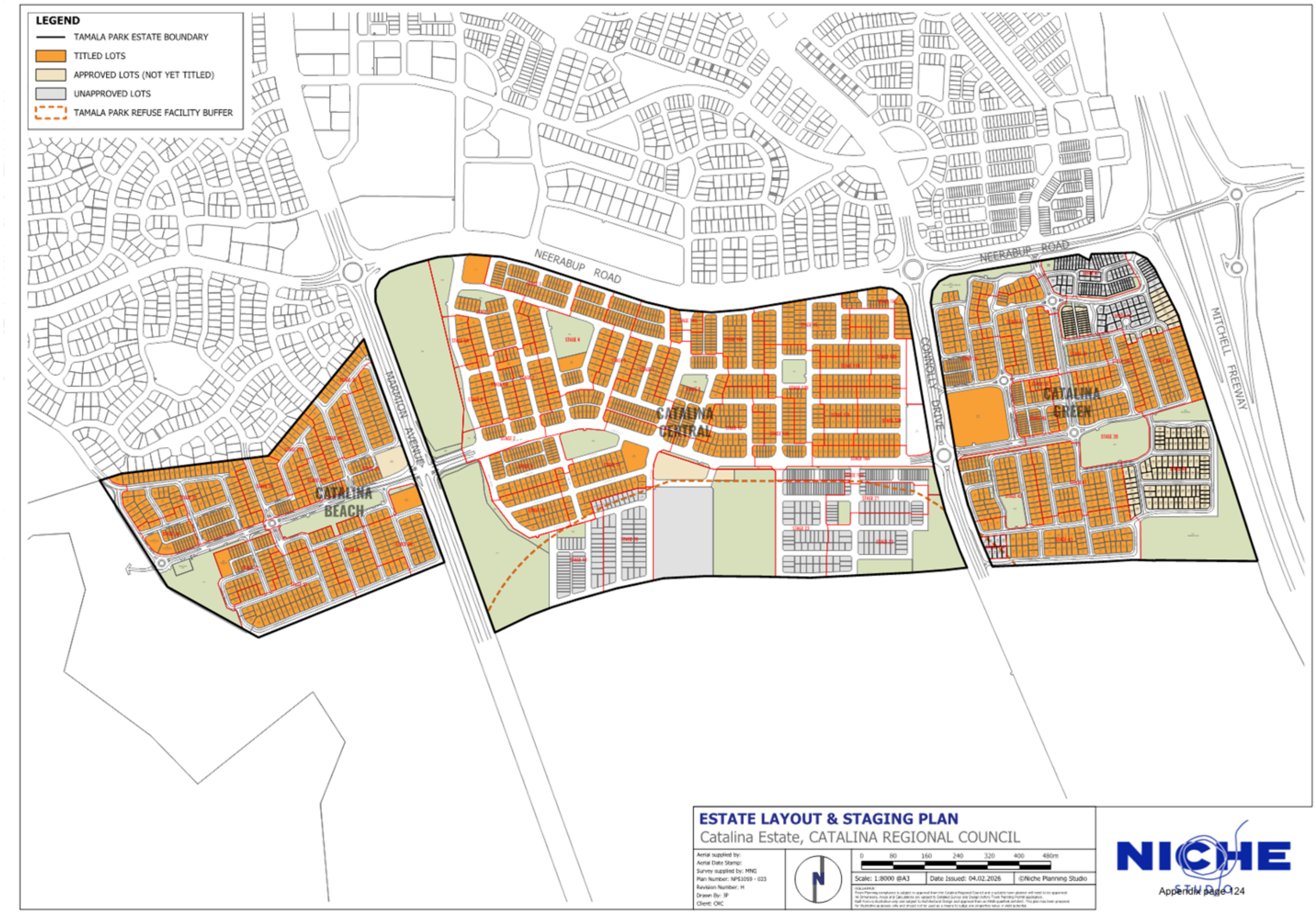
Catalina COGS Calc
31-Dec-25

Job		Titled Date	Direct Cost	Indirect Cost	COGS Total	Lot #	Titled	Untitled	COGS/Lot	Settled Lots	PTD COGS	Per Accounts	Variance	Finished Goods	FG/Lot
140-01-001		17-Oct-2012	4,004,839	637,443	4,642,282	35	35	-	132,637	35	4,642,282	4,642,282	-	-	-
140-01-002		7-Nov-2012	3,429,204	598,332	4,027,537	37	37	-	108,852	37	4,027,537	4,027,537	-	-	-
140-01-003		14-Jan-2013	3,002,658	554,241	3,556,899	43	43	-	82,719	43	3,556,899	3,556,899	-	-	-
140-01-004		20-Mar-2013	3,371,482	800,585	4,172,067	47	47	-	88,767	47	4,172,067	4,172,067	-	-	-
140-01-005		20-May-2013	4,894,899	968,068	5,862,967	63	63	-	93,063	63	5,862,967	5,862,967	-	-	-
140-01-06A		18-Jan-2013	483,435	179,725	663,160	8	8	-	82,895	8	663,160	663,160	-	-	-
140-01-06B		19-Jan-2015	1,100,352	510,130	1,610,482	24	24	-	67,103	24	1,610,482	1,610,482	-	-	-
140-01-06C		3-Apr-2014	671,286	211,296	882,581	10	10	-	88,258	10	882,581	882,581	-	-	-
140-01-007		31-Oct-2013	4,146,749	938,488	5,085,238	63	63	-	80,718	63	5,085,238	5,085,238	-	-	-
140-01-008		16-Jan-2014	4,389,068	881,805	5,270,874	53	53	-	99,450	53	5,270,874	5,270,874	-	-	-
140-01-009		8-May-2014	4,640,905	814,395	5,455,300	51	51	-	106,967	51	5,455,300	5,455,300	-	-	-
140-01-010		8-May-2014	2,460,031	595,126	3,055,157	30	30	-	101,839	30	3,055,157	3,055,157	-	-	-
140-01-011		1-Oct-2014	4,797,823	1,320,873	6,118,696	64	64	-	95,605	64	6,118,696	6,118,696	-	-	-
140-01-012		3-Dec-2014	3,225,081	1,064,585	4,289,666	49	49	-	87,544	49	4,289,666	4,289,666	-	-	-
140-01-13A		30-Mar-2015	2,965,498	717,571	3,683,069	37	37	-	99,542	37	3,683,069	3,683,069	-	-	-
140-01-13B		11-May-2015	2,739,324	986,155	3,725,479	45	45	-	82,788	45	3,725,479	3,725,479	-	-	-
140-01-014		4-Jun-2015	3,619,629	1,347,229	4,966,858	63	63	-	78,839	63	4,966,858	4,966,858	-	-	-
140-01-015		15-Dec-2015	3,073,171	1,243,145	4,316,316	55	55	-	78,478	55	4,316,316	4,316,316	-	-	-
140-01-18A		27-May-2016	1,453,614	760,239	2,213,853	29	29	-	76,340	29	2,213,853	2,213,853	-	-	-
140-01-14B		28-Oct-2016	784,420	224,347	1,008,767	10	10	-	100,877	10	1,008,767	1,008,767	-	-	-
140-01-017		2-Feb-2017	1,194,140	730,941	1,925,081	25	25	-	77,003	25	1,925,081	1,925,081	-	-	-
140-01-18B		13-Jun-2017	1,266,620	876,513	2,143,133	31	31	-	69,133	31	2,143,133	2,143,133	-	-	-
140-01-18C		26-Oct-2022	2,183,603	789,060	2,972,663	28	28	-	106,167	28	2,972,663	2,972,663	-	-	-
140-02-025		8-Aug-2017	6,444,321	1,929,606	8,373,927	58	58	-	144,378	58	8,373,927	8,373,927	-	-	-
140-01-17B		22-May-2018	1,556,232	1,222,995	2,779,227	36	36	-	77,201	36	2,779,227	2,779,227	-	-	-
140-02-026		26-Sep-2019	2,334,871	1,791,711	4,126,582	38	38	-	108,594	38	4,126,582	4,126,582	-	-	-
140-01-16A		25-Jan-2021	1,269,254	585,845	1,855,099	17	17	-	109,123	17	1,855,099	1,855,099	-	-	-
140-02-27A		24-Feb-2021	1,235,782	814,276	2,050,058	20	20	-	102,503	20	2,050,058	2,050,058	-	0	-
140-02-27B		20-Apr-2022	1,772,925	1,487,523	3,260,448	23	23	-	141,759	23	3,260,448	3,260,448	-	-	-
140-02-028		1-Sep-2021	3,258,423	1,107,280	4,365,703	34	34	-	128,403	34	4,365,703	4,365,703	-	-	-
140-02-029		21-Apr-2023	4,438,188	2,706,408	7,144,596	43	43	-	166,153	43	7,144,596	7,144,596	-	-	-
140-02-030		25-May-2022	1,608,107	2,125,923	3,734,030	35	35	-	106,687	35	3,734,030	3,734,030	-	-	-
140-02-031		14-Dec-2023	5,221,443	4,019,982	9,241,425	65	65	-	142,176	65	9,241,425	9,241,425	-	-	-
140-02-032		21-Oct-2024	2,793,475	2,099,691	4,893,166	38	38	-	128,768	38	4,893,166	4,893,166	-	-	-
140-02-033		5-May-2025	8,274,373	5,902,448	14,176,821	92	92	-	154,096	79	12,173,574	10,632,616	1,540,959	2,003,246	154,096
140-02-034		4-Jul-2025	1,873,629	839,379	2,713,007	22	22	-	123,319	16	1,973,096	1,726,459	246,637	739,911	123,319
140-03-036	A	2-Nov-2022	4,952,163	1,863,990	6,816,153	57	57	-	119,582	53	6,337,826	6,337,826	-	478,327	119,582
140-03-036	B	1-Mar-2024	2,266,137	531,529	2,797,666	21	21	-	133,222	22	2,930,888	2,930,888	- 0	133,222	-
140-03-037		22-Jun-2023	2,991,468	1,849,990	4,841,458	48	48	-	100,864	48	4,841,458	4,841,458	-	-	-
140-03-038		15-Apr-2024	2,917,026	1,620,378	4,537,404	36	36	-	126,039	36	4,537,404	4,537,404	-	-	-
140-03-039		29-May-2024	6,102,829	2,568,761	8,671,590	60	60	-	144,526	60	8,671,590	8,671,590	-	-	-
140-03-040		29-May-2024	2,717,262	990,530	3,707,792	42	42	-	88,281	38	3,354,669	3,001,546	353,123	353,123	88,281
140-03-041		18-Oct-2024	4,997,483	2,667,711	7,665,194	57	57	-	134,477	57	7,665,194	7,665,194	-	-	-
140-03-042		25-Feb-2025	4,606,140	2,365,958	6,972,098	53	53	-	131,549	53	6,972,098	6,972,098	- -	0	-
140-03-043		23-Apr-2025	6,446,766	2,856,193	9,302,959	57	57	-	163,210	57	9,302,959	9,302,959	-	-	-
140-70-001		7-Nov-2012	423,461	16,171	439,633	1	1	-	439,633	1	439,633	439,633	-	-	-
140-70-004		12-Dec-2013	20,322	41,798	62,119	1	1	-	62,119	1	62,119	62,119	-	-	-
140-70-005		8-Aug-2017	110,657	24,492	135,149	1	1	-	135,149	-	-	-	-	135,149	135,149
140-70-007		17-Oct-2012	222,150	87,611	309,761	1	1	-	309,761	1	309,761	309,761	-	-	-
140-70-008		1-Oct-2014	438,532	74,117	512,649	1	1	-	512,649	1	512,649	512,649	-	-	-
140-70-009		27/2/23	577,801	1,008,380	1,586,181	1	1	-	1,586,181	1	1,586,181	1,586,181	-	-	-
140-70-021		22-Jun-2023	500,920	387,838	888,758	1	1	-	888,758	1	888,758	888,758	-	-	-
140-70-027		14-May-2025	446,728	233,415	680,143	1	1	-	680,143	1	680,143	680,143	-	-	-
140-70-028		8-Aug-2017	338,259	98,459	436,718	1	1	-	436,718	-	-	-	-	436,718	436,718
140-70-032		1-May-2025	450,163	125,316	575,479	1	1	-	575,479	1	575,479	575,479	-	Appendix page 122	
			147,505,120	**63,795,996**	**211,301,115**	**1,862**	**1,862**	**-**		**1,834**	**207,287,863**	**205,147,144**	**2,140,719**	**4,013,252**	

Appendix 9.10


LEGEND
TAMALA PARK ESTATE BOUNDARY
TITLED LOTS
APPROVED LOTS (NOT YET TITLED)
UNAPPROVED LOTS
TAMALA PARK REFUSE FACILITY BUFFER
NEERABUP ROAD
NEERABUP ROAD
MARMION AVENUE
CONNOLLY DRIVE
MITCHELL FREEWAY
CATALINA BEACH
CATALINA CENTRAL
CATALINA GREEN
ESTATE LAYOUT & STAGING PLAN
Catalina Estate, CATALINA REGIONAL COUNCIL
Aerial supplied by:
Aerial Date Stamp:
Survey supplied by: MNG
Plan Number: NPS1059 - 023
Revision Number: H
Drawn By: IP
Client: ORC
0 80 160 240 320 400 480m
Scale: 1:8000 @A3
Date Issued: 04.02.2026
©Niche Planning Studio
NICHE
STUDIO

Satterley

November 2025 - January 2026

Catalina Marketing Report

Prepared by Nikita Shaw

Appendix page 125

Monthly Snapshot

November	December	January
18 Gross Sales	**33** Gross Sales	**17** Gross Sales
17 Net Sales	**32** Net Sales	**15** Net Sales
119 CRM Leads	**117** CRM Leads	**178** CRM Leads
15% Lead to Gross Sale Conversion	**28%** Lead to Gross Sale Conversion	**10%** Lead to Gross Sale Conversion

- **November** exceeded corporate budget with 17 net sales, supported by strong enquiry volumes, though conversion softened as buyer intent skewed earlier-stage.
- **December** was the strongest performing month, achieving 32 net sales. The sharp uplift in conversion to 28% indicates pent-up demand converting once product was available.
- **January** delivered a steady 15 net sales despite a surge in CRM leads. Lower conversion reflects post-holiday, exploratory enquiry behaviour and was expected given only one land release during the month.
- **Overall**, sales performance continues to be closely linked to land availability, with strong underlying demand and a healthy enquiry pipeline heading into early 2026.

Appendix page 126

Buyer Type Breakdown (Gross Sales)

November 2025

First Home Buyers: **61%**
Upgraders: **11%**
Retail Investors: **6%**
Downsizers: **11%**

December 2025

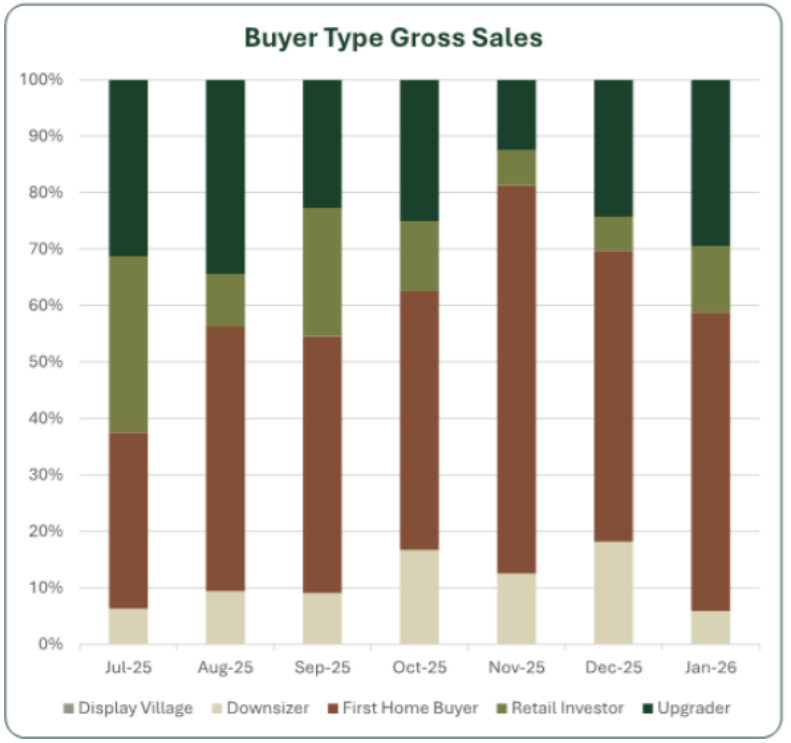
First Home Buyers: **52%**
Upgraders: **24%**
Downsizers: **18%**
Retail Investors: **6%**

January 2026

First Home Buyers: **53%**
Upgraders: **29%**
Downsizers: **6%**
Retail Investors: **12%**

Summary:

- First Home Buyers continued to be the dominant purchaser group across the period, accounting for over 50% of sales in each month. This confirms Catalina's ongoing appeal to entry-level buyers.
- Upgrader activity strengthened in December and January, indicating growing confidence from existing homeowners.
- Retail Investor participation remained low, reinforcing that demand is primarily owner-occupier driven.



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Appendix page 127

Lead Sources (CRM Leads)

November 2025

Website: **89%**
Live in Area: **1%**
Builder Referral: **5%**
Real Estate Websites: **4%**

December 2025

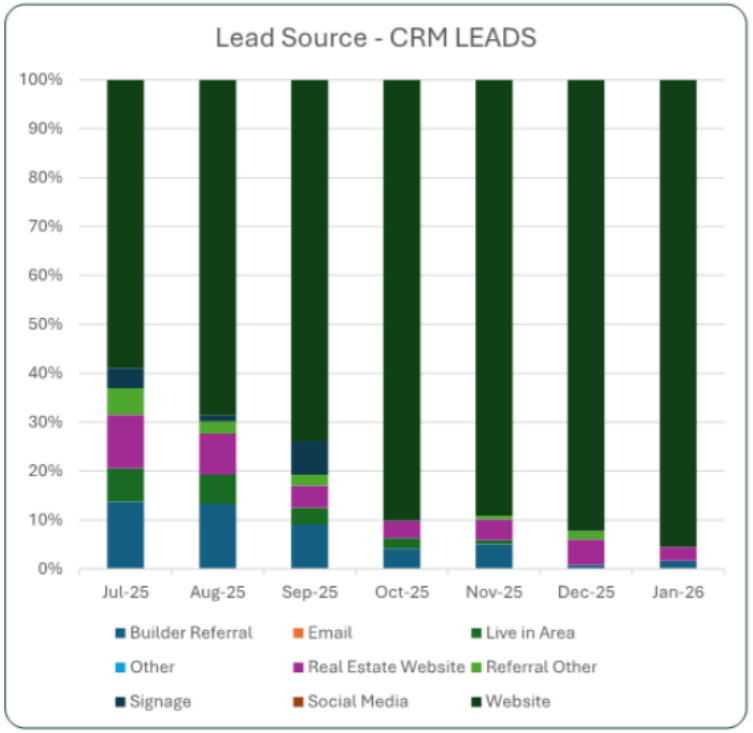
Website: **89%**
Live in Area: **0%**
Builder Referral: **1%**
Real Estate Websites: **5%**

January 2026

Website: **96%**
Live in Area: **0%**
Builder Referral: **1%**
Real Estate Websites: **3%**

Summary:

- The website remained the primary enquiry driver, increasing from 89% in November to 96% in January. This highlights the continued importance of digital channels in lead generation.
- Builder referrals declined across the period, while "Live in Area" enquiries softened, suggesting recent demand growth is being driven by broader market reach rather than local buyers.



Appendix page 128

Website Leads – Breakdown – UTM's

November 2025

Paid Search + PMAX (Google ads): **51%**
Organic Search: **25%**
Email: **8%**
Paid Social: **1%**
Referral & Other: **11%**

December 2025

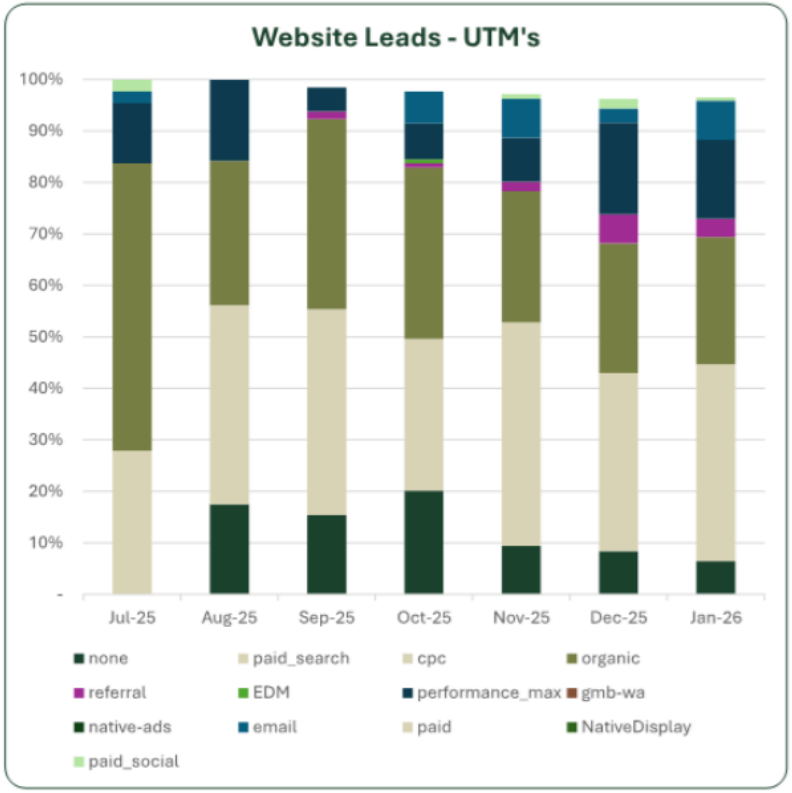
Paid Search + PMAX (Google ads): **53%**
Organic Search: **25%**
Email: **3%**
Paid Social: **2%**
Referral & Other: **14%**

January 2026

Paid Search + PMAX (Google ads): **54%**
Organic Search: **25%**
Email: **8%**
Paid Social: **1%**
Referral & Other: **10%**

Summary:

- Paid Search remained the strongest UTM contributor across all three months, driving consistent lead volume.
- Organic search stabilised at 25%, indicating sustained baseline demand.
- Performance Max (PMAX) activity increased in December and January, supporting lead growth.
- Email began contributing modestly, reflecting improved campaign tracking and attribution.



Appendix page 129

Lead Source (Gross Sales)

November 2025

Website: **22%**
Builder Referral: **56%**
Referral Other: **17%**
Live in Area: **6%**

December 2025

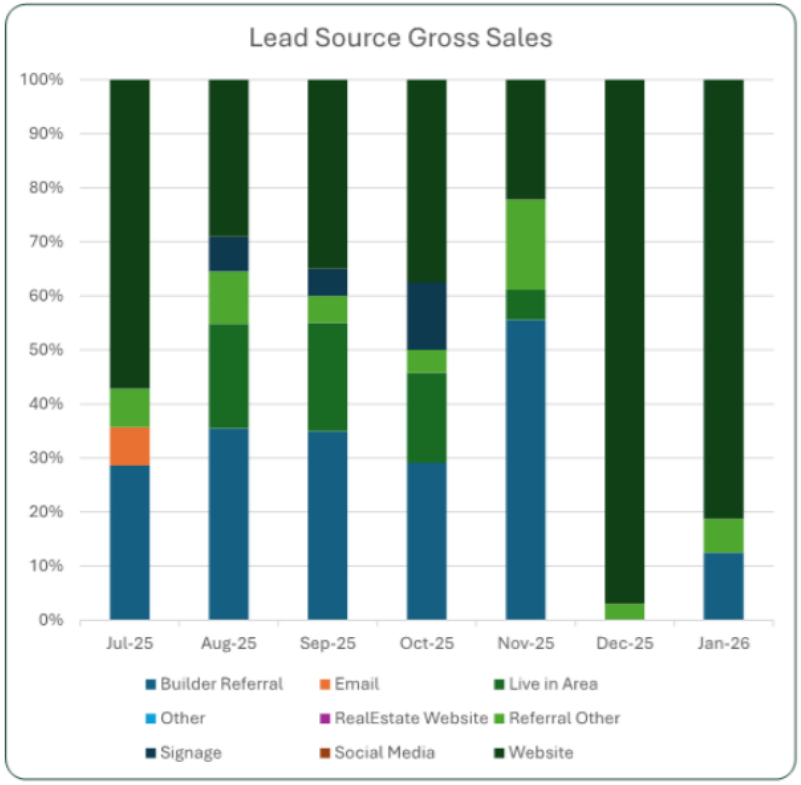
Website: **97%**
Builder Referral: **0%**
Live in Area: **0%**
Referral Other: **3%**

January 2026

Website: **76%**
Builder Referral: **12%**
Live in Area: **0%**
Referral Other: **6%**

Summary:

- Website-sourced leads converted strongly to sales, particularly in December and January, aligning with periods of land availability. This aligns with the introduction of the online Expression of Interest (EOI) process where clients need to submit there EOI via an online submission.
- Builder referrals contributed meaningfully in November but reduced in later months.
- Overall, sales continue to be driven by high-intent digital enquiries when product is released.



Appendix page 130

Catalina Precinct Sales (Gross Sales)

Precinct	November 2025	December 2025	January 2026
Catalina Beach	6	2	17
Catalina Green	12	31	1
Total Gross Sales	18	33	18

Website Performance

November 2025

Sessions: 6,361 (+13% vs October)
Active Users: 4,360 (+23% vs October)
Engagement Rate: 84.6%

December 2025

Sessions: 5,691 (-11% vs November)
Active Users: 4,108 (-6% vs November)
Engagement Rate: 80.1%

January 2026

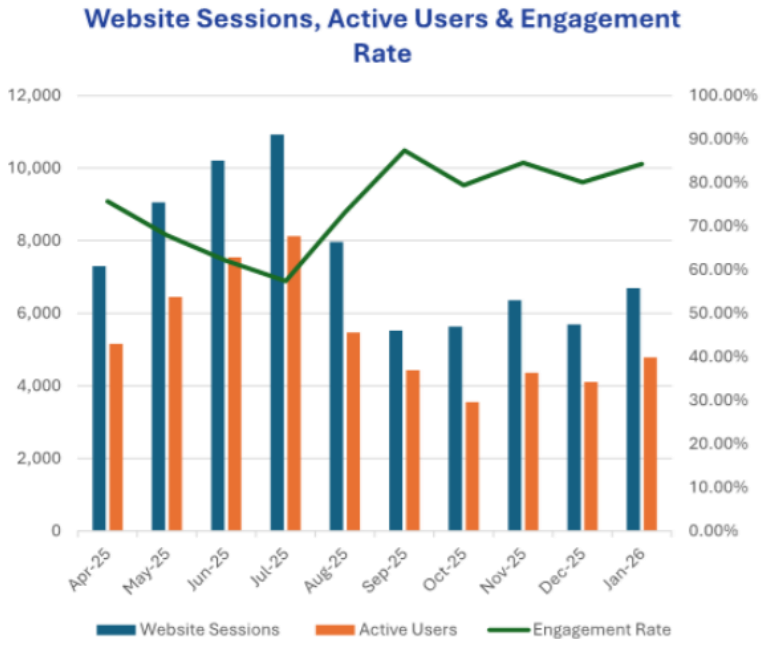
Sessions: 6,690 (+18% vs December)
Active Users: 4,785 (+17% vs December)
Engagement Rate: 84.3%

Top 4 Pages – November – January

Land for Sale
Catalina home page
Live Pricelist
Online Release – EOI form

Insights:

- Website sessions remained relatively stable across the period, with a lift in January (6,690 sessions) following softer volumes in December. While overall traffic levels were lower than mid-year peaks, engagement remained strong.
- Engagement rates were consistently high, holding above 80% in November (84.6%) and January (84.3%), indicating visitors were highly qualified and actively engaging with content.
- Overall, the trend reflects lower but higher-quality traffic, supporting enquiry growth and reinforcing the website's role as a high-intent conversion channel rather than a volume-driven platform.



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Appendix page 132

Google Ads Performance

November

Impressions: 6,566 (-31% vs October)
Clicks: 1,939 (-6% vs October)
Cost per Click: $0.54 (-30%)
Conversions: 79.17 (+16%)
Conversion rate: 4.08% (+24%)
Cost per Conversion: $12.63 (-46%)

December

Impressions: 9,432 (+44% vs November)
Clicks: 2,290 (+18% vs November)
Cost per Click: $0.71 (+31%)
Conversions: 45.16 (-43%)
Conversion rate: 1.97% (-52%)
Cost per Conversion: $43.39 (+244%)

January

Impressions: 32,529 (+245% vs December)
Clicks: 3,107 (+36% vs December)
Cost per Click: $0.65 (-8%)
Conversions: 160.48 (+255%)
Conversion rate: 5.16% (+162%)
Cost per Conversion: $12.63 (-71%)

Insights

- November delivered highly efficient campaign performance, with strong conversion rates and low cost per conversion driven primarily by Brand and Clarkson Land campaigns.
- December saw increased reach and traffic; however, conversion efficiency softened, resulting in a higher cost per conversion. This suggests broader audience targeting generated volume but lower immediate intent.
- January recorded a significant uplift across all metrics, with impressions, clicks and conversions reaching the highest levels in the period. Conversion rate more than doubled while cost per conversion dropped sharply, indicating improved campaign efficiency and stronger lead quality.
- Overall, Google Ads continue to drive scalable, high-quality traffic. Brand and geo-targeted search campaigns remain the strongest performers, reinforcing the effectiveness of intent-based targeting in generating cost-efficient conversions.

Key Insights

Owner-occupiers remain the core market

First Home Buyers accounted for over half of all purchases across the period, while upgrader activity strengthened toward January. Investor participation remained low, confirming demand is being driven by genuine homebuyers.

Digital channels dominate the buyer journey

Website enquiries continued to grow, reaching 96% of CRM leads by January. High-intent digital traffic is converting efficiently to sales, highlighting the website as Catalina's most critical acquisition channel.

Search-led strategy delivering stronger efficiency

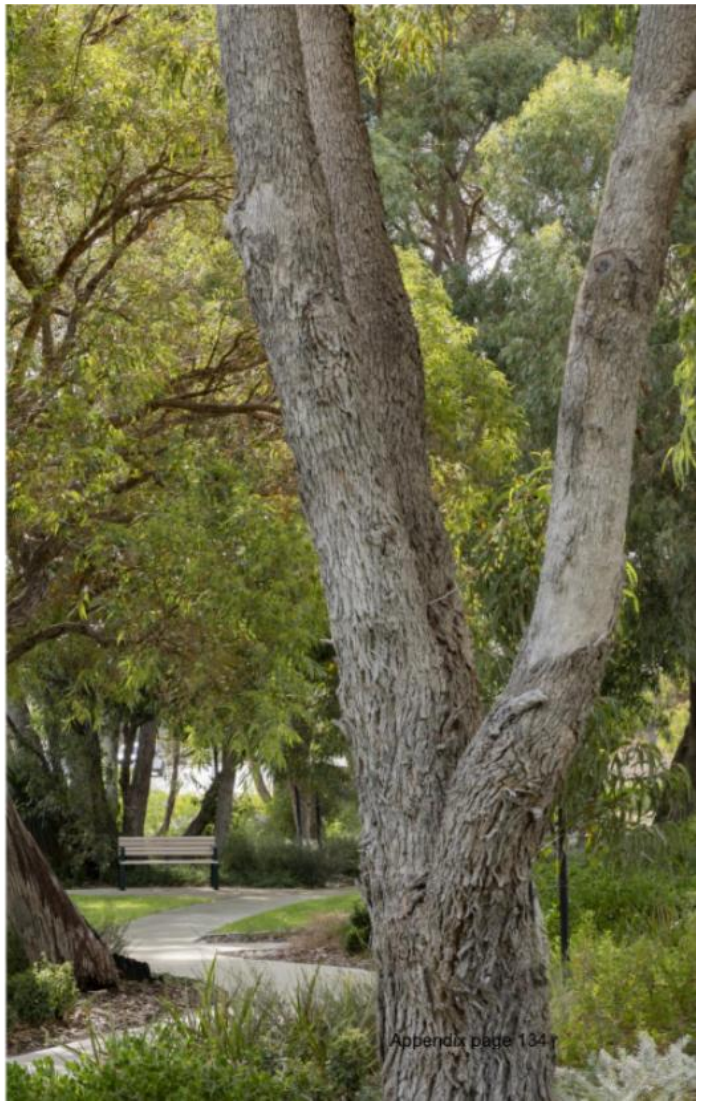
Google Ads performance improved significantly over the quarter, culminating in January's surge in impressions, conversions, and conversion rate while maintaining a low cost per conversion. Brand and geo-targeted campaigns remain the strongest drivers of qualified leads.

Higher-quality traffic supporting conversion

While overall website traffic is lower than mid-year peaks, engagement rates consistently exceeded 80%, indicating visitors are more qualified and actively researching.

Supply continues to influence conversion

Fluctuations in conversion rates closely aligned with land availability, demonstrating that sales performance is being constrained more by product release timing than buyer demand.



Thank you

WESTERN AUSTRALIA

T +61 8 9368 9000
E info@satterley.com.au

Level 3, 27-31 Troode Street
West Perth WA 6005

PO Box 1346
West Perth WA 6872

VICTORIA

T +61 3 9223 6700
E info@satterley.com.au

Level 10, 5 Queens Road
Melbourne VIC 3004

PO Box 33244
Domain LPOMelbourne VIC 3004

QUEENSLAND

T +61 7 3062 9413
E info@satterley.com.au

Level 2, 76 Skyring Terrace
Newstead QLD 4006

PO Box 3323
Newstead QLD 4006

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Appendix page 135

COMPETING ESTATES - NORTH WEST CORRIDOR - 2025/26

Estate	Gross Sales												Sub Total	Size Range (m2)	Price Range ($)	300m2 Price ($)	375m2 Price ($)	450m2 Price ($)	500m2 Price ($)	Display Village (Y/N)	Stock @ month end	*Deposit, Incentives, Referrals, Rebates, Promotions etc.*
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec										
Alkimos Beach Danielle Wyld 0417 428 315 Vanessa Trager 0455136120	0	9	13	19	19	0	17	39	31	30	0	0	177	250m2 - 515m2	$371,000 - $548,000	N/A	From $444k	From $496k	N/A	N	0	$5,000 deposit. Fencing and Landscaping $8,000 and Energy Smart rebates $4,000.
cancellations	0	4	2	2	3	0	0	2	0	0	0	0	16									
Alkimos Vista Danielle Wyld 0417 428 315 Vanessa Trager 0455136120	0	2	2	6	3	0	12	22	13	16	0	0	76	314m2 - 569m2	$338,000 - $422,000	N/A	$381,000	$406,000	N/A	N	0	$5,000 deposit. Fencing and Landscaping $6,500. Solar rebate $2,500.
cancellations	0	2	2	0	0	0	0	0	0	0	0	0	4									
Amberton Beach **Shae Mitchell 0499 581 790**	19	28	15	24	35	29	48	29	27	34	28	0	316	263m2-636m2	$330,000 - 700,000	From $365K	From $460k	From $485k	From $520k	N	4	$$5,000 deposit. Fencing and landscaping.
cancellations	3	6	3	5	3	0	3	6	2	4	3	0	38									
Catalina **Alan Abel 0418 890 095**	10	3	1	1	0	1	42	26	21	18	18	33	174	188m2 - 486m2	$199,000 - $575,000	N/A	$400,000	$475,000	N/A	Y	16	$5,000 Beach and $2,000 Central Deposit. Fencing and Landscaping. $2,000 Solar. $1,000 WaterWise.
cancellations	0	2	0	0	1	0	3	3	1	7	1	1	19									
Allara Garth Kanair 0497 007 977	17	27	18	12	19	37	24	19	26	10	19	0	228	300m2-658m2	$240,0000-$440,000	$305,000	$350,000	$380,000	$405,000	N	8	$5,000 deposit. Front landscaping, side/rear boundary fencing, 3kW Solar
cancellations	7	3	5	5	10	6	4	2	0	3	0	0	45									
Botania Park Zoey Fong 0400 015 955							0	0	12	19	20	25	76	215m2-370m2	$320k-$425k	N/A	$425,000	NA	NA	N	3	$5,000 deposit. Front landscaping, side/rear boundary fencing. Sustainability option.
							0	0	0	0	0	0	0									
Elavale Richard Anderson 9420 1111	12	2	17	20	18	14	7	17	45	21	25	0	198	315m2 - 450m2	$375,000 - $430,000	N/A	$413,000	$435,000	N/A	Y	0	$1,000 deposit. Fencing and landscaping. Builder Rep Referral $1,000.
cancellations	5	4	4	7	9	5	4	3	3	1	1	0	46									
Eden Beach Melanie Davidson 9368 9150	11	16	12	9	7	12	11	15	24	4	6	3	130	225m2 - 564m2	355K - 733K	N/A	N/A	725K	NA	N	2	$5,000 deposit, beachfront $10,000. Fencing and Landscaping. Sales office closed.
cancellations	6	3	2	1	1	1	2	0	0	2	2	0	20									
Capricorn Estate Damyn Strang 0434 070 654	8	5	4	5	5	6	6	9	6	10	10	0	74	394m2 - 579m2	$422,000 - $519,000	NA	NA	$479,000	$519,000	N	3	$5,000 deposit. Fencing and landscaping.
cancellations	1	0	2	1	3	0	2	0	0	0	1	0	10									
Indi **Parcel Property**	4	7	7	9	11	8	6	2	14	29	8	0	105	-	-	-	-	-	-	N	0	$2,000 deposit. Fencing and front landscaping.
	1	1	0	1	2	0	2	2	3	4	0	0	16									
Jindowie Estate Samantha Davies 0412 579 522	14	10	25	22	9	12	9	7	2	10	13	3	136	336m2-497m2	$305,000-$390,000	$305,000	N/A	N/A	$390,000	N	2	Fencing and landscaping.
cancellations	0	1	4	3	3	7	3	0	3	5	2	0	31									
East of the Beach Jamie Ronci 0450 404 056	4	0	7	0	1	4	2	34	14	10	0	12	88	295m2-450m2	$327,000-$397,000	$327,000	$367,000	$407,000	N/A	N	0	$5,000 deposit. Fencing and landscaping.
cancellations	2	0	0	0	0	1	1	0	3	1	0	0	8									
Elavale Richard Anderson 9420 1111	14	5	7	6	1	8	7	17	45	21	25	18	174	315m2 - 450m2	$383,000 - $435,000	N/A	$413,000	$435,000	N/A	Y	0	$1,000 deposit. Fencing and landscaping. Builder Rep Referral $1,000.
cancellations	0	4	5	3	1	0	4	3	3	1	1	0	25									
Eglinton Village **Ross Treasure 0498 000 774**	5	28	10	3	2	8	7	13	20	26	13	28	163	0	Sold out	N/A	N/A	N/A	N/A	N	5	$5,000 deposit. Fencing and landscaping. EVE Solar Microgrid 20% discount on all enegy bills
cancellations	0	3	1	2	1	2	3	4	5	6	0	0	27									
Atlantis Beach Damyn Strang 0434 070 654	14	21	19	31	21	17	33	31	38	44	36	0	305	313m2 to 540m2	$299,000 - $359,000	$299,000	$319,000	$345,000	$360,000	N	0	$2,000 deposit. Fencing and Landscaping
cancellations	5	4	3	2	4	0	2	0	3	4	3	0	30									
Shorehaven Jolie McLaren 0430 406 679	16	21	20	11	20	11	27	15	19	26	22	15	223	300m2-600m2	$385-$635	##########	##########	$489,000	n/a	Y	0	$5,000 deposit. Fencing and front Landscaping
cancellations	0	5	1	1	6	0		3			0	1	17									
Yanchep Junction Nicole Eroeg 0488 308 394	3	2	5	7	16	18	20	14	11	30	16	17	159	313m2-612m2	$288,000-$435,000	N/A	$340,000	$380,000	N/A	N	24	$5000 Deposit. Fencing & Landscaping package.
cancellations	0	1	0	0	1	0	2	0	0	1	0	0	5									
Trinity Garth Kanair 0497 007 977	9	17	10	13	16	17	27	27	32	23	20	5	216	225m2- 450m2	$296,000 - $425,000	$387,000	$450,000	$480,000	N/A	N	10	$5,000 deposit. Fencing and landscaping. Office closed and removed for good
cancellations	2	2	2	4	3	0	1	3	2	1	3	1	24									
Yanchep Golf Estate Jolie McLaren 0430 406 679	3	7	12	11	6	5	3	13	23	15	29	4	131	375m2-511m2	$340k-$395k	N/A	$342,000	$390,000	395000	Yes	0	$3,000 deposit. Fencing and front landscaping.
cancellations	0	0	1	0	3	0	6	0	2	0	0	0	12									
Vertex at Yanchep Melanie Davidson 9368 9150							21	20	23	4	1	0	69	284m2- 614m2	$289,000-$375,000	$297,000	$325,000	$346,000	N/A	N	0	$5,000 deposit. Fencing and landscaping. No sales office.
cancellations							2	2	1	1	1	3	10									
Total Sales:	159	210	197	209	208	203	327	335	432	390	309	151	3,130						**Total Stock**		77	
Total Cancellations:	30	45	37	37	54	21	43	33	28	40	18	6	395									

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Appendix 9.11

TRIBUNAL DETERMINATION 2025 - 026

SALARIES AND ALLOWANCES ACT 1975

LOCAL GOVERNMENT CEO AND ELECTED COUNCIL MEMBERS DETERMINATION VARIATION NO. 1 OF 2025

PREAMBLE

The Salaries and Allowances Tribunal has issued a determination variation to reflect the recent proclamation of sections of the *Local Government Amendment Act 2024* and the issuing of Local Government Audit Regulations with respect to Local Government Audit, Risk and Improvement Committees.

DETERMINATION VARIATION

The Local Government Chief Executive Officers and Elected Council Members Determination of the Salaries and Allowances Tribunal made on 4 April 2025 under sections 7A, 7B and 7BAA of the *Salaries and Allowances Act 1975*, as amended from time to time, is hereby varied as set out below, with effect on and from 1 January 2026.

In Part 1.4 Terms used, delete reference to Committee meeting and insert the following:

Committee meeting means a meeting of a committee of a council where the committee comprises:

(a) council members only; or

(b) council members and/or employees of the local government or regional local government and/or independent members.

After Part 6.4, insert the following:

6.4 A Meeting attendance fees for Independent Audit, Risk and Improvement Committee members – per meeting

(1) In accordance with section 5.100(1)(b) of the LG Act, the fee payable by a local government or regional local government council to an Independent Audit, Risk and Improvement Committee (ARIC) Member (whether Presiding Member, Deputy Presiding Member, Deputy Member or Member) for attendance at an ARIC meeting must be set within the range provided in table 8A. The fees provided in table 8A are exclusive of superannuation.

(2) The range in table 8A is provided to enable local governments to appropriately compensate independent ARIC members depending on the skills and expertise required to undertake the roles. The local government must resolve that the fee represents value for money. The State Government's Audit and Financial Advisory Services Common Use Agreement (CUAAFA2024) may be used as guide.

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Table 8A: per meeting fees for independent ARIC members – local government and regional local governments

Independent ARIC per meeting fees		
Bands	**Independent ARIC Member**	
1 – 4	**Min**	**Max**
	$105	$1,215

(3) In accordance with sections 5.100(4), (5) and (6) of the LG Act, an independent ARIC member can be reimbursed for attending ARIC meetings.

(4) The extent to which an independent committee member can be reimbursed for expenses attending ARIC meetings is the actual travel and associated costs incurred by the independent member demonstrated to the satisfaction of the local government.

Signed on 19 December 2025

E Prof M Seares AO	Dr M Schaper	Mr O Whittle
CHAIR	MEMBER	MEMBER

SALARIES AND ALLOWANCES TRIBUNAL

Appendix 10.1

CATALINA Regional Council

2025 - 26 ANNUAL BUDGET REVIEW

FOR THE PERIOD ENDED 3O JUNE 2026

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Statement of Financial Activity by Nature and Type

Statement of Financial Activity by Program

Statement of Surplus/ Deficit

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Budget Review Summary

Budget Review in Detail

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CATALINA REGIONAL COUNCIL
BUDGET REVIEW
STATEMENT OF FINANCIAL ACTIVITY
BY NATURE AND TYPE
FOR THE PERIOD ENDED 30 JUNE 2026

Analysis as at 31 December 2025	2025-26 ANNUAL BUDGET	2025-26 JUL-DEC BUDGET YTD	2025-26 JUL- DEC ACTUAL YTD	2025-26 PROJECTED ESTIMATES 30/06/2026	VARIANCE PROJECTED ESTIMATES TO BUDGET	VARIANCE PROJECTED ESTIMATES	MATERIAL VARIANCE COMMENTS
	$	$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
Interest revenue	1,250,000	624,998	954,359	1,650,000	400,000	32%	Additional funds available for investment
	1,250,000	624,998	954,359	1,650,000			
Expenditure from operating activities							
Employee costs	(760,692)	(383,692)	(373,014)	(758,331)	2,361	-0.31%	Less expenditure than anticipated for CEO conference expenses and additional premiums for workers compensation insurance
Materials and contracts	(191,582)	(72,397)	(78,782)	(192,082)	(500)	-0.26%	Additional expenditure than anticipated for rent and less expenditure for research as a result of AMP rebates contra
Utilities Charges	(5,000)	0	0	0	5,000	100%	Electricity no longer charged
Depreciation	(37,320)	(18,305)	(18,305)	(37,320)	0	0%	
Finance Costs	(2,100)	(640)	(640)	(2,100)	0	0%	
Insurance	(28,275)	(28,275)	(33,832)	(33,832)	(5,557)	-20%	Higher premiums than anticipated for property insurance
Other expenditure	(213,185)	(85,874)	(59,777)	(195,797)	17,388	8%	Less members meeting fees due to election, no super contributions for some members, no attendance at UDIA conference; additional independent member attendance fees and allocation for Councillor sundowner
	(1,238,154)	(589,183)	(564,350)	(1,219,462)			
Non - Cash depreciation written back	37,320	18,305	18,305	37,320	0	0%	
	(1,200,834)	(570,878)	(546,045)	(1,182,142)			
Amount attributable to operating activities	49,166	54,120	408,314	467,858			
INVESTING ACTIVITIES							
Inflows from investing activities	0	0	0	0			
	0	0	0	0			
Outflows from investing activities							
Amount attributable to investing activities	0	0	0	0			

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CATALINA REGIONAL COUNCIL
BUDGET REVIEW
STATEMENT OF FINANCIAL ACTIVITY
BY NATURE AND TYPE
FOR THE PERIOD ENDED 30 JUNE 2026

Analysis as at 31 December 2025	2025-26 ANNUAL BUDGET	2025-26 JUL-DEC BUDGET YTD	2025-26 JUL- DEC ACTUAL YTD	2025-26 PROJECTED ESTIMATES 30/06/2026	VARIANCE PROJECTED ESTIMATES TO BUDGET	VARIANCE PROJECTED ESTIMATES	MATERIAL VARIANCE COMMENTS
	$	$	$	$	$	%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Proceeds from member contributions	113,337,618	61,445,757	66,534,127	110,096,271	(3,241,347)	-3%	As per SPG amended estimates reviewed December 2025
	113,337,618	61,445,757	66,534,127	110,096,271			
Outflows from financing activities							
Payment return of contribution	(198,648)	0	(16,554)	(198,648)	0	0%	
Payments for principal portion of lease Liabilities	(39,371)	(19,685)	(19,564)	(39,371)	0	0%	
Payment return of equity	(70,000,000)	(35,000,000)	(35,000,000)	(70,000,000)	0	0%	As per SPG amended estimates reviewed December 2025
Payment of member contributions	(36,127,494)	(23,567,813)	(16,966,288)	(42,191,195)	(6,063,701)	-17%	As per SPG amended estimates reviewed December 2025
GST withheld member councils	(8,101,286)	(4,392,096)	(4,620,210)	(7,802,089)	299,197	4%	As per SPG amended estimates reviewed December 2025
	(114,466,799)	(62,979,594)	(56,622,616)	(120,231,303)			
Amount attributable to financing activities	(1,129,181)	(1,533,837)	9,911,511	(10,135,032)			
Surplus or deficit at the start of the financial year	30,247,693	30,247,693	30,755,135	30,755,135	507,442	1.68%	Understatement of trade and other receivables $332,229, increase in valuation of land held for sale $520,000, overstatement of other assets $336,852 and understatement of trade and other payables $7,935 for 2024-25 financial year
Surplus or (deficit)	**29,167,678**	**28,767,976**	**41,074,960**	**21,087,961**	**(8,079,717)**		

(8,079,717)

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CATALINA REGIONAL COUNCIL
STATEMENT OF FINANCIAL ACTIVITY
BY PROGRAM
BUDGET REVIEW
2025-26

Analysis as at 31 December 2025	2025-26 ADOPTED BUDGET	2025-26 REVISED BUDGET	2025-26 YTD ACTUAL	VARIANCE FAVOURABLE	VARIANCE UNFAVOURABLE	VARIANCE
REVENUE	$	$	$	$	$	%
General Purpose Funding	1,250,000	1,650,000	954,359	400,000		32.00%
Other Property and Services	0	0	0			
	1,250,000	1,650,000	954,359			
LESS EXPENDITURE						
Governance	(213,185)	(195,797)	(59,776)	17,388		8.16%
Other Property & Services	(1,024,969)	(1,023,665)	(504,574)	1,304		0.13%
	(1,238,154)	(1,219,462)	(564,350)			
Increase(Decrease)	11,846	430,538	390,009			
ADD						
Depreciation Written Back	37,320	37,320	18,305			
	37,320	37,320	18,305			
Sub Total	49,166	467,858	408,314			
LESS CAPITAL PROGRAMME						
Purchase Plant and Equipment	0	0	0			
	0	0	0			
LESS MEMBERS EQUITY						
Development of Land for Resale						
Income Sale of Lots -Subdivision	113,337,618	110,027,752	66,470,151		(3,309,866)	2.92%
Income Other -Subdivision	0	68,519	63,975	68,519		100.00%
Development Costs - Subdivision	(36,127,494)	(42,191,195)	(16,966,287)		(6,063,701)	-16.78%
Members Equity - GST Withheld	(8,101,286)	(7,802,089)	(4,620,210)	299,197		3.69%
Payments for Principal Portion of Lease Liabilities	(39,371)	(39,371)	(19,564)			
Contribution Refund	(198,648)	(198,648)	(16,554)			
Return of Equity	(70,000,000)	(70,000,000)	(35,000,000)			
	(1,129,181)	(10,135,032)	9,911,511			
Sub Total	(1,080,015)	(9,667,174)	10,319,825			
Opening Funds	30,247,693	30,755,135	30,755,135	507,442		1.68%
	30,247,693	30,755,135	30,755,135			
Net Surplus /(Deficit)	29,167,678	21,087,961	41,074,960	1,293,850	(9,373,567)	
		(8,079,717)			(8,079,717)	

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CATALINA REGIONAL COUNCIL
STATEMENT OF SURPLUS / DEFICIT
BUDGET REVIEW
2025-26

Analysis as at 31 December 2025	2025-26 ADOPTED BUDGET	2025-26 REVISED BUDGET	2025-26 YTD ACTUAL
	$	$	$
TOTAL OF OPERATING AND CAPITAL REVENUE AND EXPENDITURE	(1,117,335)	(9,704,494)	10,301,520
ADD			
DEPRECIATION WRITTEN BACK	37,320	37,320	18,305
ADD			
SURPLUS BROUGHT FORWARD	30,247,693	30,755,135	30,755,135
LESS			
SURPLUS CARRIED FORWARD	(29,167,678)	(21,087,961)	(41,074,960)
SURPLUS/DEFICIT	0	0	0

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CATALINA REGIONAL COUNCIL
STATEMENT OF CURRENT ASSETS AND CURRENT LIABILITIES
BUDGET REVIEW
2025-26

Analysis as at 31 December 2025	2025-26 ADOPTED BUDGET	2025-26 REVISED BUDGET	2025-26 YTD ACTUAL
	$	$	$
CURRENT ASSETS			
Cash and cash equivalents	25,470,170	16,932,961	11,047,440
Trade and other receivables	300,000	300,000	1,078,803
Other financial assets	0	0	25,524,078
Inventories	3,750,000	4,270,000	4,270,000
Other assets	180,000	85,000	136,800
Total Current Assets	29,700,170	21,587,961	42,057,121
LESS CURRENT LIABILITIES			
Lease Liabilities	0	0	0
Payables and Provisions	(532,492)	(500,000)	(982,161)
Total Current Liabilities	(532,492)	(500,000)	(982,161)
NET CURRENT ASSETS	29,167,678	21,087,961	41,074,960
Adjustments to net current assets	0	0	0
SURPLUS OF CURRENT ASSETS OVER LIABILITIES	$29,167,678	$21,087,961	$41,074,960

NOTE 2 2025 -26 ADOPTED BUDGET HAS NOT BEEN AMENDED SINCE ADOPTION

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CATALINA REGIONAL COUNCIL
BUDGET REVIEW
2025-26

		Annual Budget 2025/26	Projected Estimates to 30/06/2026	Variance Projected Estimates to Budget $	Variance Projected Estimates as % of Budget
Total Income - Operating		1,250,000	1,650,000	400,000	32.00%
Total Expenses - Operating		(1,238,154)	(1,219,462)	18,692	1.51%
Net operating Deficit		**11,846**	**430,538**	**418,692**	3534.46%
Income - Members Equity					
	Proceed Sale of Lots	113,337,618	110,027,752	(3,309,866)	-2.92%
	Other Income Sale of Lots and Reimbursement insurance claim	0	68,519	68,519	100.00%
Total Income - Members Equity		113,337,618	110,096,271	(3,241,347)	-2.86%
Expense - Members Equity					
	Consultancy	(183,449)	(194,325)	(10,876)	-5.93%
	Mtce Services - Land (Incl. Selling and Marketing Expenses)	(11,570,072)	(10,624,443)	945,629	8.17%
	Land Development Costs	(24,373,973)	(31,372,427)	(6,998,454)	-28.71%
Total Expense - Members Equity		(36,127,494)	(42,191,195)	(6,063,701)	-16.78%
Subtotal		**77,210,124**	**67,905,076**	**(9,305,048)**	12.05%
Other Items					
	Contribution Refund	(198,648)	(198,648)	0	0.00%
	Depreciation Written Back	37,320	37,320	0	0.00%
	Payments for Principal Portion of Lease Liabilities	(39,371)	(39,371)	0	0.00%
	GST Withheld Member Councils	(8,101,286)	(7,802,089)	299,197	3.69%
	Return of Equity	(70,000,000)	(70,000,000)	0	0.00%
	Opening Surplus	30,247,693	30,755,135	507,442	1.68%
Closing Net Surplus/ Deficit		**29,167,678**	**21,087,961**	**(8,079,717)**	-27.70%

(8,079,717)

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CATALINA REGIONAL COUNCIL
Budget Review in Detail
2025-26

Analysis as at 31 December 2025

	Year To Date		Budget		Variance		Comments
	Actual Jul - Dec 25	Budget Jul - Dec 25	Annual Budget 2025-26	Projected Estimates To 30/06/2026	Projected Estimates To Budget $	Projected Estimates To Budget %	
Ordinary Income/Expense							
Income							
I03 · GENERAL PURPOSE FUNDING							
I032 · Other GPF							
I032030 · Interest on Investment	954,359	624,998	1,250,000	1,650,000	400,000	32.00%	Additional funds available for investment
Total I032 · Other GPF	954,359	624,998	1,250,000	1,650,000	400,000	32.00%	
Total I03 · GENERAL PURPOSE FUNDING	954,359	624,998	1,250,000	1,650,000	400,000	32.00%	
I14 · OTHER PROPERTY & SERVICES							
I145 · Administration							
Total I145 · Administration	0	0	0	0	0	0.00%	
Total I14 · OTHER PROPERTY & SERVICES	0	0	0	0	0	0.00%	
Total Operating Income	954,359	624,998	1,250,000	1,650,000	400,000	32.00%	
Expense							
E04 · GOVERNANCE.							
E041 · Membership							
E041005 · Chairman Allowance	(6,766)	(9,708)	(24,268)	(23,070)	1,198	-4.94%	
E041010 · Deputy Chair Allowance	(1,692)	(2,426)	(6,067)	(5,149)	918	-15.13%	
E041018 · Attendance Fee - Councillors	(44,528)	(63,880)	(159,700)	(142,288)	17,412	-10.90%	
E041021 · Attendance Fee - Independent Members	0	(1,260)	(3,150)	(7,290)	(4,140)	131.43%	Max. fee x 2 members x 3 mtgs
E041020 · Conference Exp. - Councillors	0	(3,000)	(6,000)	(2,000)	4,000	-66.67%	
E041030 · Other Costs	(6,791)	(5,600)	(14,000)	(16,000)	(2,000)	14.29%	
Total E041 · Membership	(59,776)	(85,874)	(213,185)	(195,797)	17,388	8.16%	
Total E04 · GOVERNANCE.	(59,776)	(85,874)	(213,185)	(195,797)	17,388	8.16%	
E14 · OTHER PROPERTY & SERVICES							
E14 · ADMINISTRATION							
E145 · Administration							
E145005 · Salaries - Basic Costs	(321,896)	(331,738)	(663,478)	(663,478)	0	0.00%	
E145007 · Salaries Occ. Superannuation	(39,983)	(39,807)	(79,617)	(79,617)	0	0.00%	
E145011 · Advertising Staff Vacancies	0	-	(500)	(500)	0	0.00%	
E145015 · Insurance W/comp.	(8,536)	(7,397)	(7,397)	(8,536)	(1,139)	-15.40%	Higher premiums than anticipated
E145017 · Medical Exam. Costs	0	0	(200)	(200)	0	0.00%	
E145019 · Staff Training & Dev.	(177)	(2,000)	(4,000)	(4,000)	0	0.00%	
E145020 · Conference Exp. - CEO	(59)	(2,750)	(5,500)	(2,000)	3,500	63.64%	Less expenditure anticipated
E145025 · Other Accom & Property Costs	(2,470)	(500)	(500)	(5,000)	(4,500)	-900.00%	Additional expenditure anticipated for rent
E145027 · Advertising General	(601)	(750)	(1,500)	(1,500)	0	0.00%	
E145031 · Graphics Consumables	0	0	(300)	(300)	0	0.00%	
E145033 · Photocopying	(513)	(398)	(800)	(800)	0	0.00%	
E145037 · Postage, Courier & Freight	(22)	(275)	(550)	(550)	0	0.00%	
E145043 · Stationery	(444)	(750)	(1,500)	(1,500)	0	0.00%	

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CATALINA REGIONAL COUNCIL
Budget Review in Detail
2025-26

Analysis as at 31 December 2025	Year To Date		Budget		Variance		Comments
	Actual	Budget	Annual Budget	Projected Estimates	Projected Estimates	Projected Estimates	
	Jul - Dec 25	Jul - Dec 25	2025-26	To 30/06/2026	To Budget $	To Budget %	
E145045 · Other Admin Expenses	(4,844)	(4,050)	(8,100)	(8,100)	0	0.00%	
E145047 · Office Telephones & Faxes	0	(750)	(1,500)	(1,500)	0	0.00%	
E145049 · Mobile Phones, Pages, Radios	(753)	(750)	(1,500)	(1,500)	0	0.00%	
E145053 · Bank Charges	(25)	(72)	(150)	(150)	0	0.00%	
E145055 · Credit Charges	(68)	(78)	(150)	(150)	0	0.00%	
E145057 · Audit Fees	0	0	(37,042)	(37,042)	0	0.00%	
E145059 · Membership Fees	(10,558)	(11,000)	(11,000)	(11,000)	0	0.00%	
E145061 · Legal Expenses (General)	0	0	(5,000)	(5,000)	0	0.00%	
E145069 · Valuation Fees	0	0	(5,000)	(5,000)	0	0.00%	
E145075 · Promotions	0	0	(1,000)	(1,000)	0	0.00%	
E145077 · Business Hospitality Expenses	(27)	(400)	(400)	(400)	0	0.00%	
E145083 · Research	(2,887)	(6,000)	(12,000)	(8,000)	4,000	33.33%	AMP rebates applied
E145087 · Computer Software Mtce	(4,623)	(1,200)	(9,500)	(9,500)	0	0.00%	
E145088 · Accounting Management	(34,037)	(32,002)	(64,000)	(64,000)	0	0.00%	
E145089 · Computer Software Purchase	(1,710)	0	(2,000)	(2,000)	0	0.00%	
E145091 · Computer Sundries	0	0	(1,000)	(1,000)	0	0.00%	
E145093 · Internet Provider Costs	(16,368)	(12,172)	(24,340)	(24,340)	0	0.00%	
E145100 · Safety Clothes and Equipment	(78)	0	(500)	(500)	0	0.00%	
E145101 · Consumable Stores	(792)	(750)	(1,500)	(1,500)	0	0.00%	
E145103 · Newspapers & Periodicals	(262)	(250)	(500)	(500)	0	0.00%	
E145109 · Parking Expenses	(65)	(250)	(250)	(250)	0	0.00%	
E145117 · Electricity	0	0	(5,000)	0	5,000	100.00%	No longer charged
E145121 · Insurance - Public Liability	(4,444)	(4,444)	(4,444)	(4,444)	0	0.00%	
E145123 · Insurance - Property (ISR)	(22,553)	(16,996)	(16,996)	(22,553)	(5,557)	-32.70%	Higher premiums than anticipated
E145126 · Insurance - Personal Accident	(1,510)	(1,510)	(1,510)	(1,510)	0	0.00%	
E145127 · Insurance - Other	(5,325)	(5,325)	(5,325)	(5,325)	0	0.00%	
E145129 · Interest expenses ROU asset	(640)	(640)	(2,100)	(2,100)	0	0.00%	
E145222 · Depreciation	(18,305)	(18,305)	(37,320)	(37,320)	0	0.00%	
Total E145 · Administration	(504,574)	(503,309)	(1,024,969)	(1,023,665)	1,304	0.13%	
E14 · OTHER PROPERTY & SERVICES	(504,574)	(503,309)	(1,024,969)	(1,023,665)	1,304	0.13%	
Total Operating Expenses	(564,350)	(589,183)	(1,238,154)	(1,219,462)	18,692	1.51%	
E34 · PROPERTY DEVELOPMENT- SERVICES							
E145451 · GST management Property Dev Portion	(4,230)	(3,250)	(6,500)	(8,500)	(2,000)	0.00%	Additional expenditure anticipated due to increase in development and sales activities

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CATALINA REGIONAL COUNCIL
Budget Review in Detail
2025-26

Analysis as at 31 December 2025	Year To Date		Budget		Variance		Comments
	Actual	Budget	Annual Budget	Projected Estimates	Projected Estimates	Projected Estimates	
	Jul - Dec 25	Jul - Dec 25	2025-26	To 30/06/2026	To Budget $	To Budget %	
E145204 ·Fences/Walls	0	(1,500)	(3,000)	(3,000)	0	0.00%	
E145206 ·Mtce Services Land	0	(2,500)	(5,000)	(5,000)	0	0.00%	
E145216 · Direct Selling Expenses	(3,728,454)	(5,870,349)	(11,290,572)	(10,344,703)	945,869	8.38%	As per SPG amended estimates reviewed December 2025
E145218 · Sales and Marketing	(134,084)	(94,998)	(190,000)	(188,240)	1,760	-0.93%	As per SPG amended estimates reviewed December 2025
E145029 · Advertising Public/Statutory	(23,707)	(24,999)	(50,000)	(50,000)	0	0.00%	
E145061 · Legal Expenses (General)	(16,124)	(12,500)	(25,000)	(25,000)	0	0.00%	
Total E34 · PROPERTY DEVELOPMENT- SERVICES	(3,906,599)	(6,010,096)	(11,570,072)	(10,624,443)	945,629	8.17%	
E347 · Land Development Costs							
E145207 · Land & Special Sites Development	(10,727)	(488,417)	(488,417)	(40,000)	448,417	91.81%	As per SPG amended estimates reviewed December 2025
E145208 · Consultants	(70,268)	(90,924)	(183,449)	(194,325)	(10,876)	-5.93%	As per SPG amended estimates reviewed December 2025
E145209 · Landscape	(2,175,316)	(3,101,686)	(4,869,894)	(3,929,033)	940,861	19.32%	As per SPG amended estimates reviewed December 2025
E145210 · Infrastructure	(1,324,821)	(513,737)	(524,743)	(266,658)	258,085	49.18%	As per SPG amended estimates reviewed December 2025
E145215 ·Bulk Earthworks	0	0	0	(50,431)	(50,431)	0.00%	As per SPG amended estimates reviewed December 2025
E145211 · Lot Production	(8,587,969)	(12,128,641)	(21,138,268)	(27,974,201)	(6,835,933)	-32.34%	As per SPG amended estimates reviewed December 2025
E145212 · Administration (Land Development)	(871,697)	(655,447)	(1,219,137)	(1,311,699)	(92,562)	-7.59%	As per SPG amended estimates reviewed December 2025
E145213 · Community Development	(18,890)	(30,000)	(60,000)	(60,000)	0	0.00%	As per SPG amended estimates reviewed December 2025
E000000 · Contingency	0	(90,000)	(180,000)	(50,000)	130,000	72.22%	As per SPG amended estimates reviewed December 2025
E000000 · Debtors/Creditors Movements	0	0	0	864,468	864,468	0.00%	As per SPG amended estimates reviewed December 2025
E000000 · Finance	0	(458,869)	4,106,486	1,445,127	(2,661,359)	-64.81%	As per SPG amended estimates reviewed December 2025
Total E347 · Land Development Costs	(13,059,688)	(17,557,721)	(24,557,422)	(31,566,752)	(7,009,330)	-28.54%	
Total Expense	(17,530,638)	(24,157,000)	(37,365,648)	(43,410,657)	(6,045,009)	-16.18%	
Net Income	(16,576,279)	(23,532,002)	(36,115,648)	(41,760,657)	(5,645,009)	-15.63%	
Other Items							
Payment from Rates Equivalent	(16,554)	0	(198,648)	(198,648)	0	0.00%	
Payments for Principal portion of lease Liabilities	(19,564)	(19,685)	(39,371)	(39,371)	0	0.00%	
Payment Return of Equity	(35,000,000)	(35,000,000)	(70,000,000)	(70,000,000)	0	0.00%	As per SPG amended estimates reviewed December 2025
Proceed Sale of Lots	66,470,152	61,445,761	113,337,618	110,027,752	(3,309,866)	-2.92%	As per SPG amended estimates reviewed December 2025
Proceed Sale of Lots- Other	6,510	0	0	11,055	11,055	100.00%	As per SPG amended estimates reviewed December 2025
Income Other - Reimbursement Insurance Claim	57,465	0	0	57,464	57,464	0.00%	Insurance claim not anticipated
Depreciation Written Back	18,305	18,305	37,320	37,320	0	0.00%	
GST Withheld Member Councils	(4,620,210)	(4,392,096)	(8,101,286)	(7,802,089)	299,197	3.69%	As per SPG amended estimates reviewed December 2025
Opening Surplus	30,755,135	30,247,693	30,247,693	30,755,135	507,442	1.68%	Understatement of trade and other receivables $332,229,increase in valuation of land held for sale $520,000 ,overstatement of other assets $336,852 and understatement of trade and other payables $7,935 for 2024-25 financial year
Closing Net Surplus/ Deficit	41,074,960	28,767,976	29,167,678	21,087,961	(8,079,717)	-27.70%	
					-8,079,717		

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Appendix 10.2

Payment of Accounts Policy

Responsible Officer	Chief Executive Officer
Initial Council adoption	4 March 2008
Amendments	2011, 2012, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2023
Last Council adoption	~~2023~~2025
Review due	~~2025~~2027

1. OBJECTIVES

- To safeguard the funds of the Council and to provide a transparent record for authorisation of expenditures which reflect good accounting practice and the requirements of local government legislation.
- To facilitate communication to representatives of Catalina Regional Council (CRC) and to the public about probity practices associated with the payment of accounts of the Council.

2. DELEGATION OF AUTHORITY

The Council has delegated authority to the Chief Executive Officer to make payment of accounts in accordance with Regulation 13.1 of the *Financial Management Regulation*.

3. RISK PROFILE

When exercising functions relating to payment of accounts, the following matters should be considered:

- That relevant delegations are current and complete;
- That bank authorisations are current and complete;
- That chequebooks, bank tokens and passwords are adequately secured;
- That procedures in relation to the use of credit cards, chequebooks, bank tokens and passwords are documented;
- That procedures for recording obligations for expenditure and for authorising payments prior to payments being made are adequate and appropriately recorded and communicated; and
- That all accounts and expenditures are made consistent with the Council's Procurement, Purchasing & Investment Policies.

4. GUIDELINES

a) Securing CRC Cheque Instruments

- Only one chequebook will be maintained at any one time;
- A secure location will be identified for retention of the chequebook;
- Only authorised staff signatories will be advised of the location of the chequebook;
- A monthly reconciliation of cheque instruments recorded on bank statements and the balance of cheque instruments maintained in the chequebook will be made by the Executive Assistant and approved by the CEO;
- The External Auditor will be required to verify the retention practices and check that the balance of cheque instruments reconciles to instruments recorded in the bank statement.

b) Security of Tokens and Passwords

- On an annual, or more frequent basis (if required), financial institutions will be requested to supply to external auditors details covering the number of passwords and number of tokens issued to CRC staff representatives. The External Auditor will be asked to reconcile information provided by banks with information provided by staff members.
- Relevant staff members are to be advised of the procedures for operating bank accounts with tokens and passwords and the limits of delegation from the CRC Council and in respect of tokens and passwords.
- Relevant staff are to be acquainted with bank requirements and CRC requirements relating to reporting of forgotten or lost passwords and tokens.
- Relevant staff representatives are to be acquainted with procedures for reporting potential breach of security in respect of passwords or tokens.
- A compliance checklist covering the points above is to be provided to and completed by staff members provided with passwords and tokens to ensure current knowledge of requirements and responsibilities.

c) Purchasing and Credit Cards

Refer to the Credit Card Policy for further information.

d) Incurrence of Expenditure/Liability on Behalf of CRC

- All monetary liabilities incurred on behalf of CRC must conform to the Council Procurement Policy or otherwise be specifically resolved by the CRC Council.
- In brief, incurrence of expenditure is to be:
  - In accordance with allocations in the CRC budget;
  - If not in budget, in reference to specific Council resolutions;
  - Subject of tender or quotation as required by CRC Purchasing Policy;
  - Subject of an order issued on behalf of CRC by a person authorised under delegation and otherwise in accordance with the Council's Purchasing Policy.

e) Reporting of Payment Activity

All expenditures incurred or payments made are to be reported to the Council in reference to budget and statutory requirements including:

- Annual budget
- Statutory budget review (by 31 March)
- Financial Management Regulations, particularly relating to lists of payments for Council information (Regulation 13)
- Monthly financial statements (Regulation 14)

f) Receipt of Goods and Services

- A delivery docket and/or account must accompany all goods purchased by CRC (except minor purchases covered by a detailed receipt).
- Goods and services will be checked to purchase orders, investment instructions, letters of commission or contracts as appropriate.
- The person checking receipt of goods will endorse the appropriate instrument with verification that goods or services have been received and note any variation in supply to requirements.
- Where there is no variation in supply, the receiving officer shall also authorise payment for goods and services.
- Where there is a variation in supply regulations, the variation will be noted together with an appropriate adjustment to the payment obligation of the CRC.
- In the event that the value of the variation exceeds 10% (plus or minus) of the initial amount, a variation docket will be prepared and attached with the original order or other instrument.

Statistics for Development Applications
As at the end of January 2026

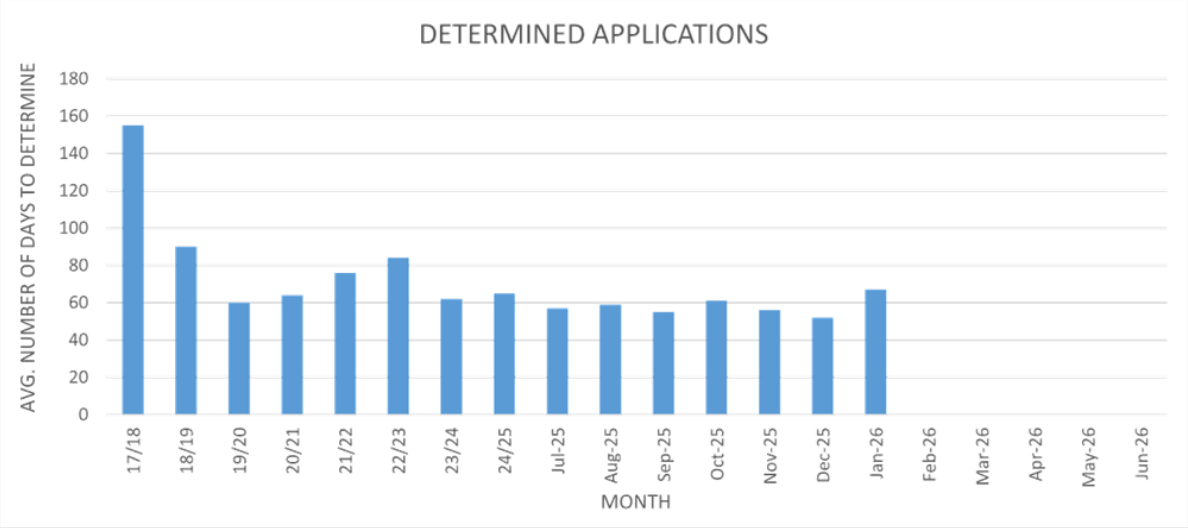
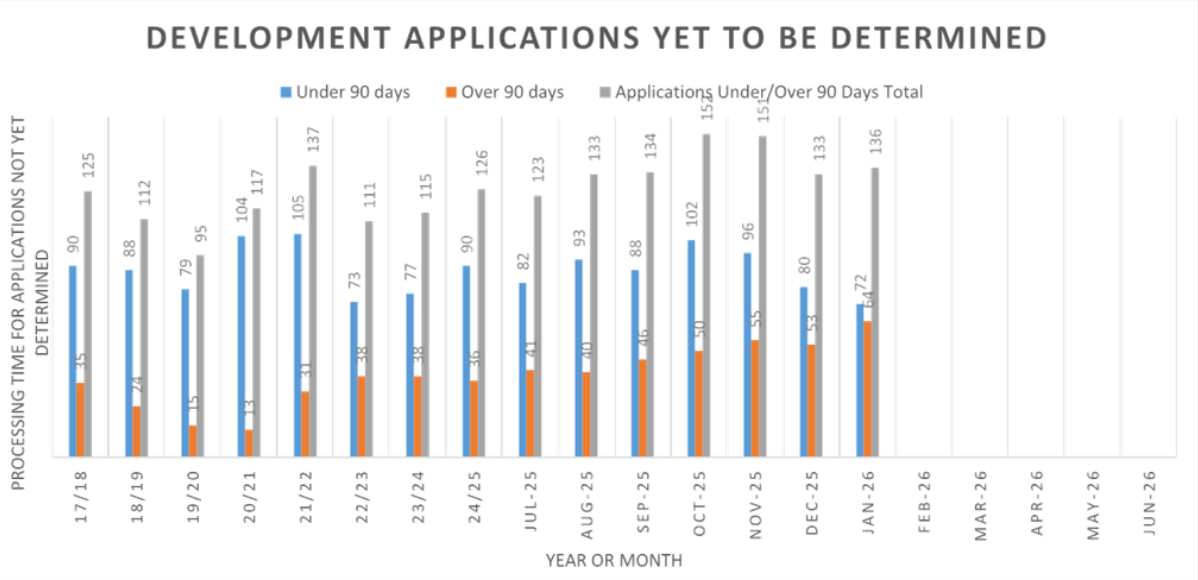


Table 1: Minimum, Average and Maximum Processing Timeframes for determined applications in each financial year since 2017/2018 and each month since July 2025.

Processing Days	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	Jul 25	Aug 25	Sept 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26
Minimum	1	0	0	0	1	0	9	0	2	13	0	1	11	0	6					
Average	155	85	60	64	76	84	62	65	57	59	55	61	56	52	67					
Maximum	1008	787	499	268	298	280	145	137	90	114	98	114	192	141	168					

	20/21	21/22	22/23	23/24	24/25	Jul 25	Aug 25	Sept 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26
DA's Determined *(excludes exempt from approval or cancelled)*	403	385	281	311	337	42	26	33	32	32	37	26					
Value of Determined DA's *(in millions)*	217	143	417	405	416	21	12.6	10.6	11.2	7.5	13.4	12.7					



	Jul 25	Aug 25	Sept 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26
DA's lodged	39	37	34	51	30	23	32					
DA's to be Determined	123	133	134	152	151	133	136					
Value of DA's to be Determined *(in millions)*	44.8	47.7	65.2	107	110.4	110.5	119.9					

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 5 MARCH 2026

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
1.	Nos. 41-43 & 45 Angove Street, North Perth (DR 81 of 2023)	1 June 2023	Hidding Urban Planning/Lavan	Application for review of a Development Assessment Panel decision to refuse an application for a Service Station on 3 May 2023. ********** Directions hearing 16 June 2023. Mediation 4 July 2023, with Mayor Cole and interested community members in attendance to make a presentation. Second mediation 14 August 2023 vacated. Mediation 10 October 2023 also vacated. Matter listed for directions hearing on 10 November 2023 to schedule a new date for mediation. This was vacated. Matter was listed for directions on 2 February 2024 with the applicant to provide additional information by 11 January 2024. Applicant yet to provide any additional information, matter still proceeded to the directions hearing on 2 February 2024. Directions hearing vacated and the matter was listed to further mediation on 27 February 2024 which was scheduled for 6 May 2024. Following this the matter was listed for a further mediation to be held on 2 July 2024. This was vacated and rescheduled to 2 September 2024. The mediation was cancelled on 30 August 2024 and the matter was listed for a further directions hearing on 27 September 2024. Following this the matter was listed for a further directions hearing on 1 November 2024. Following this the SAT made orders for a further directions hearing on 17 January 2024, with the applicant to provide additional information by 13 December 2024. Matter scheduled for a directions hearing on 14 February 2025 with the applicant to provide additional information by 31 January 2025. This information was received by the DAP Executive Director and provided to the City on 13 March 2025 and listed for mediation on 9 April 2025. Following this mediation the matter was listed for a further mediation on 27 June 2025, with the applicant to provide additional information to the DPLH by 11 June 2025. Information was received by the DAP Executive Director and was provided to the City on 16 June 2025. Following this mediation the matter has been listed for a further mediation on 2 September 2025, with the applicant to provide additional information to the DPLH by 22 August 2025. Mediation was vacated and rescheduled to 22 October 2025, with applicant to provide additional information to the DPLH by 8 October 2025. Following this mediation the matter has been listed for a further mediation on 16 December 2025. The mediation was vacated and orders made for the matter to proceed to reconsideration. The orders require dates for the reconsideration to be provided prior to 30 January 2026. The DPLH have advised that the applicant has not provided any dates for the submission of information for the reconsideration and further orders to schedule the timing for a reconsideration have not been finalised. On 10 February 2026, DPLH advised that orders had been agreed between the parties and filed with the SAT for the reconsideration of the matter, including the following dates: • The applicant to provide the respondent with an amended application package for reconsideration on or before 8 May 2026; and • The Respondent is to reconsider their decision by 7 August 2026. Formal orders issued by the SAT confirming the above dates on 10 February 2026. *Representation by: DAP Executive Director*

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 5 MARCH 2026

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
3.	Nos. 41-43 Angove Street, North Perth (DR 138 of 2024)	11 October 2024	Lavan	Application for review of a Council decision to refuse an application for Alterations and Additions to Service Station on 20 August 2024. ********** The matter was listed for a directions hearing on 11 October 2024. On 10 October 2024 the directions hearing was vacated and rescheduled to 20 December 2024. The purpose of rescheduling the directions hearing is to allow the parties to prepare a Statement of Issues Facts and Contentions (SIFC) to define the issues under contention and inform future programming for the matter. <u>Preliminary Hearing</u> The SAT issued orders on 10 October 2024 with the following key dates prior to the directions hearing: • 22 November 2024 – Respondent's Statement of Issues, Facts and Contentions due to SAT. • 13 December 2024 – Applicant's Statement of Issues, Facts and Contentions due to SAT. On 11 December 2024 the SAT made orders to extend the time in which the Applicants SIFC is due to the SAT to 20 December 2024 and listed the matter for a Directions Hearing on 7 February 2025. The date for the Applicants SIFC was subsequently extended until 17 January 2025 and was submitted. Following this Directions Hearing the matter was listed for a preliminary hearing on 22 and 23 July 2025. The purpose of the preliminary hearing is to deal with the legal issues relating to the application being: • Issue 1: Does the subject site have the benefit of existing use rights or non-conforming use rights for use as a 'service station'? • Issue 2: If the answer to Issue 1 is yes, is clause 23 of the City of Vincent Local Planning Scheme No. 2 engaged or is clause 60 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* engaged, such that development approval is required? The outcome of this preliminary hearing would determine whether a further hearing would be needed to deal with the planning merits of Council's refusal. The preliminary hearing concluded on 22 July 2025. SAT published its decision on 24 October 2025 which determined that: • The site has existing use rights as a 'service station'. • Development approval is required for the works. The matter has been listed for a directions hearing on 14 November 2025 to programme the matter for a further hearing on the remaining issues including the inadequacy of landscaping, the built form being inconsistent with the desired streetscape of Angove Street, and amenity impacts including the health risk from emissions, traffic flow and safety, and noise.

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 5 MARCH 2026

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
				Full Hearing The 14 November 2025 directions hearing was vacated with the consent of the City and the applicant because it was agreed that the matter would progress to a full hearing on the planning merits of the proposal. Awaiting confirmation of when the full hearing would be scheduled based on the availability of the SAT member and would not be before 20 May 2026. The SAT issued orders on 13 November 2025 and 20 November 2025 setting out with the following key dates for final hearing: • 4 December 2025 – Applicant to file any amended plans identifying the works sought to be approved. • 9 March 2026 – Applicant and Respondent witness statements due to SAT. • 20 March 2026 – Expert witnesses in each field of expertise are to confer with one another and prepare a joint statement. • 27 March 2026 – Joint statements signed by each expert witness due to SAT. • 1 May 2026 – Respondents without prejudice conditions due to SAT. • 15 May 2026 – Applicant response to without prejudice conditions due to SAT. • 20 May 2026 – SAT final hearing for a duration of 7 days, commencing on-site. *Representation by: Administration & McLeods*
4.	No. 40 Guildford Road, Mount Lawley (DR 188 of 2024)	13 December 2024	Western Australian Planning Commission	Application for review of a Council decision to issue a Heritage Conservation Notice for the property on 23 April 2024, with the notice having been issued on 15 November 2024. ********** Matter listed for a directions hearing on 7 February 2025. Following this the matter was listed for a mediation on 13 March 2025. Mediation held on 13 March 2025 with SAT issuing orders setting out: • The applicant to provide additional information to the City on or before 5 May 2025; • Pursuant to s.31(1) of the *State Administrative Tribunal Act 2004*, Council is invited to reconsider its decision on or before 24 June 2025; and • The matter is listed for a directions hearing on 4 July 2025. Additional information was received on 5 May 2025 and was presented to Council at its June 2025 meeting. At this meeting Council affirmed its decision to issue the Heritage Conservation Notice. The directions hearing on 4 July 2025 was to consider how the matter will progress however, on 3 July 2025 the directions hearing was vacated and rescheduled until 3 October 2025. On 2 October 2025 the directions hearing was vacated and rescheduled until 13 February 2026. The purpose of this is to allow for the lodgement and determination of a development application on the site before the next directions hearing, which was lodged on 10 October 2025. The 13 February 2026 directions hearing has been vacated and the matter will be relisted to a further directions hearing on 15 May 2026. This date aligns with anticipated determination timeframes for the development application for the site. *Representation by: Administration & McLeods*

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 5 MARCH 2026

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
5.	No. 11 St Albans Avenue, Highgate (DR 1 of 2026)	5 January 2026	Sonja Damiani	Application for review of Council decision to refuse an application for Change of Use from Grouped Dwelling to Grouped Dwelling and Holiday House on 9 December 2025. ********** The matter was listed for a directions hearing on 20 February 2026. Following this the SAT issued orders and the matter has been listed for mediation, commencing on-site at 9:30am on 10 March 2026, with the Mayor and Councillors invited to attend. The mediation date is being rescheduled. *Representation by: Administration*

METRO INNER DEVELOPMENT ASSESSMENT PANEL (DAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 5 MARCH 2026

No.	ADDRESS	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	STATUS
1.	Nos. 256 & 258 Charles Street, North Perth	Urbanista Town Planning	Form 1 – Multiple Dwellings (29)	23 September 2025	3 February 2026	The DAP meeting was held on 3 February 2026 where the application was approved unanimously. The minutes for this meeting are available here.
2.	No. 114 Hobart Street, Mount Hawthorn	Forge Planning	Form 1 – Mixed Use Development	25 September 2025	24 February 2026	The DAP meeting was held on 24 February 2026 where the application was approved unanimously. The minutes for this meeting are available here.
3.	No. 31 Jugan Street, Mount Hawthorn	Urbanista Town Planning	Form 1 – Multiple Dwellings (15)	9 October 2025	Not yet scheduled	The application is on stop-the-clock as the City has requested further information. The due date for the Responsible Authority Report will be updated upon receipt of the information requested by the City.
4.	Nos. 139 and 141 Lake Street, Perth	Planning Solutions	Form 2 – Mixed Use Development	23 October 2025	No yet scheduled	The applicant submitted additional information on 23 February 2026 A Responsible Authority Report due date is currently due on 21 March 2026.
5.	No. 292 Beaufort Street, Perth	Urbis	Form 1 – Alterations and Additions to Tavern	2 December 2025	Not yet scheduled	The application is under assessment. A Responsible Authority Report due date is currently due on 11 May 2026.
6.	No.129 Loftus Street, Leederville	TBB Planning	Form 2 – Multiple Dwellings (16)	18 December 2025	Not yet scheduled	Application has been withdrawn from the DAP for determination under delegation.
7.	No. 441 William Street, Perth	Lateral Planning	Form 1 – Mixed Use Development	10 January 2026	Not yet scheduled	The application is under assessment. The Responsible Authority Report is currently due on 1 April 2026.
8.	No. 19 Lincoln Street, Perth	G Living	Form 1 – Multiple Dwellings (7)	15 January 2026	Not yet scheduled	The application is under assessment. The Responsible Authority Report is currently due on 9 April 2026.

CITY OF VINCENT DESIGN REVIEW PANEL (DRP)
REGISTER OF APPLICATIONS CONSIDERED BY DESIGN REVIEW PANEL
AS AT 5 MARCH 2026

ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
No. 652 Newcastle Street, Leederville	Kerasma Hospitality Pty Ltd care of Hospitality Total Services (Aus) Pty Ltd	Change of Use from Warehouse to Tavern	28 January 2026	Second referral following amendments to the application.
No.581 & 583 Beaufort Street and No. 2 & 4 Vincent Street, Mount Lawley	Rowe Group	Mixed Use Development	25 February 2026	Preliminary review of concept plan.
No. 391 Lord Street, Mount Lawley	Urbanista	Mixed Use Development	25 February 2026	The proposal would benefit from referral to the Design Review Panel to consider the appropriateness of the development within its setting.
No. 19 Lincoln Street, Perth	GLiving	Multiple Dwellings	4 March 2026	The proposal would benefit from referral to the Design Review Panel to consider the appropriateness of the development within its setting.

CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	**Register of Petitions – Progress Report – March 2026**
DIRECTORATE:	**Chief Executive Officer**

DETAILS:

Petitions received by the City of Vincent are read out at the Council Meeting and are referred to the appropriate Director for investigation and report. This normally takes 6-8 weeks and the purpose of this report is to keep the Council informed on the progress of the petitions which have been reported to the Council.

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following petitions still require action or are in the process of being actioned.

Key Index:

CEO:	Chief Executive Officer
EDCBS:	Executive Director Community & Business Services
EDIE:	Executive Director Infrastructure & Environment
EDSD:	Executive Director Strategy & Development

Date Rcd	Subject	Action Officer	Action Taken
27/1/2026	A petition with 12 signatures has been received from Philip Sarich and Michaela Carr of North Perth requesting Council to take the following actions: 1. Comprehensive review of current parking management 2. Consultation with affected residents 3. Development of targeted parking and traffic management solutions 4. Commitment to maintaining residential amenity	EDIE	**In progress** Petition received. A report will be prepared for Council Workshop on 17 March 2026.

[TRIM ID: D18/35574]

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CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	**Register of Notices of Motion – Progress Report – February 2026**
DIRECTORATE:	**Chief Executive Officer**

DETAILS:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following Notices of Motion still require action or are in the process of being actioned.

Key Index:
CEO: Office of the CEO
EDCBS: Executive Director Community & Business Services
EDIE: Executive Director Infrastructure & Environment
EDSD: Executive Director Strategy & Development

Details	Action Officer	Comment
Safe Trading Site That Council **REQUESTS** the Chief Executive Officer present a report to Council within three months with a recommended implementation model for a safe trading site in the City of Vincent for online marketplace exchanges. The report should address: ☐ An appropriate location in a high foot traffic area, close to parking and public transport ☐ Site infrastructure, including lighting, CCTV, seating, shade, accessibility and signage ☐ Public communications ☐ Resource and cost implication	**EDIE**	**In progress** Report to be provided to Council in March 2026
Plant Based Food Systems	**EDSD** **EDIE**	**In progress** This is ongoing and Administration will implement the NOM outcomes through existing planned policies and strategies. This includes the new Climate Transition Action Plan, and review of the Public Health Plan, Waste Strategy, Events Policy and Health Foods Policy. Plant-based principles and best practice would be incorporated into future policy and strategy preparation. Administration will investigate opportunities for increased education and advocacy as part of the ongoing implementation of the Enhanced Environment Strategy.

LifeVac Devices at City of Vincent Community Facilities	**EDIE**	**In progress** Administration is now planning the rollout of devices, and a follow up report is to be provided to Council in March 2026.
Laneway Upgrade Program	**EDSD** **EDCBS** **EDIE**	**In progress** The *Love Your Laneway* small grants program has been established and launched to support the beautification and activation of laneways across the City. Promotion is underway and applications are open.
Animal Local Law – Cat Containment	**EDIE**	**In progress** Legal advice has been provided to Council Members. Waiting on Joint standing Committee on delegated legislation review of City of Bayswater Cat Local Laws before determining approach to advocacy. Sept 25, State Govt. announced it will amend the Cat Act to enable local government to make and enforce local laws regarding cat containment.
Electric Vehicle Charging Infrastructure in the City of Vincent	**EDIE / EDSD**	**In progress** Administration is implementing the NOM outcomes. This is ongoing. Advocacy letter sent to relevant State Government Ministers on 9 January 2025 with a response being received in May 2025. Administration is currently working with the PICG and Western Power to lead a trial for charging infrastructure to be incorporated into public realm infrastructure. An MOU for the project was signed by the PICG Mayors and CEO's in December 2025 and the next project workshop planned for February 2026.
Rodenticide Use	**EDSD**	**In progress** Administration is implementing the NOM outcomes. On 16 December 2025, the Australian Pesticides and Veterinary Medicines Authority handed down their review on the proposed regulatory decisions for the reconsideration of anticoagulant rodenticides. Public consultation period open until 16 March 2026 to make a submission.
Protection and promotion of trees on private land	**EDSD**	**In progress** Administration is implementing the NOM outcomes. This is ongoing. Review of Trees of Significance Policy approved by Council at December 2024 meeting for the purposes of community consultation. Consultation concluded 13 February 2025. SAT decision of Town of Cambridge was finalised early August 2025 and the outcomes were discussed at the September 2025 Council Workshop. Administration is currently reviewing further options for the Policy for discussion at a Council Workship in February 2026 before it is presented back to Council for determination.

ACTION REGISTER MARCH 2026

Item Number	Meeting Type	Council Meeting	Agenda Report Item	Resolution Action Item	Action	Council Decision	Director	Comments	Due Date
9.5	OCM	10/02/2026	Advertising of Draft Public Health Plan 2026 - 2031	1.APPROVES the draft Public Health Plan 2026-2031, included in Attachment 1, for public consultation for a period of 21 days in accordance with the City's Community and Stakeholder Engagement Policy; and	Return to Council;##Administration Action Required	Carried 7/0	EDSD	Advertising commenced 13-2-26	
10.4	OCM	10/02/2026	Approval to Advertise Amended Policy - Verge Treatments - Standard Amendment	That Council further amend the Verge Treatment Policy at Attachment 1 by: 1. RETITLE the amended clause 2 "Mowing and Cleaning of Street Verges" to "Maintenance of Street Verges"; and 2.ADD the following new sub-clause – "2.3 Landscaping of verges and medians A verge and median of a main and distributor road within the City that is not otherwise maintained by an adjoining landowner will be landscaped and maintained by the City." ; and 3.APPROVE the amended Verge Treatment Policy at Attachment 1 for the purpose of community consultation, replacing the "Verge Treatments, Plantings and Beautification Policy (Policy No. 2.2.4).	Administration Action Required;##Return to Council	Carried with amendment 7/0	EDIE	Advertising - 6 March 2026	March 2026
10.5	OCM	10/02/2026	Approval to Advertise Amended Policy - Rights of Way - Standard Amendment	That Council APPROVES the draft amended Rights of Way Policy, at Attachment 1, for the purpose of community consultation, which is proposed to replace Laneways and Rights of Way Policy, (Policy No. 2.2.8)	Return to Council;##Administration Action Required	Carried en bloc	EDIE	Advertising - 6 March 2026	March 2026
10.1	OCM	9/12/2025	Loftus Recreation Centre - Review of Annual Lease Payments for FY25/26 by Belgravia Health & Leisure Group Pty Ltd	3.REQUESTS that Council be provided with an update by 30 June 2026 on the operational and financial performance of Loftus Recreation Centre (including membership, utilisation and revenue trends, operating result and any material change to the City's financial exposure) and be advised earlier should any material financial or operational risks arise prior to that date;	Return to Council;##Administration Action Required	Carried 8/1 with Amendment	EDIE		June 2026
13.1	OCM	9/12/2025	Notice of Motion - Cr Woolf - Safe Trading Site	That Council REQUESTS the Chief Executive Officer present a report to Council within three months with a recommended implementation model for a safe trading site in the City of Vincent for online marketplace exchanges. The report should address: •An appropriate location in a high foot traffic area, close to parking and public transport •Site infrastructure, including lighting, CCTV, seating, shade, accessibility and signage •Public communications •Resource and cost implication	Return to Council	Carried 9/0	EDIE		March 2026
9.5	OCM	12/08/2025	Advertising of Policy Nos. 7.1.1 - Built Form Policy, Local Planning Policy: Character Area Guidelines, 7.5.10 - Sustainable Design, and revocation of 7.5.5 - Domestic Satellite Dishes Microwave Antennae and Tower Masts	3.NOTES that any submissions received during the advertising period on the respective policies would be presented to Council for consideration.	Return to Council;##Administration Action Required	Carried en bloc	EDSD	Built Form Policy and Character Area Guidelines approved at December 2025 OMC and submitted to WAPC for final approval. ESD Policy to be presented to May 2026 OMC. Domestic Satellite Dishes Policy received no submissions and was revoked 12 November 2025.	May-26
10.1	OCM	17/06/2025	Lifevac Device Installation at Community Facilities	4.REQUESTS that an evaluation report be provided to Council by February 2026, addressing matters including: •Installation process and locations; •Usage and any device replacements; •Any issues arising, including vandalism; •Signage and staff training; and •Any community feedback received.	Return to Council	carried 9/0	EDIE		March 2026
9.4	OCM	13/05/2025	Review of Policy No. 7.5.23 - Construction Management Plans	2.AUTHORISES the Chief Executive Officer to advertise the proposed amendments in accordance with Schedule 2, Part 2, Clause 4(1) of the Planning and Development (Local Planning Schemes) Regulations 2015; and 3.NOTES that any submissions received during the advertising period would be presented to Council for consideration.	Return to Council;##Administration Action Required	Carried 9/0	EDSD	Advertising concluded 18 June 2025. To be returned to Council following the Council Workshop in February 2026.	1Q 2026
9.2	OCM	8/04/2025	Advertising of Draft Amended Local Planning Strategy	NOTES that: Any submissions received during the advertising period for the Draft Amended Local Planning Strategy would be presented to Council for consideration.	Return to Council	Carried 7/0	EDSD	To be presented to Council following advertising.	2Q 2026
13.1	OCM	11/02/2025	Notice of Motion - Mayor Xamon - Animal Local Law - Cat Containment	That Council REQUESTS the Chief Executive Officer to: 1. Seek further additional external legal advice on whether cat containment provisions are currently enabled within the Cat Act 2011; 2. Request that the State Government bring forward the review of the Cat Act 2011 to include provisions to enable Local Governments to enact Local Laws with cat containment provisions; 3. Present this advice to Council for consideration to go out for consultation on whether the Animal Local Law 2022 should be amended accordingly; and 4. Consider further consultation on amending the Animal Local 2022 to include provisions for cat containment, pending the additional external legal advice received.	Return to Council;##Administration Action Required	Carried unanimously 9-0	EDIE	Legal advice has been provided to Council Members. Waiting on Joint standing Committee on delegated legislation review of City of Bayswater Cat Local Laws before determining approach to advocacy.	TBA
9.6	OCM	11/02/2025	Response to Petition - William Street Town Centre Public Artwork Commission	4.RECEIVES a project closure report following practical completion which includes: •Outline of the EOI process including conception and assessment for this project and how this can be improved for future projects. •Identify a process to obtain Engineering feedback and assess key services; and •Identify an approach for the accurate assessment of proposed projects before financial commitments are made and executed.	Return to Council;##Administration Action Required	carried with amendment 9-0	EDSD	To be commenced after completion of artwork.	TBA

9.6	OCM	11/02/2025	Response to Petition - William Street Town Centre Public Artwork Commission	3.REQUESTS the Chief Executive Officer investigate alternate locations for the artwork and present a report back to Council by June 2025.	Return to Council,Lit/Administration Action Required	carried with amendment 9-0	EDSD	Preferred sites presented to August 2025 Workshop and outcomes of detailed investigations present to November 2025. Administration will present estimated contract variations required for each location at February 2026 Council Workshop. Consultation will commence in March 2026 with outcomes of consultation and a final recommendation presented at May 2026 Council Workshop ahead of a formal decision at the June 2026 Ordinary Council Meeting.	June 2025
12.4	OCM	11/02/2025	Responses to Motions carried at the Annual General Meeting of Electors held on 11 December 2024	Gas Appliances (Incentives) – That Council NOTES Administration is currently investigating opportunities to incentivise electrification as part of the GreenTrack program through the review of Policy No. 7.1.1 – Built Form and 7.5.10 – Sustainable Design that will be progressed in 2025, and the Climate Transition Adaption Plan that is scheduled to be developed in 2025/26.	Return to Council,Lit/Administration Action Required	carried 9-0	EDSD	Review of Built Form Policy and amended ESD Policy approved for advertising August 2025 OMC. Built Form Policy approved at December 2025 OMC and ESD Policy to be presented to May 2026 OMC. Preparation of Climate Transition Action Plan to commence in second half of 2025 and progress through 2026.	Built Form Policy - 9 December 2025 ESD Policy - March 2026 CTAP - 2025/26 to 2026/27
12.4	OCM	11/02/2025	Responses to Motions carried at the Annual General Meeting of Electors held on 11 December 2024	Motion 4.3 Gas Appliances (Residential and Businesses) – That Council NOTES: •Administration is currently investigating opportunities to promote electrification within the local planning framework through a review of Policy No. 7.1.1 – Built Form and 7.5.10 – Sustainable Design. This review would be presented to Council by mid-2025 prior to undertaking community consultation.	Return to Council,Lit/Administration Action Required	carried 9-0	EDSD	Review of Built Form Policy and amended ESD Policy approved for advertising August 2025 OMC. Built Form Policy approved at December 2025 OMC. ESD Policy to be presented to May 2026 OMC for final approval. Preparation of Climate Transition Action Plan to commence in second half of 2025 and progress through 2026.	Built Form Policy - 9 December 2025 ESD Policy - March 2026 CTAP - 2025/26 to 2026/27
12.4	OCM	11/02/2025	Responses to Motions carried at the Annual General Meeting of Electors held on 11 December 2024	1. Motion 4.2 – Scheme Amendment – That Council NOTES: •Community consultation on proposed amendments to Policy No. 7.6.3 – Trees of Significance will conclude on 13 February 2025 pursuant to its resolution from its meeting on 10 December 2024. The outcomes of community consultation would be presented to a future meeting by mid-2025; •The review of Policy No. 7.6.3 – Trees of Significance is one part of Administration's broader approach to improving tree canopy on private land. Other measures would include a further review of planning controls in the City's local planning framework, investigation of financial and non-financial incentives, community education and awareness, and advocacy to the State Government; and •If ultimately approved by Council, Administration would continue to monitor the implementation of an amended Policy No. 7.6.3 – Trees of Significance as part of this broader approach to tree protection.	Return to Council,Lit/Administration Action Required	carried 9-0	EDSD	Review of Trees of Significance Policy approved by Council at December 2024 meeting for the purposes of community consultation. Consultation concluded 13 February 2025. SAT decision of Town of Cambridge was finalised early August 2025 and the outcomes were discussed the September 2025 Council Workshop. Administration is currently reviewing further options for the Policy for discussion at March 2026 Council Workshop before it is presented back to Council for determination.	1Q 2026
13.1	OCM	19/03/2024	Notice of Motion - Mayor Alison Xamon - Protection and Promotion of Trees on Private Land	REQUESTS that the City: 2.1Prioritises the progress of planning controls to ensure greater protection of trees and canopy provision on private land; and 2.2Advocates to the Western Australian Planning Commission and Minister for Planning for greater protection of trees on private land.	Return to Council,Lit/Administration Action Required	Carried 9/0	EDSD	Review of Trees of Significance Policy approved by Council at December 2024 meeting for the purposes of community consultation. Consultation concluded 13 February 2025. SAT decision of Town of Cambridge was finalised early August 2025 and the outcomes were discussed the September 2025 Council Workshop. Administration is currently reviewing further options for the Policy for discussion at March 2026 Council Workshop before it is presented back to Council for determination. Amendments to Built Form Policy approved at December OMC and submitted to WAPC for final determination by April 2026.	Trees of Significance - 1Q 2026 Built Form Policy - 30 April 2026
16.2	OCM	12/12/2023	Response to Petition - Ellesmere Street, North Perth Parking	RECEIVES a further report at the conclusion of the collection of traffic data and public consultation.	Return to Council	Carried 7/0	EDIE	MEng - Short-Term concepts regarding to Traffic Calming to be explored before August 2025. Longer Term traffic intervention plans to be presented to Council in February 2027	February 2027
16.1	OCM	12/12/2023	Response To Petition - Corner Scarborough Beach Road and Killarney Street - Maintenance and Infrastructure	REQUESTS administration to complete a review of the location of Scarborough Beach Road and Killarney Street for improved and additional signage and if warranted, provide a concept design on road infrastructure improvements to address road safety concerns which will be included in the wider precinct wide traffic modeling for the Mount Hawthorn area.	Return to Council	Carried 7/0	EDIE	MEng - Short-Term concepts relating to signage has been completed by Main Roads WA. Longer Term traffic intervention plans to be presented to Council in February 2027	February 2027

9.4	OCM	9/03/2022	Sale of No. 26 Brentham Street, Leederville	APPROVES the disposal of the City's Lot 37 (No. 26) Brentham Street, Leederville, pursuant to section 3.58 of the Local Government Act 1995, via public tender, subject to amendment to Local Planning Scheme No. 2 (LPS2) to reclassify a portion of Lot 37 (No. 26) Brentham Street, Leederville from Public Open Space reserve to R60: 1.1 the Request For Tender criteria would include the terms of sale, offer, any conditions, proposed settlement date, and proposed future land use; as	Return to Council	Carried with Amendments from Mayor Cole and Cr Loden – 9/0	EDSD	Subdivision clearance pending. Offer and Acceptance and conditions pending with Rosewood. Rosewood offer not accepted by Council August 2025. Public tender to be prepared for sale of site, with offers to be presented to a future Council Meeting.	2Q 2026

COUNCIL WORKSHOP ITEMS SINCE 10 FEBRUARY 2026

There has been one workshop since 10 February. The workshop was held on 17 February, and the following items were listed on the agenda:

- Update on The Globe Public Artwork
- Presentation – Globe Public Artwork
- Review of Local Area Traffic Management (LATM) Policy – Standard Amendment
- Review of the Community and Stakeholder Engagement Policy & Framework – Complex Amendment
- Update on Tree Protection on Private Land
- Amendments to the Code of Conduct for Council Members, Committee Members and Candidates and the Code of Conduct Behaviour Complaints Management Policy
- Community Development Quarterly Update – September – December 2025
- Review of Local Planning Policy: Construction Management – Outcomes of Community Consultation
- Town Centre Christmas Lights 2026

CITY OF VINCENT

NOTES

Council Briefing

3 February 2026

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NOTES OF CITY OF VINCENT
COUNCIL BRIEFING
HELD AS E-MEETING AND AT THE ADMINISTRATION AND CIVIC CENTRE,
244 VINCENT STREET, LEEDERVILLE
ON TUESDAY, 3 FEBRUARY 2026 AT 6:00 PM

PRESENT:	**Mayor Alison Xamon**	**Presiding Member**
	Cr Alex Castle	**North Ward**
	Cr Suzanne Worner	**North Ward (electronically)(joined at 6.05pm during item 3)**
	Cr Nicole Woolf	**North Ward**
	Cr Con Poulios	**North Ward**
	Cr Ashley Wallace	**South Ward**
	Cr Ashlee La Fontaine	**South Ward**
	Cr Reece Wheadon	**South Ward**
IN ATTENDANCE:	**David MacLennan**	**Chief Executive Officer**
	Peter Varris	**Executive Director Infrastructure & Environment**
	Rhys Taylor	**Executive Director Community & Business Services**
	Jay Naidoo	**Executive Director Strategy & Development**
	Anthony Wishart	**Executive Manager Information & Communication Technology (Left at 6.17pm before Item 5.7)**
	Michael Hancock	**Manager Development & Design**
	Mitchell Hoad	**Manager Strategic Planning & Sustainability**
	Eamonn Lourey	**Coordinator Place**
	Thomas Gosling	
	Prue Reddingius	**Manager Public Health and Built Environment**
	Vanessa White	**Senior Public Health Officer (Left at 6.17pm before Item 5.7)**
	Luke McGuirk	**Manager Engineering**
	Lisa Williams	**Executive Manager Communications & Engagement (Left at 6.17pm before Item 5.7)**
	Ruth Markham	**Manager City Buildings & Asset Management**
	Sarah Hill	**Manager Parks**
	Emma Simmons	**A/Executive Manager Corporate Strategy & Governance**
	Wendy Barnard	**Executive Assistant to the Mayor and Council Support**
Public:	Approximately six members of the public.	

1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member, Alison Xamon, declared the meeting open at 6.00pm and read the following Acknowledgement of Country statement:

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

2 APOLOGIES / MEMBERS ON APPROVED LEAVE OF ABSENCE

Cr Sophie Greer is an apology for this meeting.

3 PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS

The following is a summary of questions and submissions received and responses provided at the meeting. This is not a verbatim record of comments made at the meeting.

3.1 Nathan Grozotis of West Perth – Item 5.7

His full statement can be heard here.

3.2 Ante Kovacevic of North – Item 5.7

His full statement can be heard here.

3.3 Joe Algeri of South Perth – Item 5.1

Mr Algeri submitted the following statement in writing and spoke to it:

His full statement can be heard here.

In preparing a deputation for this evening's agenda briefing, it became apparent that I would not have sufficient time to convey over concerns with the recommendation for this item.

Altus Planning has been working with the Applicant and the City on this application for nearly three years. When the client approached us, he was concerned that there were aspects of the original approval that simply are unworkable from a logistical and practical perspective.

The Applicant accepts that there have been some operational breaches in the past which have now been rectified and addressed. However, there are other, unrelated aspects of the original approval(s) that need to be reassessed to streamline the operation of the site for the benefit of everybody's safety and amenity, that is the underlying purpose of this application.

Furthermore, this application brings other benefits, particularly the acoustic roller doors which will fully enclose the internal wash bays and an area which effectively quarantines the space closest to the neighbours across the laneway to the east from vehicles being worked on other than their manoeuvring.

We only have 2 issues with the recommendation.

Deletion of proposed Condition 4.3

The City's health team are satisfied with the effectiveness and compliance of the acoustic roller doors to the internal wash bays. To require an electrical mechanism that effectively closes down the washing equipment when the doors are up is costly and onerous when operating in such a manner would be contrary to the Noise and Operational Management Plan, which is enforceable as part of recommended condition 1.1.9 (an updated Condition 5.1). This condition is therefore not required and should be removed.

Modification of Condition 3.3

The Applicant accepts cars can only be washed in the car bays. However, the reference to 'touch-ups' in this condition is ambiguous. For example, there could be a fastidious client who identifies a minor streak upon collection of the vehicle which requires a brush with the hanging cloth that literally takes seconds to remove. In this scenario, the Applicant would be in breach of the condition unless the car was re-entered into the system and it parked in one of the dedicated bays. This is not reasonable nor practical. Accordingly, the words "or touched-up" should be removed from this condition. Again, having regard to the balance of the conditions, both current and proposed, the operations on site will now be tightly controlled.

After nearly 15 years of operations, the Applicant is seeking to make improvements to the facility, but at the same time, avoid any ambiguity in respect to compliance which have plagued the wording of conditions in the earlier approvals.

We therefore kindly request that the officer recommendation for approval be endorsed subject to the following modification:

1. Deletion of condition 1.1.8 (the adding of condition 4.3)
2. Condition 3.3 be modified to remove the words "or touched-up"

There being no further speakers, Public Question Time closed at approximately 6.11pm.

4 DECLARATIONS OF INTEREST

4.1 David MacLennan, CEO, declared an impartiality interest in Item 9.4 Transport Advisory Group - Appointment of Council Members and Community Representatives. The extent of his interest is that two of the community representatives nominated for the Transport Advisory Group reported indirectly to him at his previous role at the Department of Planning. He has had no involvement in the recommendation of community members to this group or in the preparation of the report.

4.2 Cr Suzanne Worner declared an impartiality interest in Item 5.4 Transport Advisory Group - Appointment of Council Members and Community Representatives. The extent of her interest is that one of the community representatives nominated for the Transport Advisory Group is her husband.

4.3. Mayor Alison Xamon declared a direct financial interest in Item 5.6. Submission on Draft Station Precincts Improvement Plan. The extent of her interest is she owns and occupies land within the [Claisebrook] Station Precinct Improvement Plan boundary. As Council's consideration of this item is intended to influence future planning decisions that may reasonably affect the development potential of that land, she will not participate in discussion or decision-making on this item.

4.4 Cr Con Poulios declared an impartiality interest in Item 5.7 Proposed Licence for Litis Stadium Changeroom to Floreat Athena Soccer Club Inc. The nature of his interest is that his children play football at Floreat Athena Football Club and he is a life member and former President of the Club.

REPORTS

The Presiding Member, Mayor Alison Xamon, requested Council Members to indicate:

Items which Council Members wish to discuss which have not already been the subject of a public question/comment and the following was advised:

COUNCIL MEMBER	ITEMS TO BE DISCUSSED
Cr Castle	5.3
Cr Worner	5.1 and 5.2
Cr Woolf	5.2
Cr Poulios	6.6 and 7.3
Cr Wallace	6.1, 6.4 and 6.5
Cr La Fontaine	6.2

At 6.17pm Executive Manager Communications & Engagement left the meeting and did not return.

At 6.17pm Senior Public Health Officer left the meeting and did not return.

At 6.17pm Executive Manager Information & Communication Technology left the meeting and did not return.

REPORTS WITH DISCUSSION

5.7 PROPOSED LICENCE FOR LITIS STADIUM CHANGEROOM TO FLOREAT ATHENA SOCCER CLUB INC

Attachments:
1. Litis Stadium Changerooms Licence Area
2. Market Valuation - Confidential

RECOMMENDATION:

That Council

1. APPROVES the City granting a licence to Floreat Athena Soccer Club Inc (ABN 24 163 514 023) (FASC) for the use of the Litis Stadium changerooms and storage areas located on a portion of Lot: 31 on Plan: 687 known as No. 41 Britannia Road, Leederville and as shown on the plan in Attachment 1, subject to the following key terms:

1.1	Commencement:	1 April 2026
1.2	Expiry:	30 September 2030
1.3	Licence Area:	Approximately 383m^2 (subject to survey)
1.4	Licence fee:	$2,550 per annum plus GST including 25% community benefit rebate, indexed by CPI annually on 1 July.
1.5	Bond:	$2,000 to be maintained throughout the duration of the licence term.
1.6	Permitted use:	Changerooms: Non-exclusive right to use as changerooms for sporting and recreational activities. Storage areas: Used only for storage of FASC's sporting equipment only. The Licence Area must not be used for any business, commercial, illegal or immoral purposes.
1.7	Permitted days of use:	Changerooms: Winter season, each year (1 April to 30 September). Storage areas: All year round
1.8	Insurance:	FASC will hold public liability insurance to a minimum value of $20,000,000 (per claim).
1.9	Indemnity:	The club will indemnify the City against loss or damage to property or persons occurring as a result of the use of the Licence Area.
1.10	Maintenance:	During the Permitted Days of Use of the licence term, FASC must ensure that the Licence Area is kept clean and free from rubbish after each use and in good repair. A deep clean of the Licence Area is required at the end of every Winter season.
1.11	Access	The City and public utilities may access the Licence Area at any time in connection with its respective

		services.
1.12	Inspection	FASC acknowledges and agrees that the City is entitled to undertake regular inspections to view the state of repair and condition of the Licence Area by giving reasonable notice to FASC.

2. AUTHORISES the Chief Executive Officer to negotiate the Licence Agreement with Floreat Athena Soccer Club Inc and NOTES that the agreement will be executed in accordance with the City's Execution of Documents Policy.

NO QUESTIONS ON NOTICE

5.1 NO. 496 (LOTS: 145 & 146; D/P: 2630) CHARLES STREET, NORTH PERTH - CHANGE OF USE TO UNLISTED USE (CAR WASH AND DETAILING) (AMENDMENT TO APPROVED)

Ward: North

Attachments:

1. Consultation and Location Map
2. Development Plans
3. Applicant Planning Report
4. Applicant Response to Request for Information
5. Noise and Operational Management Plan
6. Acoustic Report
7. Transport Impact Statement
8. Main Roads Western Australia Referral Comments
9. Summary of Submissions - Administration's Response
10. Summary of Submissions - Applicant's Response
11. Clause 67 Assessment
12. Compliance History

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme:

1. **APPROVES part of the development application for a proposed Change of Use to Unlisted Use (Car Wash and Detailing) (Amendment to Approved) at No. 496 (Lots: 145 & 146; D/P: 2630) Charles Street, North Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions:**

   1.1 **All conditions, requirements and advice notes detailed on the development approval 5.2022.13.1 granted on 18 October 2022 continue to apply to this approval except as follows:**

      1.1.1 **Condition 1.3 is modified as follows:**

      No vehicles, goods or materials are to be parked or stored within the 'Work Free Zone' as shown on the approved plans at any time;

      1.1.2 **Condition 1.4 is added as follows:**

      Activity within the 'Work Free Zone' is restricted to the movement of vehicles from the 'Waiting Bays' to the 'Wash Bays' and the 'Wash Bays' to the 'Final Touch-Up Bays'. No other activity is permitted in this area including the parking of vehicles, congregation of staff or other activities associated with the use, to the satisfaction of the City;

      1.1.3 **Condition 1.5 is added as follows:**

      This approval is for a Change of Use Unlisted Use (Car Wash and Detailing) (Amendment to Approved) as shown on the approved plans dated received 29 August 2024 and 1 August 2025. No other development forms part of this approval;

      1.1.4 **Condition 1.6 is added as follows:**

      Prior to the first use of the additional Wash Bay for the development, a roof plan is to be provided to, and approved by, the City. The roof plan shall show the location of the proposed exhaust fans, consistent with the locations indicated in the Environmental Assessment by ND Engineering (Ref: 2307071 Rev. 4), dated 11 December 2025, to the satisfaction of the City;

      1.1.5 **Condition 3.1 is modified as follows:**

The use must at all times be carried out in accordance with the approved Proposed Site/Floor Plan dated 29 August 2024 and 1 August 2025, to the satisfaction of the City;

1.1.6 Condition 3.2 is modified as follows:

The development shall comprise of a maximum of six working station bays, comprising of two (2) Wash Bays and four (4) Final Touch-Up Bays, to the satisfaction of the City;

1.1.7 Condition 4.1 is modified as follows:

The use must at all times operate in compliance with the Environmental Assessment by ND Engineering (Ref: 2307071 Rev. 4) dated 11 December 2025. All recommended measures in the report shall be undertaken in accordance with the report, to the satisfaction of the City; and

1.1.8 Condition 4.3 is added as follows:

In accordance with the Environmental Assessment by ND Engineering (Ref: 2307071 Rev. 4), dated 11 December 2025, the two hand spray nozzles shall be electronically interlocked with the Proposed Acoustic Roller Doors so that if either of the Proposed Acoustic Roller Doors is open then the power supply to the hand spray nozzles is disabled until both Proposed Acoustic Roller Doors are closed, to the satisfaction of the City;

1.1.9 Condition 5.1 is modified as follows:

The use shall at all times operate in compliance with the Noise and Operational Management Plan (NOMP) dated 1 August 2025;

1.1.10 Condition 5.4 is modified as follows:

The bays shown on the Approved Plan must be used in accordance with the use of the bay as set out in the NOMP Plan. No work is to be undertaken on vehicles within the 'Proposed Waiting Bays', the 'Proposed Exit Bays' or the 'Staff Parking' bays;

1.1.11 Condition 9 'Prior to Use of Additional Wash Bay' is added as follows:

Prior to the first use of the additional Wash Bay, the line marking and directional signage at the subject site shall be updated onsite to align with the movement of vehicles within the development site, as per the approved plans, to the satisfaction of the City;

1.1.12 Condition 10 'Main Roads WA' is added as follows:

10.1 No development other than the temporary waiting bay shall be permitted on the land required for future road purposes;

10.2 The area required for future road purposes is not to be included in the specific carparking requirement for the development;

10.3 All vehicle access shall be restricted to the existing driveway;

10.4 All waste collection is to be onsite;

10.5 Stormwater discharge shall not exceed pre-development discharge to Charles Street Road Reserve; and

10.6 The proposed moveable sign does not form part of this approval;

1.1.13 Advice Note 3 is modified as follows:

The upgrading/widening of Charles Street is not in Main Roads current 4-year forward estimated construction program and all projects not listed are subject to change without notice, and Main Roads assumes no liability for the information provided;

1.1.14 Advice Note 7 is added as follows:

Lot 145 and 146 (496) Charles Street, North Perth is impacted by Planning Control Area 167 for the future upgrade of Charles Street. The land will be required for road purposes sometime in the future;

1.1.15 Advice Note 8 is added as follows:

Where a Planning Control Area (PCA) is in place, approval for development is required from the Western Australian Planning Commission (WAPC), as well as under any relevant planning scheme, unless the PCA imposes requirements to the contrary;

1.1.16 Advice Note 9 is added as follows:

Prior to undertaking works within the Charles Street Road Reserve, a Working on Roads Permit must be obtained from Main Roads; and

1.1.17 Advice Note 10 is added as follows:

The applicant is required to submit an Application Form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads; and

2. REFUSES part of the development application for a proposed Change of Use to Unlisted Use (Car Wash and Detailing) (Amendment to Approved) at No. 496 (Lots: 145 & 146; D/P: 2630) Charles Street, North Perth, in accordance with the plans shown in Attachment 2, for the following reason:

2.1 Pursuant to 67(2)(s)(ii) in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the removal of Condition 3.3 would result in inadequate and poorly defined arrangements, and unenforceable controls for the manoeuvring of vehicles across the site. The removal of the condition would permit vehicles to be worked on outside of designated bays, which would result in unsafe vehicle manoeuvring and functioning of the development. This would also result in vehicles accessing Charles Street from the subject site in an unsafe manner due to the absence of clearly defined controls over vehicle movement and activity locations.

CR CASTLE:
Can they remove "touch up" without updating any other conditions?

MANAGER DEVELOPMENT & DESIGN:
No, removing the reference to "touched-up" without further clarification would reduce the clarity and enforceability of the approval.

Administration's intent is not to prohibit minor, low-impact activities, but to clearly define where substantive washing and detailing activities may occur. To achieve this, Administration has updated Condition 3.3 to operate in conjunction with the approved NOMP, which explicitly identifies minor tasks that may occur outside designated bays without adverse amenity impacts.

This approach ensures clarity for the operator, certainty for compliance and enforcement, and protection of surrounding residential amenity.

CR CASTLE:
Would new conditions be more enforceable or achieve a better outcome than what is currently in place?

MANAGER DEVELOPMENT & DESIGN:
Yes, conditions of development approval are enforceable under the Planning and Development Act 2005.

The recommended conditions strengthen the existing compliance framework by:

- *introducing measurable controls (such as the electronic interlock);*
- *clearly defining permitted and prohibited activity areas;*
- *establishing a 'Work Free Zone' to separate activity from nearby residential properties; and*
- *requiring ongoing compliance with the Acoustic Report and NOMP.*

Together, these measures provide Administration with clearer and more enforceable conditions to monitor and manage the operation of the use.

CR CASTLE:
Four submissions were received during consultation, where did these originate from?

MANAGER DEVELOPMENT & DESIGN:
All submissions were received from properties within the consultation area and were from properties facing the subject site on either Charles Street or Doris Street (separated by Docket Lane).

CR CASTLE:
What has precipitated this application – is it in response to compliance action, initiative of applicant, initiative of City or a result of the volume of complaints?

MANAGER DEVELOPMENT & DESIGN:
The applicant's Planning Report states the purpose of the subject application is to amend/remove conditions of a previous approval that would address operational impracticalities on the site.

CR WOOLF:
Does Administration have comments on the requested changes to the recommendation, being the proposed deletion of Condition 1.1.8 (Condition 4.3 – electronic interlocking of roller doors and spray equipment) and modification of Condition 3.3 (removal of the words "touched up")?

MANAGER DEVELOPMENT & DESIGN:
Administration does not support the deletion of proposed Condition 1.1.8 (Condition 4.3).

The applicant's Acoustic Report (Attachment 6) explicitly recommends that the high-pressure spray equipment be electronically interlocked with the acoustic roller doors, so that spray equipment cannot operate unless both doors are closed. This interlock is a critical assumption underpinning the noise modelling and compliance with the Environmental Protection (Noise) Regulations 1997.

While the Noise and Operational Management Plan (NOMP) sets out operational procedures, the interlocking system provides a physical, fail-safe control that ensures the acoustic outcomes assessed in the report are achieved in practice.

Given the close proximity of residential properties and the proposal to increase the number of wash bays from one to two, Administration considers reliance on manual procedures alone would introduce unnecessary risk of non-compliance.

Administration considers the interlocking requirement necessary to ensure enforceability and to protect residential amenity.

In relation to Condition 3.3, Administration acknowledges the applicant's concern that the wording "touched-up" could be interpreted too broadly. Administration supports clarifying the wording, but does not support removing the intent of the condition.

Administration recommends amended wording that maintains clear restrictions on where washing and detailing activities can occur, while allowing minor activities expressly identified in the approved NOMP.

Updated wording to condition 3.3 recommended by Administration is as follows:

Unless otherwise specified in the Noise and Operational Management Plan, vehicles must only be washed or detailed/dried on the property in a bay shown on the Approved Plan as being provided for that purpose.

CR WORNER:
Can any information be provided regarding potential noise impacts resulting from the opening and closing of the roller doors throughout the day?

MANAGER DEVELOPMENT & DESIGN:
It is not anticipated the opening and closing of the proposed acoustic roller doors will result in a noise impact on surrounding properties. This is due to the proposed roller doors being made from a PVC material. Following the City's assessment of the Acoustic Report, information as requested from the Applicant regarding the inclusion of the PVC roller doors in the noise modelling.

The acoustic consultant advised that modelling of the roller doors was not necessary, as the noise generated by their operation would be quieter than the existing background noise levels at the site and would not make a measurable contribution to the overall noise emissions.

Although the acoustic roller doors were not explicitly included in the noise model, their impact is expected to remain below background noise levels and would not alter the conclusions of the acoustic assessment.

The assessment of the roller doors was informed by comparisons with similar installations, including car wash roller doors and comparable sites within the City of Vincent. These doors are constructed from soft, non-metallic PVC materials rather than rigid metal components, significantly reducing operational noise during opening and closing.

The noise generated by the roller doors is not expected to exceed existing background traffic noise levels. Consequently, their contribution to overall site noise is considered negligible.

ADDITIONAL INFORMATION:
The officer report has been updated to reflect the following changes:

- *Noise and Operational Management Plan (Attachment 5) updated to clearly identify where:*
  - *washing and detailing activities may occur; and*
  - *the limited minor activities that may occur outside designated bays without creating additional noise impacts.*
- *Recommendation updated to approval only. References to refusal have been removed and the recommendation supports approval, subject to amended conditions.*
- *Condition 3.3 in the Recommendation has been reworded to:*
  - *remove ambiguity around "touch-up" activities;*
  - *restrict washing and detailing to approved bays; and*
  - *link permitted minor activities to those identified in the approved Noise and Operational Management Plan.*

Conditions have been renumbered accordingly.

- *Report wording has been updated to confirm that:*
  - *no additional noise-generating activities are permitted outside designated bays; and*
  - *the updated Management Plan does not expand the intensity or location of operations beyond what has been assessed.*

5.2 NOS. 484 & 488-492 (LOTS: 51 & 52; D/P: 29193) BEAUFORT STREET, HIGHGATE - CHANGE OF USE FROM EATING HOUSE TO TAVERN (AMENDMENT TO APPROVED)

Ward: South Ward

Attachments:

1. Consultation and Location Plan
2. Development Plans
3. Traffic Impact Statement and Parking Management Plan
4. Venue Management Plan
5. Acoustic Report
6. Waste Management Plan
7. Previous Approval
8. Clause 67 Assessment
9. Data and Analysis Tables
10. Summary of Submissions - Administration Response
11. Summary of Submissions - Applicant Response
12. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for a proposed Change of Use from Eating House to Tavern (Amendment to Approved) at Nos. 484 & 488-492 (Lots: 51 & 52; D/P: 29193), Highgate in accordance with the plans provided in Attachment 2, by deleting all conditions and replacing them with the following, with the associated determination advice notes in Attachment 12:

1. **Development Approval**

   This approval relates to a Change of Use from Eating House to Tavern (Amendment to Approved) as shown on the approved plans dated 9 September 2014 and 8 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 hours of operation of the Tavern shall be limited to 11:00am – 12:00am (midnight) Monday to Sunday, and Public Holidays; or as otherwise permitted under an Extended Trading Permit issued by the Racing Gaming and Liquor Division of the Department of Local Government, Sport and Cultural Industries; and**

   2.3 **The Tavern shall be limited to a maximum of 400 persons (patrons and staff), at any one time;**

3. **Venue Management**

   3.1 **The premises shall operate in accordance with the approved Venue Management Plan dated 25 November 2025, at all times, to the satisfaction of the City; and**

   3.2 **The Waste Management Plan, dated 5 December 2025, must be implemented at all times, to the satisfaction of the City;**

4. **Acoustic Report and Noise Management**

   4.1 **All operational measures and recommendations outlined in the approved Acoustic Report (E-LAB Consulting), dated 9 December 2025, shall be implemented and maintained thereafter, to the satisfaction of the City at the expense of the owners/occupiers.**

4.2 The Tavern shall operate in accordance with operational scenarios and recommendations of the approved Acoustic Report at all times, to the satisfaction of the City; and

5. Car and Bicycle Parking

5.1 Within 28 days of the date of this approval, the car parking areas on the subject site shall be sealed, drained, paved and line marked in accordance with the approved plans, dated 8 August 2025, and the Venue Management Plan dated 25 November 2025. The car parking area shall be thereafter maintained by the owner(s)/occupier(s) to the satisfaction of the City; and

5.2 Within 28 days of the date of this approval, a minimum of 12 long-term bicycle bays shall be provided at the rear of the property and designed in accordance with AS2890.3. The bicycle parking area shall be thereafter maintained by the owner(s)/occupier(s) to the satisfaction of the City.

CR CASTLE:
What are the current operating hours for the surrounding businesses that are of a similar scale?

MANAGER DEVELOPMENT & DESIGN:
Comparable Tavern venues within the Beaufort Street Town Centre operate as follows:

- *Queens Tavern (No. 520 Beaufort Street) – 10:00am – 12:00am, Monday to Sunday. This is a historical Tavern site which trades in accordance with a Tavern liquor licence.*
- *The Beaufort (No. 521 – 525 Beaufort Street) – 11:00am – 12:00am, Monday to Sunday. This Tavern and its trading hours were approved by the Development Assessment Panel in 2021.*
- *The Elford Hotel (No. 639 - 643 Beaufort Street) – 11:00am – 11:00pm Monday to Wednesday, and 11:00am – 12:00am Thursday to Sunday. This is a historical Tavern site which trades in accordance with a Tavern liquor licence*

CR CASTLE:
Has the applicant provided justification for seeking operation until midnight on Sundays and Public Holidays?

MANAGER OF DEVELOPMENT & DESIGN:
Yes, the applicant has advised that the proposed operating hours align with the permitted hours under the existing Tavern liquor licence.

Administration supports the proposed hours, noting they are consistent with comparable Tavern venues within the Beaufort Street Town Centre and reflect the established nighttime economy of the precinct.

Administration is satisfied that, subject to the recommended Venue Management Plan and Acoustic controls, the proposed hours will not result in unacceptable amenity impacts within a Town Centre context.

CR CASTLE:
The report outlines that there are no complaints regarding antisocial behaviour or other issues, however concerns to smoking outside of the venue have been raised with Elected Members. Can this information be provided within the briefing notes?

MANAGER DEVELOPMENT & DESIGN:
The City's records show that four formal complaints have been received relating to smoking outside the premises, within the Smoke-Free Town Centre area, during the period 24 December 2023 (start of operations) to 4 February 2026.

CR CASTLE:
Can management measurements around smoking be implemented into the Venue Management Plan?

MANAGER DEVELOPMENT & DESIGN:
Yes, the applicant has submitted an updated Venue Management Plan dated 4 February 2026, which replaces Attachment 4 in the officer report.

The updated plan includes management measures and instructions for venue staff and security to redirect patrons who are smoking to areas outside the Town Centre.

Administration is satisfied that these measures are appropriate and can be secured through the approved Venue Management Plan.

CR CASTLE:
In determining the amenity impact of increasing the capacity, does Council have ability to consider the cumulative precinct capacity? It is a very active area with large scale businesses. Is this a part of our consideration? Can we consider how the context of the business plays into the precinct capacity?

MANAGER OF DEVELOPMENT & DESIGN:
The Tavern land use is already approved on the site. The planning consideration is whether the proposed intensification (increase in patron capacity) is acceptable on the subject site, having regard to its context and proposed management measures.

The planning framework requires applications to be assessed on their individual merits. It does not provide for refusal or approval based on the number or proximity of similar approved land uses in a precinct.

The Town Centre context is relevant. The site is located within a recognised Town Centre where higher levels of activity are anticipated. The Commercial Zone objectives expressly provide for a variety of land uses of varying scales that generate activity throughout the day and into the evening. The Commercial Zone anticipates a higher intensity of activity than more sensitive zones such as Residential or Mixed Use zones.

Survey data provided by the applicant indicates that approximately 47–52 percent of patrons are already in the Beaufort Street precinct, meaning the proposal would not materially increase overall precinct activity.

Administration considers the proposed increase in capacity appropriate for the site and consistent with the intended function and amenity expectations of the Town Centre.

CR WALLACE:
What is the necessity of restricting the hours to 11am, in lieu of the permitted 7:00am under liquor licensing? What is the benefit to the community and City in removing the first four hours of trade?

MANAGER DEVELOPMENT & DESIGN:
From a planning perspective, there is no material adverse amenity impact associated with the venue opening earlier in the day, given the site's location within the Beaufort Street Town Centre and Commercial Zone. Daytime activity, including hospitality uses, is anticipated in this context.

The application, however, does not seek approval for opening from 7:00am. The applicant has proposed operating hours of 11:00am to midnight, and the City's role is to assess whether the proposed hours are appropriate, rather than to impose earlier trading hours that have not been sought.

The planning consideration in this application is therefore focused on the extension of trading later into the evening, rather than the commencement of operations earlier in the day.

Administration is satisfied that the proposed hours are consistent with the City's Licensed Premises Policy, comparable Tavern venues in the Town Centre, and the amenity expectations of a Town Centre environment.

Should the applicant seek earlier opening hours in the future, this could be assessed at that time or accommodated on an occasional basis through Extended Trading Permits under the liquor licensing framework and their Tavern Liquor License.

CR WORNER:
With regards to cash-in-lieu consideration for parking (four bays), if cash-in-lieu were followed up, where would the money be invested? Is this money we should be pursuing to reinvest into the precinct?

MANAGER DEVELOPMENT & DESIGN:
Under the City's Payment in Lieu of Parking Plan, cash-in-lieu contributions may be used for:

- *Public car parking infrastructure, such as better management of on-street carparking supply.*
- *Transport infrastructure to improve pedestrian and cycling safety in the public realm.*
- *Ancillary purposes such as infrastructure towards better wayfinding and signage, business plans for the management of parking within the City and parking surveys.*

Administration has considered whether a cash-in-lieu contribution is appropriate for this proposal. Having regard to the Place Plan in the Beaufort Street Town Centre Planning Framework, recent on-street parking survey data, the site's location, and the demonstrated availability of on-street parking within a walkable catchment during peak periods, Administration has determined there is ***no clear nexus*** *to justify a cash-in-lieu contribution in this instance.*

Accordingly, Administration does not recommend pursuing cash-in-lieu for this application.

6.1 APPROVAL TO ADVERTISE LOCAL AREA TRAFFIC MANAGEMENT POLICY

Attachments:
1. **Local Area Traffic Management (LATM) Policy**
2. **Road Safety Management Plan (RSMP)**

RECOMMENDATION

That Council APPROVES for the purpose of community consultation, the draft Local Area Traffic Management (LATM) Policy, at Attachment 1, and authorises Administration to advertise the draft Policy in accordance with the City's Corporate Document Development Policy and Community and Stakeholder Engagement Policy.

CR WALLACE:
Noting that there appears to be significant overlap between the purpose and objectives of this policy and the Accessible City Strategy (ACS), and that the ACS and other documents dealing with streetscape amenity and safety are not referenced in the policy header or as related policies, is there any benefit in more clearly linking the intent of this policy back to those broader strategies?

Would Administration see value in rewording the policy's objective and purpose, and in setting some more concrete, SMART targets within this policy that could be addressed through the Local Area Traffic Management (LATM) process?

Given that the policy currently appears to focus primarily on traffic management, would it be useful to incorporate relevant ACS objectives and Strategic Environmental Plan (SEP) values, and to more clearly explain how LATM functions as a process to achieve those broader goals?

EXECUTIVE DIRECTOR INFRASTRUCTURE AND ENVIRONMENT:
Administration has undertaken a heavy revision of the draft policy to align it to the Accessible City Strategy objective to "Create a safe transport environment". The draft now reflects that design development of infrastructure treatments will consider sustainable and environmental objectives.

CR WALLACE:
In relation to the policy structure, including sections such as 1.5 Approval and Funding and 1.6 Implementation, is there an opportunity to improve how the document is structured and explained, noting that it is not an investigation process if approval, funding and implementation of treatments are already addressed?

Given that traffic treatments are often controversial and the document discusses community engagement and feedback, would it be worthwhile to explicitly reference the Community and Stakeholder Engagement Framework to ensure that the language and approach in this policy are consistent with other City documents?

EXECUTIVE DIRECTOR INFRASTRUCTURE AND ENVIRONMENT:
The structure of the draft policy has been revised to better reflect the intent and approach to traffic management and community consultation. Council's Community and Stakeholder Engagement Strategy and Policy provide the parameters for the organisational approach to community consultation, including that contained within this draft Policy.

CR WALLACE:
Noting that speed and crashes appear to be the main triggers for the application of the LATM process, would it be beneficial for the policy to also identify other potential triggers for implementation, such as congestion, a desire to encourage increased cycling, or anecdotal concerns raised by the community?

EXECUTIVE DIRECTOR INFRASTRUCTURE AND ENVIRONMENT:
The draft policy has been revised to better reflect the desired future outcomes of the Accessible City Strategy. The Traffic Management Warrant Scoring System captures a range of traffic environment elements in assessing triggers for intervention beyond that of traffic speed, volume and congestion.

CR LA FONTAINE:
Can further clarity be provided on the role that Council plays under the Local Area Traffic Management policy?

EXECUTIVE DIRECTOR INFRASTRUCTURE AND ENVIRONMENT:
Explanation:

"Council setting the policy to essentially give the administration some boundaries around its approach in dealing with resident requests or traffic management. And, having some rigour around that and the approaches that we do, do it.
There are a couple of examples in tonight's agenda around the petitions; around the complaints about traffic management or traffic, and the assessment that was used on that, and where there is a disparity between the analysis of it and the community's views on it.
If there's a disagreement in that space, Council has the opportunity to review it and to review the approach and the priority towards implementing some the sort of mitigation."

CR LA FONTAINE:
Noting that this role is not clearly articulated in the policy, is there an opportunity to include this explanation more explicitly within the draft policy?

EXECUTIVE DIRECTOR INFRASTRUCTURE AND ENVIRONMENT:
The draft policy has been revised to better reflect Council's role in determining traffic management priorities. Council's role remains in determining the 4-year Capital Works Plan and annual budget, as well as considering escalated community requests for traffic improvement (often via petition).

5.3 NO. 88B (LOT: 3; PLAN: 88595) BOURKE STREET LEEDERVILLE - PROPOSED GROUPED DWELLING AND ANCILLARY DWELLING

Ward: North

Attachments:
1. Consultation and Location Map
2. Development Plans
3. Arborist Report
4. Landowner and Applicants Justification
5. Solar Access Diagram
6. Summary of Submissions - Applicant's Response
7. Summary of Submissions - Administration's Response

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for Grouped Dwelling and Ancillary Dwelling at No. 88B (Lot: 3; D/P: 88595) Bourke Street, Leederville in accordance with the plans shown in Attachment 2, subject to the following condition, with the associated determination advice notes in Attachment 6:

1. **Development Plans**

   This approval is for Grouped Dwelling and Ancillary Dwelling as shown on the approved plans dated 16 October 2025. No other development forms part of this approval;

2. **Landscaping & Tree Protection**

   2.1 **Prior to occupation, all landscaping shown in the approved plans, shall be undertaken to the satisfaction of the City, and thereafter maintained, at the expense of the owner;**

   2.2 **Prior to commencement of works on site, the street tree(s) within the verge in front of Nos. 88, 88A and 88B Bourke Street must be protected in accordance with Australian Standard AS4970 (Protection of trees on development sites), and maintained for the duration of construction, to the satisfaction of the City;**

   2.3 **Prior to the issue of a Building Permit, a Tree Protection Plan, prepared in accordance with AS4970 – Protection of Trees on Development Sites 2025, shall be submitted and approved by the City. The Tree Protection Plan shall be prepared by a suitably qualified Arborist and include details of the construction method for works to be undertaken to protect the Lemon-Scented Gum located at No. 53 Galwey Street, Leederville. The Tree Protection Plan shall include the following details:**

      2.3.1 **Identification of a Tree Protection Zone and Structural Root Zone;**

      2.3.2 **Methodology and construction details for development within the Tree Protection Zone and Structural Root Zone; and**

      2.3.3 **Fencing of the Tree Protection Zone, to be implemented for the duration of works;**

   2.4 **The Tree Protection Plan shall be submitted to and approved by the City. The approved Tree Protection Plan shall be implemented for the duration of the construction of the development, to the satisfaction of the City;**

3. **Visual Privacy**

   Prior to occupation, all privacy screening as shown on the approved plans shall be installed and maintained thereafter, and shall comply in all respects with the deemed-to-comply provision of Part C, Clause 3.10 (Visual Privacy) of the Residential Design Codes Volume 1, to the satisfaction of the City;

4. Colours and Materials

The colours, materials and finishes of the development shall be in accordance with annotations shown on the approved plans and the schedule of finishes which forms part of this approval, unless otherwise approved by the City;

5. Car Parking and Access

5.1 All vehicle parking, manoeuvring and access areas including the common property driveway, shall be constructed, paved and drained in accordance with the approved plans and are to comply with the requirements of Australian Standard AS2890.1, to the satisfaction of the City; and

5.2 The Vehicle turntable is to be installed and operational prior to the occupation of the development and maintained thereafter, to the satisfaction of the City;

6. Building Design

6.1 The surface finish of boundary walls facing an adjoining property shall be of a good and clean condition, prior to the occupation or use of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered or face brick; or material as otherwise approved; to the satisfaction of the City; and

6.2 At least one window to each habitable room shall be operable in design, to the satisfaction of the City;

7. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, 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; and

8. 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.

CR CASTLE:
What compliance and enforcement action can the City undertake if the applicant does not comply with the tree protection plan. Further clarity on the tree protection condition requested.

MANAGER DEVELOPMENT & DESIGN:
The development approval includes conditions requiring the preparation, approval and implementation of a Tree Protection Plan prior to the issue of a Building Permit, and compliance with that approved plan for the duration of construction.

The Tree Protection Plan must:

- *be prepared by a suitably qualified arborist in accordance with AS4970 – Protection of Trees on Development Sites;*
- *identify the Tree Protection Zone and Structural Root Zone for the Lemon-Scented Gum on the adjoining property; and*
- *set out construction methodologies and physical protection measures (including fencing) to avoid damage to the tree during works.*

Administration is responsible for assessing and approving the Tree Protection Plan prior to a Building Permit being issued. This may include referral to an arborist on the City's Design Review Panel to ensure the proposed measures are appropriate.

Once approved, compliance with the Tree Protection Plan is secured through a condition of development approval. If construction works are undertaken in a manner that is inconsistent with the approved Tree Protection Plan, this would constitute non-compliance with a condition of development approval which is enforceable under the Planning and Development Act 2005.

In the event of non-compliance, Administration may:

- *undertake a compliance investigation;*
- *issue directions to cease works or require corrective action; and*
- *take enforcement action in accordance with the Planning and Development Act 2005.*

This approach ensures the tree is protected through clear, enforceable requirements, while allowing construction details to be resolved before building works begin.

6.2 RESPONSE TO PETITION - VINE STREET AND HAMMILL LANE INTERSECTION - SAFETY CONCERNS

Attachments: **1. Petition - Vine Street and Hammill Lane Intersection - Road Safety Concerns - Confidential**

RECOMMENDATION:

That in response to a petition received on 11 November 2025 in relation to Road Safety issues at the intersection of Vine Street and Hammill Lane, Council:

1. **NOTES the request for Administration to conduct a formal traffic assessement and implement traffic calming measures to slow traffic, improve sightlines, and enhance the safety of all residents, drivers, and pedestrians using the Vine Street and Hammill Lane intersection; and**

2. **REQUESTS Administration to advise Main Roads Western Australia of the reported crashes by residents to police relating to four cars being sideswiped at the intersection of Vine Street and Hammill Lane; and**

3. **SUPPORTS Administration on continuing to monitor the area as part of its broader traffic management program and reassess the location should conditions materially change in the future.**

CR LA FONTAINE:
As per the second example, when was the traffic data captured? Can information be provided on that?

Part of the traffic assessment, has administration carried out a sight inspection and if so, are there any comments on the intersection that can be provided to Council for context?

MANAGER ENGINEERING:
Traffic data was collected on Vine Street between Albert Street and Angove Street between 14 November 2025 and 21 November 2025.

As part of the traffic assessment, a site inspection was conducted on 27 November 2025 at 10:00 am.

The site inspection findings included:

- *existing parking line marking and signage on the road are faded and need to be renewed*
- *sight distance at the Vine–Hammill Lane intersection (eastern side), is limited*
- *sight distance at the Vine–Hammill Lane intersection (western side), the sight distance appeared to be comparatively better, with fair visibility and less impact from the road curvature. The boundary wall on this side is also lower than on the eastern side, which further contributes to improved sight distance.*
- *sight distance appeared to be limited due to the horizontal bend in the road, as well as the presence of a large existing tree at the bend. In addition, the existing brick wall further restricts sight distance, particularly southbound traffic travelling from Angove Street towards Vine Street.*

CR WOOLF:
Following on Cr La Fonteine question, because of the proximity of this sight to the School of Early Learning Day Care on Angove Street and to North Perth Primary School, I'd be interested to know whether the assessment considered the peak drop off and peak pick up times?

MANAGER ENGINEERING:
The LATM warrant assessment takes into account a number of measures including the AM and PM peak hourly volumes as well as volumes by direction and the peak hour volumes by direction.

Based on the traffic survey results (excluding Saturday and Sunday data):

- *Average weekday traffic northbound is 559 vehicles per day;*
- *Average weekday traffic southbound is 255 vehicles per day;*
- *Average 5-day AM peak hour volume (8am to 9am) is 144 vehicles per hour;*
  - *Southbound peak hour (8am to 9am) – 54 vehicles per hour*
  - *Northbound peak hour (8am to 9am) – 90 vehicles per hour*
- *Average 5-day PM peak hour volume is (3pm to 4pm) 112.2 vehicles per hour.*
  - *Southbound peak hour (2pm to 3pm) – 25 vehicles per hour*
  - *Northbound peak hour (3pm to 4pm) – 90 vehicles per hour*

CR WOOLF:
Looking at the traffic assessment data, it showed that the average vehicle speeds are compliant. Given the narrow carriageway and the parked cars that force people to drive on the wrong side of the road to get around them; the blind corner and again the proximity to the day care and primary school is the 40km speed limit appropriate, particularly around that blind corner?

MANAGER ENGINEERING:
A 40km/h speed limit applies across all City of Vincent local roads, including Vine Street. The traffic assessment confirms an 85th percentile speed of 38.52km/h, indicating that the majority of vehicles are travelling below the posted limit.

Based on this data, vehicle speeds are compliant and speeding is not identified as a contributing safety issue at this location.

CR WOOLF
Residents have raised several requests relating to this intersection. Can an update be provided in the Briefing Notes on the following matters:

- faded No Standing and yellow line markings;
- ride-share vehicles stopping on the blind corner and creating a safety risk;
- the potential removal of one car parking bay near the intersection of Vine Street and Angove Street
- to reduce the need for vehicles to manoeuvre around parked cars close to the intersection; and
- the installation of a slow-down or similar advisory sign at the Hammill Lane blind corner?

MANAGER ENGINEERING:
Line marking works have been scheduled with the Engineering Operations team and are expected to be completed within the next two weeks to address the faded No Standing and yellow line markings.
The Engineering Traffic and Transport team is currently reviewing parking arrangements at the intersection to determine whether the removal of one or more bays would improve safety outcomes. If supported, a recommendation will be progressed accordingly.

In addition, the Engineering Traffic and Transport team will formally liaise with Main Roads WA regarding the approval and installation of appropriate warning signage, such as a slow-down or similar advisory sign, for vehicles travelling along Vine Street approaching the Hammill Lane intersection.

6.4 APPROVAL TO ADVERTISE AMENDED POLICY - VERGE TREATMENTS

Attachments:
1. **Verge Treatment Policy**
2. **Operational Guidelines - Verge Treatments**
3. **Summary of Key Changes - Verge Treatment Policy**

RECOMMENDATION

That Council APPROVES the proposed amendments to the Verge Treatment Policy, at Attachment 1, for the purpose of community consultation, which is proposed to replace Verge Treatments, Plantings and Beautification Policy (Policy No. 2.2.4).

CR WALLACE:
Can the road classification mapping be appended to the policy and incorporated into the City's online mapping systems?

MANAGER ENGINEERING:
Yes, Administration will provide this layer to its Pozi Maps system.

Note: The Operating Guidelines will be updated to reflect current City programs that support and encourage residents to undertake verge beautification.

6.5 APPROVAL TO ADVERTISE AMENDED POLICY - RIGHTS OF WAY

Attachments:
1. **Rights of Way Policy**
2. **Operational Guidelines - Rights of Way**
3. **Summary of Key Changes - Rights of Way Policy**

RECOMMENDATION

That Council APPROVES the draft amended Rights of Way Policy, at Attachment 1, for the purpose of community consultation, which is proposed to replace Laneways and Rights of Way Policy, (Policy No. 2.2.8)

CR WALLACE:
The background section of the report refers to "significant changes in the legislative framework". Given that the Land Administration Act 1997, Local Government Act 1995 and Planning Bulletin 33 have been in place for some time, can Administration clarify what is meant by these significant changes?

MANAGER ENGINEERING:
The Land Administration Act 1997, Local Government Act 1995 and Planning Bulletin 33, has been in place for some time. The reference in the report is not intended to suggest that these Acts have been recently replaced, but rather that there have been significant changes in how these frameworks are interpreted, applied and governed in local government practice since the policy was last updated in 2013.

Over the past decade there has been a much stronger emphasis on:
1. Clearer allocation of liability and duty of care for safety, sightlines, access and obstructions.
2. Increased audit and compliance expectations around land management and road governance.

In practical terms, rights of way can no longer be managed as informal access corridors, and now require clearer legal authority, documented decision-making and consistent policy oversight, particularly as urban density and usage has increased.

The amended policy reflects these evolved governance and compliance expectations under the existing legislative framework, rather than changes to the Acts themselves.

CR WALLACE:
In relation to Table 2.4 – Condition Assessments of Rights of Way, noting that the assessment of pavement surfaces is general and qualitative, is there any more detailed guidance, such as from Main Roads Western Australia, that could be referenced for assessing pavement condition?

Further, could a more quantitative approach be adopted for assessing drainage, kerbing and similar infrastructure elements?

MANAGER ENGINEERING:
Section 2.4 of the Operational Guidelines confirms that the City undertakes triennial condition surveys of all roads and Rights of Way as part of the City's 10-year renewal planning process.

For higher-order roads, condition assessment and renewal prioritisation are informed by specific funding and assessment criteria established by Main Roads WA through the Metropolitan Regional Road Group (MRRG).

For Rights of Way and lower-order roads, including Local Access Roads, the City applies the WALGA Road Visual Condition Assessment Manual as the primary methodology when undertaking condition surveys. This provides a structured, defect-based and industry-recognised approach to assessing pavement condition.

Section 2.4 further confirms that prioritisation is not based on condition alone, but considers a range of factors including safety risk, service function, connectivity, drainage performance and broader network impacts, as detailed within the Operational Guidelines.

The table referenced within the Guidelines provides a high-level snapshot of current surface condition ratings. A more detailed quantitative, defect-based condition framework will be further developed and applied during the City's next triennial condition survey of Rights of Way. This enhanced methodology will be incorporated into the next scheduled update of the Operational Guidelines.

6.6 RFT IE529/2025 MENZIES PARK AND BIRDWOOD SQUARE FLOOD LIGHTING UPGRADE

Attachments: 1. **Attachment 1 - Evaluation Worksheet RFT IE529-2025 - Confidential**

RECOMMENDATION:

That Council:

1. **NOTES the outcome of the evaluation process for Request for Tender IE529/2025; and**

2. **ACCEPTS the tender submissions of Stiles Electrical Pty Ltd for Request for Tender IE529/2025 Separable Portion 1 Menzies Park Flood Lighting Upgrade and Separable Portion 2 Birdwood Square Flood Lighting Upgrade.**

NO QUESTIONS ON NOTICE

7.3 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 NOVEMBER TO 30 NOVEMBER 2025

Attachments:

1. **November 2025 - Payments by EFT and Payroll**
2. **November 2025 - Payments by Direct Debits**
3. **November 2025 - Payments by Cheque**
4. **November 2025 - Payments by Fuel Cards**

Recommendation:

That Council RECEIVES the list of accounts paid under delegated authority for the period 01 November 2025 to 30 November 2025 as detailed in Attachments 1, 2 ,3 and 4 as summarised below:

EFT payments, including payroll		**$6,854,475.14**
Cheques	**82811**	**$ 292.05**
Direct debits, including credit cards		**$ 122,280.88**
Total payments for November 2025		**$6,977,048.07**

CR POULIOS:
There is an expenditure dated 14 November 2025 for Australian Coffee Connection in the amount of $1,800. Can Administration provide further information on this payment?

EXECUTIVE DIRECTOR COMMUNITY & BUSINESS SERVICES:
The payment of $1,800.15 on 14/11/25 for the Australian Coffee Connection, was for both the Pride Flag Raising Ceremony and the Poppy Project event. The City was charged a coffee cart hire fee of $198 and a barista charge of $198 for each event in addition to the cost of the coffees provided. Across both events there was a total of 235 coffees at a cost of $4.29 each.

The description in the expenditure report has been updated to 'Coffee Cart service for the Pride Flag Raising and Poppy Project events'

REPORTS WITH NO DISCUSSION

5.4 TRANSPORT ADVISORY GROUP - APPOINTMENT OF COUNCIL MEMBERS AND COMMUNITY REPRESENTATIVES

Attachments:
1. Transport Advisory Group - Terms of Reference
2. Transport Advisory Group - Nominations - Confidential

RECOMMENDATION:

That Council:

1. **APPROVES the Terms of Reference for the Transport Advisory Group, as at Attachment 1;**

2. **APPOINTS the following Council Members as Council's representatives to the Transport Advisory Group for a term expiring on 16 October 2027;**

   Members:

   1. _____;
   2. _____;
   3. _____; and

   and the Chair of the Advisory Group will be Cr _____; and

3. **APPOINTS the following community members to the Transport Advisory Group, as detailed in Confidential Attachment 2;**

   1. **Applicant 1;**
   2. **Applicant 2;**
   3. **Applicant 3;**
   4. **Applicant 4;**
   5. **Applicant 5;**
   6. **Applicant 6;**
   7. **Applicant 7; and**
   8. **Applicant 8.**

NO QUESTIONS ASKED

5.5 ADVERTISING OF DRAFT PUBLIC HEALTH PLAN 2026 - 2031

Attachments:
1. **Draft Public Health Plan 2026-2031**
2. **Achievements from the Public Health Plan 2020-2025**

RECOMMENDATION:

That Council:

1. **APPROVES the draft Public Health Plan 2026–2031, included in Attachment 1, for public consultation for a period of 21 days in accordance with the City's Community and Stakeholder Engagement Policy; and**

2. **NOTES:**

   2.1 **That any submissions received during the advertising period would be presented to Council for consideration; and**

   2.2 **That the draft Public Health Plan 2026–2031 will be subject to further formatting, styling and graphic design as determined by the Chief Executive Officer prior to adoption.**

NO QUESTIONS ASKED

5.6 SUBMISSION ON DRAFT STATION PRECINCTS IMPROVEMENT PLAN

Attachments:
1. **Western Australian Planning Commission Chair Correspondence - Station Precincts Improvement Plan**
2. **Improvement Plan Catchments - Planning Context Maps**
3. **Improvement Plan Catchments - Inclusion Criteria Assessment**

RECOMMENDATION:

That Council:

1. **ENDORSES a submission being made to the Western Australian Planning Commission on the draft Station Precincts Improvement Plan being prepared in accordance with Part 8, Division 1, Section 119(3B) of the *Planning and Development Act 2005* advising that it:**

   1.1 SUPPORTS the intent and purpose of the draft Improvement Plan which aligns with the intent of the City's Local Planning Strategy for increased density to be achieved through urban consolidation within activity and town centres, and areas with strong public transport connections;

   1.2 SUPPORTS the draft Improvement Plan boundaries for Claisebrook and Glendalough with modifications as shown in Attachment 3 to align with the planning framework, strategic redevelopment opportunities, density transition, and infrastructure and public realm upgrade opportunities;

   1.3 REQUESTS the inclusion of Leederville in the draft Improvement Plan which would align with the intent to create Station Precincts with the boundary aligning with 1.2 and as shown in Attachment 3;

   1.4 SUPPORTS the draft Improvement Plan purpose and objectives with modifications to:

   - **The purpose to facilitate the cessation of incompatible non-residential uses, and to enable the purchase of strategic sites by the Western Australian Planning Commission; and**
   - **The objectives to ensure the coordination and delivery of key infrastructure and public realm upgrades by the State Government to meet the needs of the future community in these areas; and**

   1.5 NOTES the importance of the Western Australian Planning Commission working with the City and community to ensure that the Improvement Plans and Schemes can support higher density redevelopment in a way which positively responds to the community and local planning framework vison for each area; and

2. **ENDORSES the Mayor and/or CEO to write to the Western Australian Planning Commission and relevant State Government Ministers to advocate for greater investment in infrastructure to meet the needs of the future community in these areas.**

NO QUESTIONS ASKED

6.3 RESPONSE TO PETITION - SAFETY CONTROL MEASURES - BRENTHAM STREET

Attachments: 1. Petition - Brentham Street Crossing - Road Safety Concerns - Confidential

RECOMMENDATION:

That in response to a petition received on 9 December 2025 in relation to Road Safety issues on Brentham Street, Council:

1. **NOTES the request for safety control measures in relation to pedestrians crossing Brentham Street and the outcomes of the formal traffic assessement Administration completed;**

2. **REQUESTS Administration to apply to Main Roads Western Australia to slow the speed on Brentham Street, from Britannia Road to Bourke Street from 50km/h to 40km/h as part of the Perth Inner City Group slower speeds project; and**

3. **SUPPORTS Administration on continuing to monitor the area as part of its broader traffic management program and reassess the location should conditions materially change in the future.**

NO QUESTIONS ASKED

7.1 FINANCIAL STATEMENTS AS AT 30 NOVEMBER 2025

Attachments: 1. Financial Statements as at 30 November 2025

RECOMMENDATION:

That Council RECEIVES the Financial Statements for the month ended 30 November 2025 as shown in Attachment 1.

NO QUESTIONS ASKED

7.2 FINANCIAL STATEMENTS AS AT 31 DECEMBER 2025

Attachments: 1. Financial Statements as at 31 December 2025

RECOMMENDATION:

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

NO QUESTIONS ASKED

7.4 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 DECEMBER 2025 TO 31 DECEMBER 2025

Attachments:

1. December 2025- Payments by EFT and Payroll
2. December 2025 - Payments by Direct Debit
3. December 2025 - Payments by Cheques
4. December 2025 - Payments by Fuel Cards

Recommendation:

That Council RECEIVES the list of accounts paid under delegated authority for the period 01 December 2025 to 31 December 2025 as detailed in Attachments 1, 2 ,3 and 4 as summarised below:

EFT payments, including payroll		$13,227,718.44
Cheques	82813-82815	$ 910.70
Direct debits, including credit cards		$ 155,587.06
Total payments for December 2025		$13,384,216.20

NO QUESTIONS ASKED

7.5 INVESTMENT REPORT AS AT 30 NOVEMBER 2025

Attachments: 1. **Investment Report as at 30 November 2025**

RECOMMENDATION:

That Council NOTES the Investment Statistics for the month ended 30 November 2025 as detailed in Attachment 1.

NO QUESTIONS ASKED

7.6 INVESTMENT REPORT AS AT 31 DECEMBER 2025

Attachments: 1. **Investment Report as at 31 December 2025**

RECOMMENDATION:

That Council NOTES the Investment Statistics for the month ended 31 December 2025 as detailed in Attachment 1.

NO QUESTIONS ASKED

7.7 OUTCOME OF ADVERTISING - DRAFT YOUTH ACTION PLAN 2026 AND BEYOND DELIVERABLES

Attachments:
1. **Draft Youth Action Plan 2026 and Beyond Deliverables**
2. **Summary of Submissions - Administration Response**

RECOMMENDATION:

That Council ENDORSES the Youth Action Plan 2026 and Beyond deliverables at Attachment 1

NO QUESTIONS ASKED

8.1 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT (NGA) 2026

Attachments: Nil

RECOMMENDATION:

That Council APPROVES the attendance of Mayor Alison Xamon at the 2026 National General Assembly of Local Government (NGA) in Canberra from 23 – 25 June 2026.

NO QUESTIONS ASKED

8.2 APPROVAL TO ADVERTISE NEW PRIVACY AND INFORMATION BREACH POLICY - STANDARD AMENDMENT

Attachments:
1. **Privacy and Information Breach Policy - updated**
2. **4.1.31 Privacy Management - current**

RECOMMENDATION

That Council APPROVES the Privacy and Information Breach Policy, at Attachment 1, for the purpose of community consultation, which is proposed to replace Policy 4.1.31 Privacy Management, at Attachment 2.

NO QUESTIONS ASKED

8.3 COUNCIL RECESS PERIOD 2025-2026 - RECEIVING OF ITEMS DEALT WITH UNDER DELEGATED AUTHORITY BETWEEN 10 DECEMBER 2025 AND 2 FEBRUARY 2026

Attachments: Nil

RECOMMENDATION:

That Council RECEIVES the report on items of business dealt with under delegated authority during the Council recess period, 10 December 2025 and 2 February 2026:

1. **New Lease of Portion of No. 4 View Street, North Perth.**

NO QUESTIONS ASKED

8.4 INFORMATION BULLETIN

Attachments:

1. **Unconfirmed Minutes of the Mindarie Regional Council Meeting held on 18 December 2025**
2. **Unconfirmed Minutes of the Catalina Regional Council Meeting held on 11 December 2025**
3. **Statistics for Development Services Applications as at the end of December 2025**
4. **Register of Legal Action and Prosecutions Monthly - Confidential**
5. **Register of Legal Action - Orders and Notices Quarterly - Confidential**
6. **Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 22 January 2026**
7. **Register of Applications Referred to the Metro Inner Development Assessment Panel - Current**
8. **Register of Applications Referred to the Design Review Panel - Current**
9. **Quarterly Update - Unrecoverable Parking Infringements Write-Off**
10. **Register of Petitions - Progress Report February 2026**
11. **Register of Notices of Motion - Progress Report - February 2026**
12. **Register of Reports to be Actioned - Progress Report - February 2026**
13. **Council Workshop Items since 19 November 2025**
14. **Council Briefing Notes - 2 December 2025**

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated February 2026.

NO QUESTIONS ASKED

ADDITIONAL INFORMATION:
The following Registers have been updated as follows:

State Administrative Tribunal Register

- *Nos. 41-43 & 45 Angove Street – Dates for reconsideration have not been provided by the applicant. The Department of Planning, Lands and Heritage are seeking updates.*
- *No. 235 Brisbane Street – The matter has been completed following the release of the SAT decision transcript.*
- *No. 40 Guildford Road – The 13 February 2026 directions hearing has been vacated and will be relisted for a date after 15 May 2026 once the development application has been determined.*

Development Assessment Panel Register

- *Nos. 256-258 Charles Street – Application approved at the meeting held 3 February 2026.*
  No. 292 Beaufort Street – Application yet to be formally accepted by the DAP. The application is awaiting landowner signature for the right of way.

9 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

10 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil

11 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

12 CLOSURE

There being no further business the meeting closed at 7.11pm.

13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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