



CITY OF VINCENT

AGENDA

Ordinary Council Meeting

16 June 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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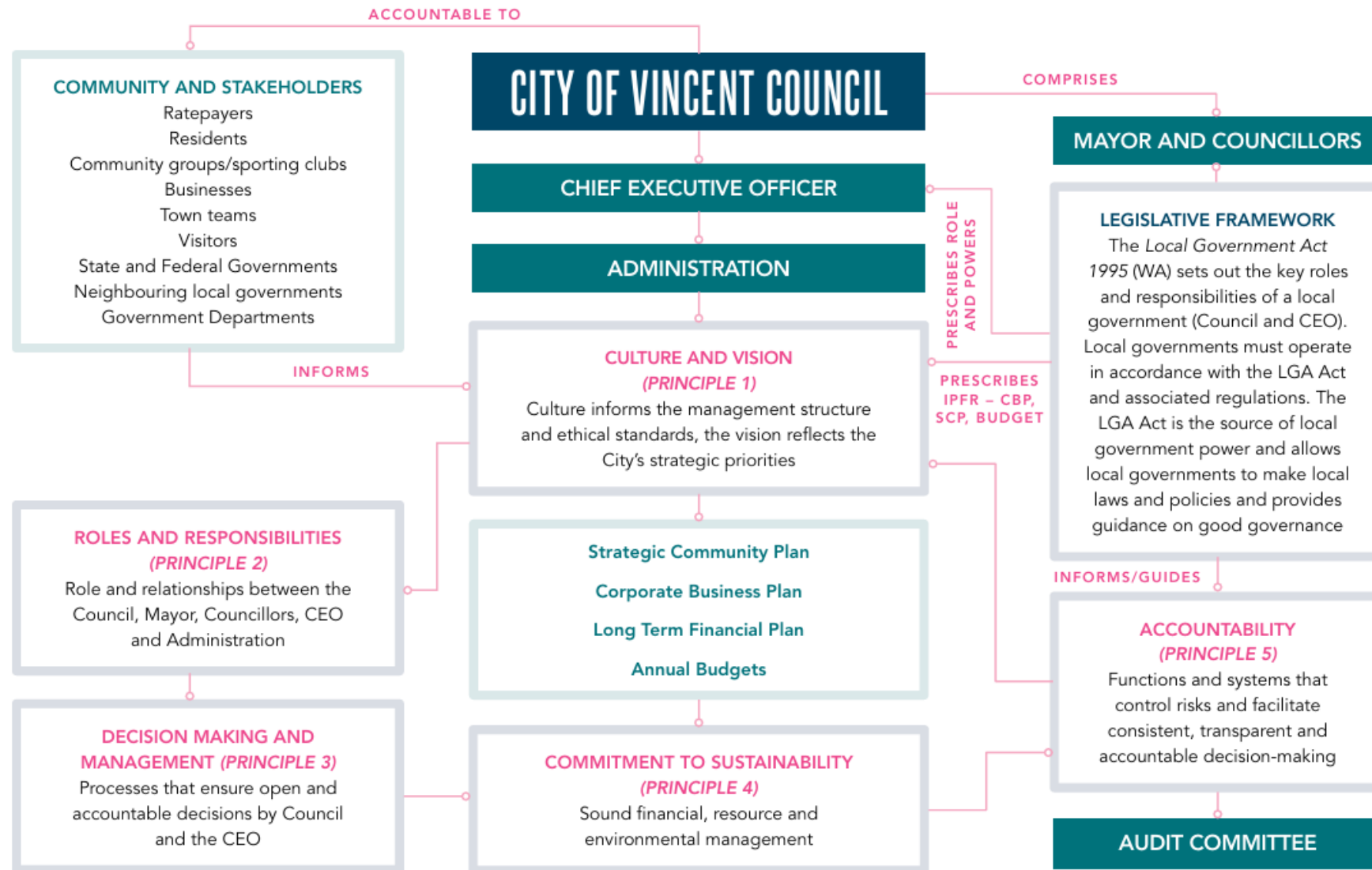
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- All recordings are retained as part of the City's records in accordance with the State Records Act 2000.
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- If you have any issues or concerns with the live streaming of meetings, please contact the City's Governance Team on 08 9273 6500.

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CITY OF VINCENT GOVERNANCE FRAMEWORK 2024 OVERVIEW





ENHANCED ENVIRONMENT

The natural environment contributes greatly to our inner-city community. We want to protect and enhance it, making best use of our natural resources for the benefit of current and future generations.



ACCESSIBLE CITY

We want to be a leader in making it safe, easy, environmentally friendly and enjoyable to get around Vincent.



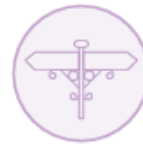
CONNECTED & HEALTHY COMMUNITY

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



THRIVING PLACES

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



SENSITIVE DESIGN

Design that 'fits in' to our neighbourhoods is important to us. We want to see unique, high quality developments that respect our character and identify and respond to specific local circumstances.



INNOVATIVE & ACCOUNTABLE

The City of Vincent has a significant role to play in supporting our community to realise its vision. To achieve this, we will be an innovative, honest, engaged and responsible organisation that manages resources well, communicates effectively and takes our stewardship role seriously.

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 Ashlee La Fontaine on approved leave of absence from 01 June 2026 to 28 June 2026.

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

(B) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Dudley Maier of Highgate – Items 11.4, 10.1 and 10.2

1. Differential Rates – Item 11.4

- 1.1. The City significantly increased the relative rate for vacant properties in the 2025/2026 rates. How many of the vacant properties that were charged the higher rate in 2025/2026 have been subject to a development application since June 2025, both in absolute numbers and in terms of percentage of vacant properties?

As at 1 July 2025, the City rated 368 residential properties as vacant.

Between 1 July 2025 and 30 May 2026, the City received 7 applications for development approval for residential properties rated as vacant. This figure is lower than the number of applications determined during the same period because some determined applications were submitted before 1 July 2025.

- 1.2. How many properties will be affected by the new "Short Term Rental Accommodation" (STRA) category? How many of these are 'hosted' accommodation, and how many are un-hosted?

The proposed STRA differential rate applies to approved unhosted STRA operating for more than 90 nights in a 12-month period.

Based on current approvals, 27 properties would be affected.

Hosted STRA properties are not affected by the proposed STRA differential rate category.

- 1.3. Given the relatively small number of STRA properties, and given that the proposal is to significantly increase their rates, will the City be individually notifying owners of these properties of the proposed rates increase, and also providing the justification for the increase?

The City will include information on the new STRA differential rate with the rates notices. Further information on the justification of the STRA differential rate can be found in the Objects & Reasons.

- 1.4. For the Briefing of 12 May I asked whether the City had any empirical evidence to back up claims that STRA properties generated more waste than non-STRA properties. The response was that "high level estimates indicate that waste generation and contamination rates are higher with STRA properties".

What exactly is meant by "**high level estimates**"? Are there any facts to back up these so-called estimates? If so, what are the estimated increases in waste produced? Specifically:

- what sort of estimate is there of the amount or general waste produced by non-STRA properties;
- what is the estimated level of waste produced by hosted STRAs;
- what is the estimated level of waste produced by un-hosted STRAs;

These estimates are informed by research-based benchmarks, academic research, and the City's operational experience.

Academic and industry literature indicates that tourism activities can contribute disproportionately to municipal waste generation due to transient populations and more intensive consumption patterns. Currently there is no data available which isolates waste generation from Short Term Rental Accommodation (STRA).

In the absence of STRA specific datasets, the City has reasonably applied research-based benchmarks alongside operational observations to estimate STRA waste impacts.

The City does not currently collect waste data by property type, as kerbside collection systems are not configured to measure waste generation at that level. However, operational experience, including increased overflowing bins, higher levels of contamination, and more service requests, indicates that STRA properties place greater demand on waste services than long term residential properties.

While precise increases cannot currently be quantified, these observations provide a reasonable basis for the City's assessment. Further targeted data collection would improve accuracy over time.

- 1.5. In answer to my questions, the Briefing Notes state that the administration claim that “the City currently incurs costs related to STRA properties that are materially higher than the increase proposed in the new STRA differential rates”. It must be noted that the response simply says the costs relate to STRA properties, and does not claim that they are extra costs specifically related to the nature of the use.

- What categories do these costs fall into (e.g. planning, enforcement etc)?

The costs mainly fall into planning, compliance, customer service, waste and administration.

This includes assessing unhosted STRA applications, advertising proposals to neighbours, reviewing submissions, responding to enquiries, investigating complaints, investigating unauthorised unhosted STRA, and checking compliance with approval conditions where concerns are raised.

There is also administration involved in recording and monitoring time-limited approvals.

Unhosted STRA matters also result in legal costs and resourcing where planning decisions are appealed to the State Administrative Tribunal (SAT) for review. There are two appeals for unhosted STRA applications in the SAT for review currently.

The comment regarding costs being materially higher are in the context of the small increase in revenue for STRA properties which is estimated to be approximately \$10k. The costs are not material in the context of all ratepayers across the City.

- What is the total 'extra' cost for each of these categories in terms of an STRA use as opposed to a normal residential use?

The extra cost is associated with unhosted STRA creating additional regulatory work that does not arise for a home used for long-term residential purposes.

That additional work includes responding to complaints, investigating unauthorised STRA, checking compliance with approval conditions where concerns are raised, recording and monitoring time-limited approvals, and managing any SAT review if a planning decision is appealed.

In addition the City estimates additional costs for waste services.

The City has estimated at a high level that additional staff time and costs across all those functions are higher than the additional rates revenue of approximately \$10k. Detailed costings by each area are not available.

- If it is the case that incurred costs exceed the rates that will be raised, does the City agree that this means that non-STRA properties are subsidising STRA properties?

The additional costs not recovered from the STRA differential rate are not estimated to have a material impact on all ratepayers.

1.6. In answer to my questions, the Briefing Notes state that the administration claim that “*Significant time is spent by Administration, particularly in relation to planning assessments and regulatory compliance*”.

- Aren't planning issues more of a one-off cost rather than an annual cost?

The initial development application assessment is a one-off process and cost. Regulatory compliance is not.

Unhosted STRA can create ongoing work through complaints, investigating unauthorised STRA, checking compliance with approval conditions where concerns are raised, and recording and monitoring time-limited approvals so the City can identify when an approval has expired and whether a further approval is required if the use continues.

- If they are one-off costs, why is the City proposing on on-going recovery of costs rather than a one-off charge?

A planning application fee is a one-off charge for the initial development application process. That fee goes toward the assessment, advertising, review of submissions and decision-making for the application.

Ongoing cost recovery relates to regulatory work that continues after an approval is issued.

For unhosted STRA, that includes responding to complaints, investigating unauthorised STRA, checking compliance with approval conditions where concerns are raised, and recording and monitoring time-limited approvals so the City can identify when an approval has expired and whether a further approval is required if the use continues.

- Do many of the applications for STRAs actually involve any development work that needs to be assessed against the R-Codes and City Policies?

Most unhosted STRA applications are change of use applications and do not involve major physical works.

Every unhosted STRA application requires assessment against the City's Local Planning Policy: Short Term Accommodation and the relevant matters under clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Where physical works are proposed, those works are also assessed against the relevant built form requirements under the R-Codes and the City's Policy 7.1.1: Built Form.

- Isn't the majority of 'planning' work simply notifying neighbours and assessing responses?

No, neighbour consultation and reviewing submissions is only one part of the planning process.

The planning assessment considers matters such as the location and site context, compatibility with surrounding land uses, amenity impacts, parking, management arrangements, and submissions received during community consultation.

This planning assessment is required for every unhosted STRA application against the City's Local Planning Policy: Short Term Accommodation and the relevant matters under clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015.

1.7. The Statement of Financial Activity shows that the revenue from “Service Charges” drops from \$7million in 2025/26 to zero in 2026/27. These Service Charges represent revenue from property owners in areas having the power put underground. In September 2024 the City's web site used to indicate that Area 2 (North Perth/ Mt Lawley) was supposed to commence in late 2025 and that this was changed to “TBC” (To Be Confirmed) by September 2025. Area 3 (Perth/Highgate) is currently being shown as commencing in January 2027.

When Council initially approved the financial model for underground power on 20 June 2023, the Service Levies for Areas 2 and 3 were intended to be charged in July 2024 and July 2025 respectively, and projects in those two areas were proposed to start in October 2024 and August 2025!

- Given that no provision has been made in the 2026/27 budget to collect costs from either Areas 2 or 3, can we assume that these projects have been, once again, delayed?

Yes, the design stage for both project areas experienced a delay.

- If this is the case, who initiated the delay this time – Western Power or the City?

The delay was not initiated by either party but caused by design complexities combined with a shortage of electrical engineers available to do the design work.

- Can you confirm that the delay in Service Charges for Area 2 is (at least) three years?

Yes we originally intended to issue service charges for project area 2 (North Perth/Mt Lawley) in July 2025, it now looks likely to be 2028. Project area 3 (Perth/Highgate) service charges are expected to be issued in July 2027).

- Given the significant variation to the financial model presented to Council in June 2023, will the Administration be presenting a revised financial model to Council and the community?

Yes after updated project timings are provided by Western Power these will be reflected in the Underground Power Financial Model and the Long Term Financial Plan.

2. Local Area Traffic Management – Item 10.1

- 2.1. At the bottom of page 6 of the Road Safety Management Plan (Appendix 2) it shows that at 50km/h, two out of ten persons survive a collision, and that at 40km/h, six out of ten persons survive a collision.

In answer to my questions, the Briefing Notes state that at “30km/h it is generally recognised that approximately 9 out of 10 pedestrians are likely to survive a collision”. Crudely put, this is a 50 percent improvement over the 6 out of 10 who would survive a collision at 40km/h.

Additionally, the very first recommendation of the consultant’s report evaluating the 40 km/h trial was to “**Implement area wide 30km/h speed zones for all local access and some distributor residential streets throughout the City of Vincent**”. [OMC 14 February 2023, Item 10.1, Attachment 6, page 36]

On page 2 of the proposed LATM Policy it shows that the recommended operating speed on Access Roads is 30–40km/h (i.e. it gives a30km/h as an alternative).

Given that the City acknowledges that a 30km/h collision roughly represents a 50% increase in survivability for pedestrians over a 40km/h collision, and given that the professional evaluation of the results of the 40km/h trial was to recommend the move to 30km/h, why does the City’s administration continue to focus on 40km/h rather than the internationally accepted target of 30km/h (or 20 mph)?

The City acknowledges the internationally recognised road safety evidence that lower vehicle speeds improve survivability outcomes for vulnerable road users, including pedestrians and cyclists. As noted in the Road Safety Management Plan and supporting technical literature, survivability outcomes improve significantly as vehicle speeds reduce from 50km/h to 40km/h and further again at 30km/h.

The City’s proposed Local Area Traffic Management (LATM) Policy has therefore been structured to support lower operating speeds on local roads over time, including identifying a desirable operating speed environment of 30–40km/h for Local Access Roads. This reflects the Safe System approach adopted nationally and internationally, which recognises that humans are vulnerable to serious injury at higher impact speeds.

However, the implementation of posted speed limit reductions is not solely determined by the City. Under Western Australian legislation and governance arrangements, Main Roads WA is the approving authority for speed zoning on public roads. Any reduction to 30km/h requires detailed technical assessment, demonstrated road environment suitability, community support, network considerations, and formal approval from Main Roads WA. Historically, Main Roads WA has generally supported

40km/h area-wide precinct treatments as the current practical and deliverable baseline across metropolitan local governments.

The City has been progressively advocating for lower speed environments and has successfully achieved several reductions in recent years, including along sections of Vincent Street and within neighbourhood precincts. The City also continues to investigate additional traffic calming infrastructure, raised platforms, intersection treatments, streetscape modifications and precinct-wide traffic studies, all of which are important components in achieving lower operating speeds in practice, noting that signed speed limits alone do not necessarily result in driver behavioural change.

In relation to the consultant's recommendation referenced from the 40km/h trial evaluation, the City notes that this recommendation forms part of broader strategic advocacy and long-term planning considerations. The City continues to work collaboratively with Main Roads WA, the Road Safety Commission and other agencies regarding future opportunities for lower speed environment, supported by evidence, funding pathways, road function, network hierarchy and community consultation outcomes.

Accordingly, the City's current focus on 40km/h reflects both the present regulatory framework within Western Australia and a staged, evidence-based approach toward safer neighbourhood streets, while continuing to advocate for further improvements where feasible and supported by the relevant approving authorities.

3. Safe trading site – Item 10.2

At the 9 December 2025 Council meeting the Council passed a motion moved by Cr Woolf requesting that the CEO present a report to Council about a model for a safe trading site within the City. Council asked that the report be presented within 3 months (i.e. by 9 March 2026).

The requested report has finally been presented to council, over 5 months after the initial request.

Given that the actual decision making (where have we got CCTV) and implementation actions (create appropriately worded signage and advertising material) is relatively simple, if not trivial, and that given wording can be based on the Stirling model, why has it taken so long for the administration to respond to council?

Council were presented information on the proposed location at a Workshop held 31st March 2026. Council were satisfied with Administration proceeding with the proposed location, which has since been formally provided to Council at the May meeting.

What is actually intended by authorising the CEO to “enforce the operation of the site”?

The intention is for the CEO to initiate the site, and manage how it works moving forward, whilst also ensuring appropriate signage and protocols are in place.

STATEMENT (submitted as a statement, but includes questions)**Item 10.1 - Local Area Traffic Management Policy**

For a document that is supposed to “*replace legacy practices and ensure a modern, consistent, and transparent approach to local area traffic management*”, this document is a soggy lettuce.

What actually is new that replaces ‘legacy practices’? The warrant system has been around for a long time. It’s good that it is made more public, and there seems to be some sort of commitment to adhere to it, but the reality is that will just become a tool to justify inaction.

The City used to have a Local Area Traffic Management Advisory Group. It was initiated by Cr Ian Ker, a transport planner, and was probably the only advisory group the City has ever had that consistently achieved positive community-driven outcomes, as opposed to the usual bureaucratic claptrap that mires most advisory groups.

The key element of its success was that it actually engaged with residents who felt they were subject to adverse traffic impacts. Community members would come to the group meeting and present their case, then the group would discuss the issues while the community members were there. If further data was required, the staff would provide it. It allowed the consideration of objective and subjective data. One of the biggest positives was that the community members could see a process, and could see that other community members, who were part of the advisory group, were involved – it just wasn’t staff members or council members.

In reality, all the proposed policy is doing is formalising a decision tree, it is not setting any tangible targets for improvement – it just contains vague statements like ‘speed zoning and reduction of speeds are actively pursued’.

As to possible targets: The attached Road Safety Management Plan (Attachment 2) has a chart about crash survivability (page 5). It only shows 40km/h and 50km/h data. At the Briefing I asked for comparable data for 30km/h crashes. The response in the Briefing Notes shows that at “*30km/h it is generally recognised that approximately 9 out of 10 pedestrians are likely to survive a collision*”. Crudely put, this is a 50 percent improvement over the 6 out of 10 who would survive a collision at 40km/h.

Additionally, the very first recommendation of the consultant’s report which evaluated the 40 km/h trial was to “**Implement area wide 30km/h speed zones for all local access and some distributor residential streets throughout the City of Vincent**”. [OMC 14 February 2023, Item 10.1, Attachment 6, page 36]. This recommendation wasn’t even commented on by the Administration.

I am currently in Austria. The posted speed in residential streets in Vienna, large cities and villages is 30km/h. In the City of London, the posted speed is 20mph (32 km/h) for 100% of streets, and 52% of streets in the greater London area are at 20m/h.

30 km/h is the norm in Europe and has been for some time!

The policy document should be setting this target as part of the City’s policy - a target of 30k/h on access roads, leaving the distributors to carry the faster traffic, just as the road hierarchy was intended to reflect.

None of this is new – it has been the issue since before the 40km/h trial. So the obvious question is ‘why?’ And I’m sorry to say that the answer is just as obvious – the City, both administration and council, lacks the courage or capacity to mount a cogent argument to make real change. It is far easier to sit back and just do the easy stuff like the 40km/h change that realistically sounded good, cost quite a lot, provided photo opportunities, but made no real difference to driver behaviour – the speeds were already pretty close to 40km/h anyway, and most people know that it isn’t enforced.

So, with respect, here’s your chance to do something practical, rather than sitting there, ticking a box but doing nothing significant.

And as another point: Action 1.6 says that ensuring most [why not all?] development projects that involve a permanent change to the road environment are Road Safety Audited at design stage. Sounds good, but the target is July 2028 – why isn’t it happening now?

The proposed Local Area Traffic Management (LATM) Policy has been developed to formalise and modernise how the City assesses, prioritises and responds to traffic management requests across the local road network. While elements such as warrant-based assessment methodologies have existed previously, the Policy introduces a clearer governance framework, formal assessment pathways, prioritisation criteria, evidence requirements and decision-making consistency that were not previously consolidated within a single endorsed policy document.

Importantly, the Policy also introduces additional considerations beyond traditional traffic warrants, including broader Safe System principles, contextual safety considerations, community context considerations and technical safety intelligence. This is intended to ensure the City can consider both quantitative traffic data and qualitative community concerns in a more transparent and structured manner.

In relation to the former LATM Advisory Group, the City acknowledges the positive contribution that community-based advisory processes have historically provided. However, the current approach seeks to ensure consistency, equity and transparency across all precincts and requests city-wide. Community engagement remains an important component of the City's approach through precinct traffic studies, consultation processes, petitions, deputations, Council meetings, engagement portals and direct resident feedback processes.

The implementation of posted speed limit reductions within Western Australia is subject to approval by Main Roads WA, which is the responsible statutory authority for speed zoning. The City cannot unilaterally introduce area-wide 30km/h speed limits. Any such proposal requires detailed technical assessment, network analysis, community consultation and approval from Main Roads WA.

The City's current approach has therefore focused on progressively achieving lower speed environments through a staged and evidence-based process. This has included:

- advocating for and implementing 40km/h precinct speed reductions;*
- progressing intersection upgrades and traffic calming treatments;*
- delivering raised wombat crossings and pedestrian infrastructure;*
- undertaking precinct-wide road safety studies; and*
- continuing advocacy with Main Roads WA regarding further speed environment improvements where appropriate.*

The City also notes that achieving lower operating speeds requires more than regulatory signage alone. International best practice demonstrates that road environment changes, traffic calming infrastructure, intersection design, landscaping, lane widths and place-based street design are all critical in influencing actual driver behaviour and compliance.

In relation to the comment regarding the effectiveness of the 40km/h trial, post-trial evaluations identified measurable reductions in operating speeds and supported the continuation of lower speed environments. While behavioural change can take time and requires complementary infrastructure and enforcement measures, the City considers the program an important step within a broader Safe System approach.

Regarding Action 1.6 within the Road Safety Management Plan, the July 2028 target reflects the timeframe for full implementation, standardisation and embedding of formalised Road Safety Audit processes across applicable projects and delivery programs. Road Safety Audits are already undertaken on many projects where appropriate, particularly for higher-risk or more complex infrastructure works. The action seeks to ensure this process becomes consistently embedded across the organisation and project lifecycle moving forward, rather than commencing only from 2028.

Item 11.4 – Differential Rates – Short Term Residential Accommodation

The justification for introducing the new Short Term Residential Accommodation (STRA) is extremely weak. This clearly is just a mechanism to try and punish owners of such properties in the attempt to 'encourage' them to change the use of the property. The so-called reasons are not clearly proven, and the increase is unlikely to drive any change. Admittedly, it will go down well with the anti-STRA believers.

The very first obvious 'mistake' is that the recommendation for approval refers to "Short Term Rental Accommodation" yet the report then refers to just targeting un-hosted STRAs. So who is the intended target – un-hosted or all STRAs?

The argument is that un-hosted STRAs typically place greater demand on local infrastructure and services due to higher occupant turnover, including increased waste generation, use of public amenities, and pressure on parking and local amenities.

The demands on local infrastructure are hard to work out. Probably the claim about extra waste is the one that can most easily be demonstrated and validated. I therefore asked at the Briefing if the City had any empirical data to support the claim about waste. And the answer was an (implied) NO, and that they simply were relying on "high level estimates which indicate that waste generation and contamination rates are higher for STRAs"

– whatever “high level estimates” are. That’s like me saying my mate Greg, knows a bloke whose brother reckons they produce more waste.

I would suggest that the reality is probably different. My first person observation (I’m not relying on a mate of a mate) as a person who has used a lot of such properties in the last few years suggests that users of un-hosted STRA users fall into two camps – those that choose the STRA so that they can prepare meals themselves, and those that predominantly use local restaurants and cafes.

Vincent has a high occupancy for STRAs part of which is explained by the popularity with business visitors to the CBD, a group that usually relies on local businesses to keep them fed. This cohort supports local business and is likely to produce less general waste.

I’d also point out that the Administration claim that “*the City currently incurs costs related to STRA properties that are materially higher than the increase proposed in the new STRA differential rates*”. It must be noted that the response simply says the costs relate to STRA properties, and does not claim that they are *extra* costs specifically related to the nature of the use. If this statement is true, then the Administration are claiming that non-STRA property owners are subsidising STRA owners. Is that what you intend as a Council – that the rest of the community subsidises STRA owners?

And finally, given that there are a small number of STRA owners, are you as a Council going to request that each owner in the new group be notified directly of the proposed change. After all, if the arguments are so compelling, and the data supports the move, it will be a piece of cake.

Responses to these questions have been included in the responses to questions above.

Andrew Main of North Perth Street Tree Pruning

In 2025, and most recently on 12 May 2026, Western Power carried out pruning on street trees on Alfonso Street. In addition, the City’s contractors also pruned these same trees in the second half of 2025.

In response to communication I initiated with Western Power this month, it advised that a notice was sent to the City of Vincent advising that the trees required pruning, and because this was not done, Western Power undertook emergency pruning.

Questions:

1. Are the City’s contractors not pruning street trees in accordance with Western Power’s clearance requirements, resulting in Western Power having to undertake additional emergency pruning.

The City’s contractors undertake tree pruning in accordance with Western Power clearance requirements. Western Power usually issues the City with a 90-day notice detailing any required tree pruning works. These are addressed as part of the City’s annual tree pruning program. In 2026, Western Power has only issued one 90-day notice to the City (on 1 May). All other pruning carried out by Western Power this year has been done without any prior notification to the City. The City is in communication with Western Power to try and improve these processes to enable the City’s contractors to carry out the works, rather than Western Power contractors, who are not qualified arborists.

2. If so, does this mean that ratepayers are effectively funding the pruning of the same trees twice a year, when only one pruning cycle should be required.

The City is in discussions with Western Power regarding the payment of tree pruning works carried out without any notification to the City. These discussions are ongoing.

Street Tree Policy – Planting Statistics The City’s Street Tree Policy – Guidelines and Procedures, in place since June 2024, includes a commitment for the City to:

“Achieve an annual target of 75% new planting across City owned or managed land being native tree species, with a preference for Australian native species where appropriate.”

Questions:

1. Since this guideline became operational, can the City provide data on the total number of trees planted, and how many were native and how many were exotic species.

In the 2024/25 financial year, a total of 450 new trees were planted. 90% of these trees were Australian native with 68% being native to Western Australia.

This financial year (2025/26) we will be planting 499 new trees. 94% of these will be Australian native with 60% being native to Western Australia.

2. How many of this total were street trees, and of those, how many were native species and how many were exotic species.

In 2024/25, there was minimal tree planting in parks as the previous year (prior to adoption of the new Street Tree Policy), the City undertook a Parks Tree Planting project, and as such no further tree planting in parks was required.

Therefore, in 2024/25 a total of 450 new street trees we planted with 90% of these being Australian native.

This financial year (2025/26) we will be planting 421 new street trees with 93% of these being Australian native.

3. In the quoted commitment from the City guideline, it refers to “native” and “Australian native” species. Can the City advise what the difference is.

This is a typo which should read Western Australian in accordance with policy clause 1 (v) which states:

Tree species selection will be determined by the City taking into account the following –

- *Preference of Australian native species to achieve an annual target of 75% new planting across City owned or managed land being native tree species, with a preference to Western Australian native species where appropriate.*

This typo will be rectified accordingly to reflect the policy.

Robertson Park – Narrowed Path

In the Robertson Park Improvement Plan drawings published on the City’s website in 2025, the native garden bed and shared path along the western side of the tennis courts were shown as remaining in place.

However, once development occurred, the garden bed was removed and the path was narrowed to around 1.5 m - narrower than other recently constructed paths in Robertson Park, nearby reserves, and street footpaths.

The City has stated that the path cannot be widened on the western side due to the presence of trees located approximately 2.5 m west of the path.

Questions:

1. Why was the path narrowed and the garden bed removed.

The path along Fitzgerald Street is identified as a Shared Path within both the City’s and State Government’s movement hierarchy. The minimum compliant width for a Shared Path is 1.5 metres, and the constructed path meets this minimum requirement.

During detailed design and construction of the renewed tennis courts, additional space was required to accommodate the renewed tennis courts. The small gap shown between the path and courts in the Development Plan concept drawings was foregone and the adjoining path width was reduced to the minimum compliant shared path width, in order to accommodate the necessary space.

2. Why weren’t residents and users advised of this major change.

The removal of the garden bed and reduction in path width in line with the minimum Shared Path requirements was not a major change and did not require further community engagement.

3. Given the narrower width of the path and that it now runs immediately alongside a mesh fence with two gate openings, what assessment did the City undertake of the usability and safety implications for people walking and riding.

The City considered the classification of the path, being a Shared Path with a minimum compliant width of 1.5 metres, and the gate openings being setback away from the path and concluded that the path was safe and usable in line with its Shared Path classification.

4. Why is the City stating that the presence of trees prevents the path from being widened when the City regularly permits crossovers to be constructed on public verges throughout the district that are often closer to street trees than at Robertson Park.

The City assesses verge works, crossovers and path construction on a case-by-case basis, having regard to factors such as the species, size and health of trees, likely root impacts, available verge width, engineering requirements, drainage, safety, service locations and the extent of excavation required. Vehicle crossovers are generally considered essential infrastructure to enable safe and practical access to private properties from the public road network. In many cases, some level of impact within the verge area is unavoidable to facilitate that access, although designs are still assessed to minimise impacts on street trees wherever possible.

By comparison, the Robertson Park shared path already achieves the minimum width requirements for a Shared Path and widening it further was not considered essential to the operation of the facility. As a result, the City determined that it was preferable to avoid potential impacts to the adjacent verge trees and retain the current alignment and width of the path.

4 APPLICATIONS FOR LEAVE OF ABSENCE

5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

5.1 Petition to reject vacant residential property rate

A petition containing 80 signatures has been received from Lesley Florey of Mount Hawthorn requesting that Council:

Withdraw, reject or substantially reduce the proposed 40.9% increase in vacant residential property rates for the 2026/2027 financial year.

Clause 2.24 'Petitions' of the City of Vincent Meeting Procedures Local Law 2008 provides the following –

- (2) Every petition complying ... shall be presented to the Council by the CEO.
- (3) The presentation of a petition shall be confined to the reading of the petition.
- (4) The only motions that are in order are:
 - (a) that the petition be received; or
 - (b) that the petition be received and a report be prepared; or
 - (c) that the petition be received and be referred to a committee for consideration and report; or
 - (d) that the petition be received and be dealt with by the Council.

6 CONFIRMATION OF MINUTES

Ordinary Meeting - 19 May 2026

7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

8 DECLARATIONS OF INTEREST









8.1 Mayor Alison Xamon declared a proximity interest in Item 5.2 No. 5/288 (Lot: 5; STR: 67450) Lord Street, Perth - Proposed Change of Use from Multiple Dwelling to Unhosted Short Term Rental Accommodation. The extent of her interest is that the above location is in proximity to her residential property. She is not seeking approval to participate in the debate or to remain in chambers to vote on the matter.

8.2 Cr Suzanne Worner declared an impartiality interest in item 7.5 Disability Access & Inclusion Advisory Group - Appointment of Council Members and Community Representatives. The extent of her interest is that she is friends with an applicant nominating to be a community representative of the advisory group.

9 STRATEGY & DEVELOPMENT

9.1 NO. 29 (LOT: 1; D/P: 11538) GREEN STREET, MOUNT HAWTHORN - PROPOSED THREE GROUPED DWELLINGS

Ward: North Ward

- Attachments:
1. Consultation and Location Map 
 2. Development Plans 
 3. Applicant Supporting Information 
 4. Summary of Submissions - Applicant's Response 
 5. Summary of Submissions - Administration's Response 
 6. Life Cycle Assessment 
 7. Clause 67 Assessment 
 8. Determination Advice Notes 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for Three Grouped Dwellings at No. 29 (Lot: 1, D/P: 11538) Green Street, Mount Hawthorn in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8:

1. Development Plans

This approval is for Three Grouped Dwellings as shown on the approved plans dated 5 May 2026. No other development forms part of this approval;

2. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other 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;

3. Colour 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;

4. Visual Privacy

Prior to occupancy or use of the development, all privacy screening shown on the approved plans, including the addition of screening on the southern elevation of the Lot 1 courtyard area, shall be installed. The screening shall be visually impermeable and comply in all respects with the requirements of Clause 3.10 (Visual Privacy) of the Residential Design Codes Volume 1 deemed-to-comply provisions, to the satisfaction of the City;

5. Landscaping

Prior to the occupation or use of the development, all works shown in the approved landscaping plan shall be undertaken in accordance with the approved plans to the satisfaction of the City, and maintained thereafter to the satisfaction of the City, at the expense of the owners/occupiers;

6. Car Parking and Pedestrian Access

- 6.1 All vehicle parking, manoeuvring and access areas 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;**
- 6.2 A 1 metre wide easement in accordance with Section 136C of the *Transfer of Land Act 1893* is to be created to ensure reciprocal rights of access over Lots 1 to 4; and**
- 6.3 Prior to the occupation or use of the development, the pedestrian access leg is to be constructed and drained at the landowner/applicant cost;**

7. Building Design

- 7.1 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;**
- 7.2 Prior to the occupation or use of the development Functional Utilities, as defined by the Residential Design Codes, excluding solar collectors, shall:**
- 7.2.1 Be located behind the street setback areas and not visible from Pembroke Lane;**
- 7.2.2 Designed to integrate with the development; and**
- 7.2.3 Are located and/or screened so they are not visually obtrusive and minimise impacts to habitable rooms and private open space on the subject site and adjoining properties;**
- to the satisfaction of the City;**
- 7.3 Prior to the occupation or use of the development, Service Utilities, as defined by the Residential Design Codes, excluding letterboxes, shall be integrated into the design of the development and/or screened from view of the streets, to the satisfaction of the City. Where attached to a wall, meter boxes shall be painted the same colour as the wall to which they are attached, to the satisfaction of the City; and**
- 7.4 At least one window to each habitable room shall be operable in design, to the satisfaction of the City;**

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; and

9. Construction Management

A Construction Management Plan shall be lodged with and approved by the City prior to the commencement of development. This plan is to detail how construction (including demolition and/or forward works) will be managed to minimise disruption in the area and shall include:

- The delivery of and delivery times for materials and equipment to the site;**
- Parking arrangements for contractors and sub-contractors;**
- Notification to affected landowners;**
- Management of noise, dust and waste;**
- Erection of temporary fencing;**
- Public communication and complaint handling procedures;**
- Construction times; and**

- **Tree Management Measures.**

The approved Construction Management Plan shall be complied with for the duration of the construction of the development.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for three Grouped Dwellings (GreenTrack) at No. 29 Green Street, Mount Hawthorn (subject site).

The subject site is coded R30. The Western Australian Planning Commission approved a green title subdivision of the site on 24 April 2026. The applicant is currently progressing clearance of subdivision conditions. The western side of Pembroke Lane comprises of R30 coded lots which would not be of sufficient site area to enable subdivision while the southern side of the subject site would be of sufficient site area to enable a two lot subdivision.

The approved subdivision creates three small rear lots fronting a laneway and one vacant parent lot fronting Green Street. Lot 4 will remain vacant following demolition and will be subject to a future development application, meaning the current proposal forms only part of the ultimate built-form outcome for the site.

The scope of this application does not include the approved lot sizes or the lot size dispensation available for small dwellings. This has been approved by the WAPC. The City is now considering the built form proposed on the lots.

The development is assessed under the Small Dwelling provisions of the R Codes, which apply to dwellings of up to 70 square metres on smaller lot sizes. These provisions allow reduced site areas where development achieves strong design and amenity outcomes. These provisions form the planning pathway that enables development on the rear lots created through the WAPC subdivision approval. As the subdivision has already established the lot pattern and site areas, the City's role is to assess whether the built form, as proposed, appropriately responds to the design principles, local housing objectives and the site's context. Council's role is to consider whether the proposed built form on the approved lots achieves an appropriate planning outcome.

The subject site is 786 square metres in area and slopes down by 1.5 metres from its western side boundary to its eastern side boundary. The subject site is bound by Green Street to the north, Pembroke Lane to the west, a single house to the south and a shop development to the east.

The site differs from a standard rear lot infill scenario because it combines an approved small lot subdivision, a direct laneway frontage, an interface with a Local Centre zone to the east, and proximity to Shakespeare Street Reserve.

The approved subdivision to provide for small dwellings and with these abovementioned site characteristics means that it has unique circumstances.

The site characteristics have largely driven the design response of the proposed grouped dwellings, and responds to the design principles and local housing objectives of the planning framework. The areas of discretion relate to the built form response on the approved lots, including the reduced front setback, retaining wall height and reduced setbacks to the eastern boundary.

The street setbacks and siting of building height of the proposed development respond to development on adjoining properties and would provide for an appropriate transition between these properties. The proposed ground floor and carport are stepped back to moderate the impact of building bulk on the streetscape. Deep soil and planting areas are also located within the front setback area to further assist with softening the appearance of the development as viewed from the street, and the proposed development would not adversely impact the amenity of the surrounding properties.

The proposed development has been reviewed by the City's Design Review Panel (DRP) Chair three times and now achieves full DRP support against the 10 principles of good design.

The applicant has submitted a Life Cycle Assessment (LCA) report which is included in **Attachment 6**. The report and development plans identify built form and site planning measures that would satisfy the local housing objectives of the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

Administration has reviewed the proposal against the Built Form Policy local housing objectives and is satisfied that the development has incorporated environmentally sustainable design features to meet the intended built form outcomes for development within the City.

The proposed development is recommended for approval, subject to conditions.

PROPOSAL:

This application proposes three grouped dwellings, at the rear of No. 29 Green Street, Mount Hawthorn, fronting Pembroke Lane. The dwellings are being assessed as small dwellings under the Residential Design Codes.

Small Dwellings are a specific type of housing type that can be applied for under the Residential Design Codes Volume 1. They have specific provisions, including concessions relating to site area and a maximum floor area of 70 square metres.

Each proposed dwelling includes a single carport, two bedrooms, primary kitchen, dining and living areas and associated outdoor living space.

The proposed development plans are included as **Attachment 2**. The applicant's life cycle assessment is included as **Attachment 6**.

DELEGATION TO DETERMINE APPLICATIONS:

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

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

The application received seven objections during the community consultation period.

BACKGROUND:

Landowner:	Nicsan Investments Pty Ltd
Applicant:	Plan (Town Planning & Urban Design)
Client:	Nicsan Investments Pty Ltd
Date of Application:	14 November 2025
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R30
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Grouped Dwelling(s)
Lot Area:	786m ²
Right of Way (ROW):	Pembroke Lane. The City has care, control, and management of this road reserve under Section 55 of the <i>Land Administration Act 1997</i> .
Heritage List:	No

Site Context and Zoning

The subject site is bound by Green Street to the north, a shop and consulting room to the east, and single storey single houses to the south and west. A location plan is provided as **Attachment 1**.

The subject site is zoned Residential R30 under the City's Local Planning Scheme No. 2 (LPS2) and is located within the Residential Built Form Area under the Built Form Policy, with a building height standard of two storeys.

The surrounding properties are zoned Residential R30 to the south and west located within the Residential Built Form Area, Local Centre to the east within the Residential Built Form Area and Residential R40 to the north under the City of Stirling's Local Planning Scheme No.3 (LPS3).

The broader context includes established residential development, commercial uses along Green Street and Shakespeare Street Reserve. Green Street accommodates a mix of small-scale commercial tenancies, including shops, consulting rooms, a childcare centre and a small bar, while the surrounding residential streets comprise predominantly single-storey dwellings.

This combination of residential, commercial and public open space interfaces means the site is located within a transition area rather than a purely low-density residential environment, and forms part of a broader mixed-use context anticipated by the zoning and surrounding land use pattern.

Existing Streetscape

Green Street is characterised by a mixture of contemporary and traditional housing styles that range between one and two storeys in height. Where provided, there are examples of upper floors that are set back, as well projecting forward of the building alignment on the ground floor.

The Green Street interface features a small pocket of local retail activity between Dunedin Street and London Street, zoned Local Centre under the City's LPS2. These commercial tenancies include low intensity shops, consulting rooms, a childcare centre and a small bar.

The existing residential properties along Green Street contain garages with varying front setbacks at ground level, as well as uncovered car parking areas in the front setback area. Where front fencing is provided, they are generally low walls or visually permeable fencing on top of walls.

Front setback areas of dwellings are varied and range between landscaped and hardscape. Shakespeare Street Reserve, located adjacent the subject site to the south-west along Pembroke Lane, features mature trees and plantings around its perimeter, with street parking located along Shakespeare Street.

Pembroke Lane currently functions as a service oriented laneway with development that is shaped by access, parking and servicing needs. The lane is defined by garage doors, solid boundary walls and service areas associated with adjoining residential properties. Passive surveillance is limited, with few major openings addressing the laneway and minimal pedestrian activity. The built form along the lane presents as predominantly blank or inactive edges, reflecting its role as an access and servicing corridor rather than a primary street frontage.

Lot Creation and Site Characteristics

The WAPC approved a green title subdivision of the subject site on 24 April 2026. The subdivision conditions are currently being cleared, and the applicant is actively progressing the clearance process. The lots have not yet been created, but the approval is in effect and materially advancing toward endorsement.

After endorsement, the subdivision would create four lots, three rear lots for the proposed grouped dwellings, and one lot fronting Green Street that would remain vacant and does not form part of this application. The primary street frontage of the proposed dwellings was formerly the secondary street frontage of the parent lot prior to subdivision occurring. This means Pembroke Lane would become the primary street frontage for the proposed dwellings.

The subject site currently consists of a single house, with the house and associated structures to be demolished as part of the subdivision clearance.

Dimensions of the approved lots are:

Lot 1:

- Frontage: 9.4 metres
- Depth: 18.6 metres.

Lot 2:

- Frontage: 9.1 metres
- Depth: 18.6 metres.

Lot 3:

- Frontage: 9.1 metres
- Depth: 18.6 metres.

Lot 4 (vacant and not part of this application):

- Frontage to Green Street: 18.6 metres
- Depth to Pembroke Lane: 14.4 metres.

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	Deemed-to-Comply	Requires the Discretion of Council
Small Dwellings		✓
Street Setback		✓
Front Fence	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys	✓	
Open Space	✓	
Outdoor Living Areas	✓	
Landscaping (R Codes)	✓	
Privacy	✓	
Parking & Access		✓
Solar Access	✓	
Site Works/Retaining Walls		✓
Size and Layout of Dwellings		✓

Detailed Assessment

The planning elements of the application that do not meet the deemed-to-comply standards and require the discretion of Council are listed below:

Small Dwellings	
Deemed-to-Comply Standard	Proposal
R Codes Volume 1 Clause 2.9 – Small Dwellings Small dwellings to comply with all other provisions of the R Codes.	Small dwellings do not satisfy provisions of the R Codes with respect to Size and Layout, Street Setback and Lot Boundary Setbacks.
Street Setback	
Deemed-to-Comply Standard	Proposal
R Codes Volume 1 Clause 3.3 – Street Setback Primary Street Setback (Pembroke Lane): 2m.	Each dwelling is set back 1.5m.
Lot Boundary Setback	
Deemed-to-Comply Standard	Proposal
R Codes Volume 1 Clause 3.4 – Lot Boundary Setback Unit 3 northern lot boundary setback of 1.5m. Boundary wall to be behind front setback area.	Unit 3 northern lot boundary setback of 1.2m. A portion of boundary wall is located within front setback area.

Access							
Deemed-to-Comply Standard	Proposal						
R Codes Volume 1 Clause 3.7 – Access Driveways to be setback 0.3m from side lot boundaries.	All unit driveways setback 0.19m from side lot boundaries.						
Site Works							
Deemed-to-Comply Standard	Proposal						
R Codes Volume 1 Clause 3.5 – Site Works <table border="1"> <thead> <tr> <th>Height of Retaining</th> <th>Setback Required</th> </tr> </thead> <tbody> <tr> <td>1m or less</td> <td>0m</td> </tr> <tr> <td>1.5m</td> <td>1.5m</td> </tr> </tbody> </table>	Height of Retaining	Setback Required	1m or less	0m	1.5m	1.5m	Unit 1 retaining wall height of 1.24m with nil setback from eastern lot boundary.
Height of Retaining	Setback Required						
1m or less	0m						
1.5m	1.5m						
Size and Layout of Dwellings							
Deemed-to-Comply Standard	Proposal						
R Codes Volume 1 Clause 2.1 – Size and Layout of Dwellings Store dimension of 1.5m. Store area of 4m ² .	All units' store dimension of 1m. All units' store area of 3m ² .						

The above elements of the proposal do not meet the specified deemed-to-comply standards and are discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken on the lodged development plans, in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days between 20 January 2026 and 3 February 2026. In accordance with the City's Community and Stakeholder Engagement Policy, the method of consultation included a notice on the City's website and nine letters being sent to the adjoining and adjacent landowners and occupiers, as shown in **Attachment 1**.

At the conclusion of the consultation period, eight submissions were received, of which seven objected and one neither supported nor objected however provided comments.

Concerns raised in the submissions are summarised as follows:

- Shakespeare and Dunedin Street have parking capacity issues which would be worsened by insufficient parking for residents and/or visitors of the dwellings.
- The front lot has been indicated for commercial development which would worsen parking congestion and amenity issues for the surrounding area.
- Increased vehicle movements onto Pembroke Lane. Access should be via Green Street.
- Replacement of dividing fence to be approved by adjoining property and any damage caused to be rectified at applicant's cost.

Amended plans were submitted by the applicant which made modifications to the design by increasing setbacks and improving internal amenity to respond to community consultation and DRP comments.

A summary of submissions received across the community consultation period along with Administration's responses to each comment is provided in **Attachment 5** along with the applicant's response to submissions provided in **Attachment 4**.

Amended plans have subsequently been submitted. These changes include adjustments to finished floor levels and associated retaining, updated landscaping details, and minor modifications to the building footprints and outdoor living areas to improve internal functionality and external interfaces. A copy of the final set of development plans to be considered by Council is included within **Attachment 2**. In accordance with the City's Community and Stakeholder Engagement Policy, the plans were not readvertised because the amendments did not introduce any new departures to the deemed-to-comply standards greater likely impact of the proposal. The amendments sought to improve the design.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred on three occasions to the City's DRP Chairperson for comment as considered against the 10 principles of good design. The DRP Chairperson's summarised comments, the applicant's responses to these and subsequent amendments made to the plans are included in **Attachment 4**.

The table below provides a summary of the application's design review progress.

Design Review Progress			
	<i>Supported</i>		
	<i>Pending further attention</i>		
	<i>Not supported</i>		
	<i>No comment provided/Insufficient information</i>		
	<i>DRP Chair Member</i>		
	<i>DRP Chair Referral 1 – Dated 19/02/2026</i>	<i>DRP Chair Referral 2 – Dated 5/03/2026</i>	<i>DRP Chair Referral 3 – Dated 6/05/2026</i>
Principle 1 – Context & Character			
Principle 2 – Landscape Quality			
Principle 3 – Built Form and Scale			
Principle 4 – Functionality & Built Quality			
Principle 5 – Sustainability			
Principle 6 – Amenity			
Principle 7 – Legibility			
Principle 8 – Safety			
Principle 9 – Community			
Principle 10 – Aesthetics			

The DRP Chairperson's comments on the amended plans dated 5 May 2026 provide a clear summary of the design progress across the three DRP referrals. The Chair noted strong support for the provision of small lot affordable housing. The Chairperson stated:

"The provision of small lot affordable housing in a challenging housing environment is fully supported, and the applicant has responded strongly to DRP comments throughout the review process which is appreciated and commended. The changes have generated significant positive improvements relating to the site's interface with its surrounding community as well as the level of amenity for future residents. The DRP fully supports the proposal".

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- *City of Vincent Local Planning Scheme No. 2;*
- *Residential Design Codes Volume 1;*
- *Local Planning Policy No. 7.1.1 – Built Form Policy;*
- *Local Planning Policy – Construction Management; and*
- *Community and Stakeholder Engagement Policy*

Planning and Development Act 2005

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

Planning and Development (Local Planning Schemes) Regulations 2015

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

An assessment against the relevant criteria of Clause 67(2) of the Deemed Provisions are included in **Attachment 7**.

Residential Design Codes Volume 1 - Part C

An updated R Codes was gazetted on 10 April 2024. The changes to R Codes Volume 1 resulted in a split Volume 1 into two parts, being Part B and Part C, which apply as follows:

- Part B applies to all Single Houses R40 and below, Grouped Dwellings R25 and below, and Multiple Dwellings in areas coded R10-R25.
- Part C applies to all Single Houses R50 and above, Grouped Dwellings in areas coded R30 and above, and Multiple Dwellings in areas coded R30 to R60.

This proposal has been assessed in accordance with Part C of the R Codes. This is because the proposal relates to a Grouped Dwelling development on property coded Residential R30.

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:

Sensitive Design

Our built form character and heritage is protected and enhanced.

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:Sustainable Vincent Framework

These provisions are in keeping with the Healthy and Thriving City priority objective of the Sustainable Vincent Framework to support and influence our wider City to maintain sustainability leadership and create thriving places.

Enhanced Environment Strategy

These provisions are in keeping with the Urban Greening & Biodiversity and Resource Conservation & Waste sustainability outcomes of the Enhanced Environment Strategy.

The City has assessed the application against the environmentally sustainable design provisions of the City's Policy No. 7.1.1 – Built Form.

The proposal is a GreenTrack application because a Life Cycle Assessment, prepared by Cerclos, has been submitted with the proposal. The LCA identifies a significant reduction in Global Warming Potential and net use of fresh water compared to the benchmark small dwelling scenario, exceeding the minimum 50 percent improvement requirement. Additional measures include rainwater tanks and solar panels. The proposal also includes additional deep soil planting which is beyond the deemed-to-comply standards and contributes to the urban greening and improved streetscape presentation.

PUBLIC HEALTH IMPLICATIONS:

There are no significant public health implications arising from this application. The works relate to the construction of new dwellings and do not introduce any new land use or activity that would affect surrounding residents in terms of noise, amenity or environmental health.

FINANCIAL/BUDGET IMPLICATIONS:

There are no direct financial or budget 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 State Administrative Tribunal (SAT), which can result in legal and consultant costs being incurred by the City.

The extent of these costs depends on the complexity of the matter. The cost of defending a SAT appeal that proceeds to a full hearing can be approximately \$20,000 or more.

COMMENTS:Summary Assessment

The application has been assessed against the relevant planning framework and is recommended for approval. The following key comments summarise the assessment:

- The introduction of the small dwelling housing type provides an alternative housing option that can contribute to more affordable housing choice and that is located within an area that has good access to public transport, public open space and local retailing and other community infrastructure. The proposal follows the WAPC approved subdivision that created rear lots fronting Pembroke Lane, and the small-dwelling form is suited to this context as the dwellings are compact, single-storey, address the laneway, and sit adjacent to Local Centre uses and Shakespeare Street Reserve.
- The 1.5 metre primary street setback to Pembroke Lane with landscaping is supported. The proposal is a positive design outcome fronting the laneway that is dominated by solid walls and garages.
- The applicant has provided an LCA for each dwelling which provides for a sustainable design outcome that aligns with the City's Enhanced Environment Strategy and Built Form Policy.
- The DRP Chairperson has reviewed the application and has fully supported the proposal, highlighting significant positive improvements relating to the site's interface with surrounding community, which is consistent with the future intended streetscape and local character.
- The development site would be provided with deep soil and planting areas as well as canopy coverage that would exceed the deemed-to-comply standards of the Built Form Policy. The proposed deep soil and paving within the front setback area is intended to ensure reciprocal rights of pedestrian access over Lots 1 to 4, which is secured through a recommended condition of approval. This would present a landscaped interface to Pembroke Lane, tying into the heavily landscaped setting of Shakespeare Street Reserve located adjacent to the site.
- The site fill and retaining is proposed on the eastern boundary, abutting the commercial tenancies and would not be visible from the street.
- The 3 square metre storage area is large enough to store household goods and equipment for a dwelling of this size and is concealed from view.

A more detailed assessment against the discretionary aspects of the application is set out below. These relate to consideration against the R Codes and Built Form Policy.

Small Dwellings

The proposal is for grouped dwellings that are being assessed as *small dwellings* under the R Codes. The small dwelling provisions require the development to meet the other relevant R Codes provisions, or otherwise be assessed against the applicable design principles. The areas requiring discretion for this application include street setback, lot boundary setbacks, access, site works and storage. These matters are addressed in the following sections of the report.

Setback to Pembroke Lane

The proposed primary street setback of 1.5 metres to Pembroke Lane satisfies the Design Principles of the R Codes and Local Housing Objectives of the Built Form Policy for the following reasons:

- **Streetscape and Local Character:** The development presents a contemporary and well-articulated built form that integrates with the existing and emerging character of the area. Pembroke Lane is currently characterised by service oriented built form, including garages, outbuildings and solid boundary walls with minimal articulation or landscaping. The emerging and desired future character is to support laneway-oriented dwellings with passive surveillance, landscaped interfaces, and articulated façades. The proposal reflects this by introducing dwellings that address the laneway, increase planting, and improve visual permeability. The design incorporates varied materials, passive surveillance, and landscaped interfaces that soften the presentation to Pembroke Lane that is dominated by garages and solid walls.

The proposed development would be the first new dwellings oriented toward Pembroke Lane. This is a supported outcome due to the site's specific context and proposed design response, which introduces a landscaped interface, passive surveillance and improved visual permeability to a laneway currently characterised by service-oriented built form. The site is located within a transitional position between single housing development to the south and west and commercial development to the east. The proposed design responds by providing a design that mediates between adjoining properties by adopting a single storey scale, modest roof form, and articulated setbacks that sit comfortably between the lower scale single houses to the south and west and the more intensive commercial development to the east. The 1.5 metre setback, landscaping, and carport articulation soften the interface and provide a transitional built form that avoids abrupt changes in scale while providing future development opportunity for the retained vacant lot to further improve the streetscape of Green Street.

- **Façade Design:** The proposed development has been designed to positively integrate into this established context, as noted in the DRP Chair's referral response. The Pembroke Lane façade incorporates a variety of materials and finishes that provide articulation, passive surveillance, and carport setbacks that maintain clear sightlines along the street. Together, these elements enhance visual interest, promote street activation, and ensure the development contributes positively to the evolving streetscape character.

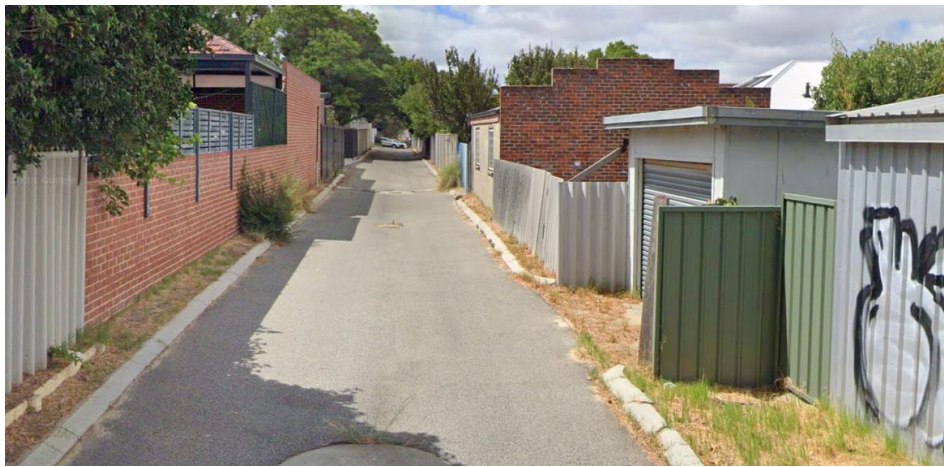


Figure 1 – Pembroke Lane



Figure 2 – Development Plans Render

- Indoor & Outdoor Amenity: The development provides Small Dwellings that achieve a high standard of internal and external amenity that is fully supported by the DRP. Each dwelling has a functional 70 square metre layout with well-proportioned living spaces, good access to natural light and ventilation, and direct connection to a usable courtyard. The outdoor living areas are appropriately sized and benefit from surrounding landscaping and deep soil zones, which improve privacy and outlook. A single carport is provided for each dwelling, which meets the deemed-to-comply provisions and does not dominate the laneway.
- DRP Support: The DRP Chair has reviewed the proposed development, with the final review resulting in the DRP's full support for the development.

Lot Boundary Setbacks

The proposed lot boundary setbacks to adjoining properties satisfy the relevant [Design Principles](#) of the R Codes and [Local Housing Objectives](#) of the Built Form Policy for the following reasons:

Side Lot Boundary Setback

- Presentation to the Adjoining Vacant Lot: The proposal seeks discretion for a lot boundary setback departure to the northern lot boundary on the subject site where it adjoins Lot 4 (fronting Green Street). The articulation of setbacks across the site ensures the bulk of the development is reduced, while maintaining an appropriate built form relationship with the adjoining vacant lot.
- Lot Boundary Setback: The development is a single storey dwelling with a pitched, Dutch gabled roof and is visible from both Pembroke Lane and Green Street. This maintains consistency with the existing and desired streetscape character. Development on vacant Lot 4 does not form part of this application, however the plans note that future development may include a two storey residential built form with a non-residential component. Any future development on Lot 4 would be subject to a separate development application and assessed against the planning framework applicable at that time. The subject proposal would not prevent a future development outcome on Lot 4 consistent with its density coding of R30.
- Internal Amenity and Privacy: The reduced lot boundary setback does not create any adverse privacy or amenity impacts for either the subject dwellings or adjoining properties. The portions of wall affected by the reduced setback relate primarily to non-habitable spaces, meaning there is no potential for overlooking. The master bedroom windows are oriented toward Pembroke Lane, not the side boundary, ensuring that internal amenity is maintained while avoiding any direct views into neighbouring properties. No major openings face the boundary at the reduced setback, and the development does not introduce elevated or intrusive sightlines. As a result, the reduced setback maintains appropriate levels of privacy, solar access, and outlook consistent with the relevant Design Principles of the R Codes.
- DRP Support: The DRP Chair has reviewed the proposed development, with the final review resulting in the DRP's full support for the development.

Boundary Walls

- Existing Streetscape: The proposed boundary walls are consistent with the established laneway character, where garages, carports and ancillary structures commonly present as continuous built form along lot boundaries.
- Primary Garden Spaces: The reduced boundary setback does not compromise the usability or functionality of the primary garden spaces for each dwelling. The outdoor living areas are located on the opposite side of the dwellings, away from the boundary wall, ensuring they receive adequate sunlight, ventilation, and outlook. Landscaping and deep soil areas are also positioned to maintain a high level of amenity for future residents. As a result, the boundary wall does not detract from the quality, accessibility, or environmental performance of the primary garden spaces, consistent with the intent of the R Codes.
- Adjoining Solar Access: The proposal meets the deemed-to-comply standards for solar access under the R Codes. The boundary wall is located on the northern side of the subject site, meaning it does not cast shadow onto adjoining residential properties during the winter solstice. Overshadowing is therefore

compliant and does not result in any loss of sunlight to major openings or outdoor living areas of neighbouring dwellings. The reduced setback and boundary wall position are consistent with the acceptable development outcomes anticipated by the R Codes.

- **Future Desired Character:** The proposal is consistent with the planned character and residential density of the area, and the approved subdivision pattern. The boundary wall length is consistent with this planned transition and supports the Built Form Policy objective of accommodating increased density in appropriate locations while maintaining a respectful interface with existing lower scale dwellings.

Parking and Access

The proposed driveway setbacks from the boundary satisfy the relevant Design Principles of the R Codes for the following reasons:

- **Site Access:** The development's proposed driveway alignment, width and separation from boundaries maintain safe vehicle manoeuvring and does not obstruct sightlines or compromise access for residents or service vehicles. The reduced setback does not affect the ability for vehicles to enter and exit the site, and the design maintains adequate clearance from structures and fencing.
- **Adequacy of Parking:** The development provides on-site parking consistent with the R Codes requirements for small dwellings. Visitor parking can be accommodated on-street along Dunedin Street and Shakespeare Street, where public parking and verge capacity are available. The proposal therefore provides sufficient resident parking and does not rely on Pembroke Lane for visitor parking demand.
- **Vehicle Movements and Access Location:** Access from Pembroke Lane is appropriate as the WAPC approved subdivision establishes the lane as the primary frontage for the rear lots. Vehicle movements associated with three small dwellings are low and can be safely accommodated within the laneway environment without adverse impact on surrounding properties.

Site Works

The application proposes a maximum fill at a height of 1.24 metres on the eastern elevation satisfies the relevant Design Principles of the R Codes for the following reasons:

- **Finished Floor Levels:** The finished floor levels and associated retaining respond appropriately to the natural topography of the entire site, not just the Pembroke Lane interface. The subject site slopes approximately 1.5 metres from west down to the east. The development follows this natural fall by stepping each dwelling progressively lower, resulting in modest level changes between units and avoiding the need for extensive cut or fill across the site.

Minimal fill is proposed along Pembroke Lane, where finished floor levels sit close to natural ground level to maintain a low scale presentation to the street. The higher retaining, up to 1.24 metres, is concentrated along the eastern boundary, where it interfaces with commercial development rather than sensitive residential properties. This location ensures that the retaining is not visible from the public realm and does not create adverse bulk, overshadowing, or privacy impacts.

By stepping the dwellings with the slope and locating the majority of retaining where impacts are least sensitive, the proposal respects the natural landform, maintains appropriate relationships between lots, and avoids excessive modification of the site.

- **Existing Streetscape:** The extent and location of retaining does not create an adverse visual impact on the streetscape or adjoining properties. Pembroke Lane already exhibits a pattern of significant level changes and substantial retaining walls, as identified in the applicant's justification included as **Attachment 4**, and the proposed retaining is consistent with this established condition. The existing dwelling on the subject site is currently raised by approximately 1.5 metres above natural ground level at the north-eastern corner. The new retaining and finished levels would reduce the apparent bulk and height compared to the current situation.

The higher retaining is located along the eastern boundary adjoining commercial tenancies, meaning it does not interface with any sensitive residential areas. This will be further screened once Lot 4 is developed, at which point it will form part of a rear lot interface that is less sensitive in terms of public realm presentation. From Pembroke Lane, the development presents as a modest single-storey form

with minimal visible retaining, supported by landscaping within the setback. As a result, the site works do not dominate the streetscape, do not create unreasonable bulk when viewed from adjoining properties, and are compatible with the existing and anticipated built form pattern.

- Amenity and Overlooking: The extent of site works proposed would not create undue building bulk when viewed from adjoining properties. The new dividing fence would be installed on top of the new retaining wall to the eastern elevation, resulting in a combined height of 3 metres and 2.8 metres. While higher than a typical dividing fence, the height is less than a deemed-to-comply boundary wall height and would adjoin the neighbouring commercial premises rather than sensitive residential outdoor living areas or major openings.

Visual privacy requirements do not apply to the eastern boundary, as the adjoining property contains commercial tenancies and does not include any sensitive residential areas.

The proposal meets the deemed-to-comply standards for visual privacy under the R Codes and having due regard to the provisions of Clause 3.10, will be conditioned to mitigate any overlooking.

Storage

The proposed store size satisfies the [Design Principles](#) of the R Codes for the following reasons:











- Convenient Storage: The proposed dwellings provide adequate, conveniently located storage for large items and is appropriate in the streetscape context. The reduced store dimension and area remain proportionate to the scale of the small dwelling and provide for sufficient depth of 1 metre to allow for the storage of household equipment.

The compact dwelling typology is reinforced throughout the plans, which show efficient internal layouts, consolidated service areas, and functional outdoor living spaces. The dwellings also include sufficient internal areas for linen, robes and cupboard space, meaning the storerooms are not the only dedicated storage areas. As such, the reduced store size does not compromise the usability or amenity of the dwellings. The stores are fully enclosed, located adjacent to the carports and are screened from public view.

- DRP Support: The DRP Chair has reviewed the proposed development, with the final review resulting in the DRP's full support for the development.

9.2 NO. 5/288 (LOT: 5; STR: 67450) LORD STREET, PERTH - PROPOSED CHANGE OF USE FROM MULTIPLE DWELLING TO UNHOSTED SHORT TERM RENTAL ACCOMMODATION

Ward: South Ward

- Attachments:**
1. Consultation and Location Map 
 2. Development Plans 
 3. Operations Management Plan & Code of Conduct 
 4. Complaints Management Procedure 
 5. Applicant Justification Letter 
 6. Previous Planning Approval 
 7. Approved Construction Plans 
 8. Clause 67 Assessment 
 9. Summary of Submissions - Applicant's Response 
 10. 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, **REFUSES** the application for Change of Use from Multiple Dwelling to Unhosted Short Term Rental Accommodation at No. 5/288 (Lot: 5; STR: 67450) Lord Street, Perth for the following reasons:

1. Pursuant to 67(m) and (n) in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the subject dwelling is orientated away from the Lord Street commercial frontage and toward Windsor Street, Aria Lane and adjoining dwellings, where the prevailing character is residential with permanent occupation and is lower in 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;
2. Pursuant to the objectives of the Commercial zone in the City of Vincent Local Planning Scheme No. 2, the proposed Unhosted Short Term Rental Accommodation would be detrimental to the amenity of adjoining owners and residential properties in the locality. The subject dwelling is orientated away from the Lord Street commercial frontage and toward Windsor Street, Aria Lane, and adjoining dwellings. In this location, the proposal would introduce guest turnover, irregular arrivals and departures, and activity patterns that are not compatible with the residential amenity of adjoining dwellings, residents within the development and the Windsor Street residential interface; and
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 and amenity impacts on surrounding residential properties, and residents within the same multiple dwelling development. The subject dwelling is not orientated to Lord Street and is not directly adjacent to non-residential land uses. It contains outdoor living areas that directly interface with Windsor Street, neighbouring apartments and the communal garden area. The proposal would also introduce short-stay guest turnover and movement through shared communal areas of the development. These characteristics would increase the potential for noise 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 Multiple Dwelling to Unhosted Short Term Rental Accommodation (STRA).

The subject site is zoned Commercial under the City of Vincent Local Planning Scheme No. 2 (LPS2). The site is within the Transit Corridor Built Form Area under the City's Local Planning Policy No. 7.1.1 – Built Form (Built Form Policy).

The site is bound by Lord Street to the west, Windsor Street to the south, Aria Lane to the east and a three storey mixed use development to the north. The subject dwelling is located on the second floor, on the south-eastern corner of the Multiple Dwelling development. The subject dwelling is orientated to Windsor Street and Aria Lane, directly abutting a street zoned Residential R60.

The subject dwelling contains two bedrooms, one bathroom, two outdoor living areas and one allocated on-site car parking bay within the communal garage. The two outdoor living areas are separated, one fronting Windsor Street and one internal, adjoining the communal garden area of the Multiple Dwelling development.

This application seeks approval to use the subject dwelling as a STRA, for up to four guests, with a minimum two-night stay and a maximum of 90-nights. The property would be managed by the landowners, who reside within a 15 minute driveable distance to the site.

Discretion is sought in relation to the appropriateness of the land use within the Commercial zone, the provision of on-site car parking and the impacts to the surrounding residential locality.

The key planning issues are the site's proximity to the Residential zone and the potential amenity impacts on the immediate and broader context. While STRA is a discretionary ('D') use within the Commercial zone and is consistent with some zone objectives, the site's orientation and location would likely result in amenity impacts associated with transient, short-stay accommodation that cannot be adequately mitigated through management measures alone.

The subject dwelling is allocated one on-site car parking bay, resulting in a shortfall of one bay under the Local Planning Policy: Short Term Rental Accommodation (Short Term Accommodation Policy). The Operations Management Plan and Code of Conduct indicates that guests would be advised prior to booking that only one on-site car parking bay is available. It also identifies that high frequency public transport routes are within walking distance of the site, as well as on-street car parking availability in the immediate and surrounding locality. Based on the City's parking data collected in 2018, sufficient on-street car parking capacity exists to accommodate the shortfall of one bay.

This portion of Lord Street experiences existing ambient noise and activity, but the subject dwelling does not have a direct relationship with that higher-activity frontage. Instead, the subject dwelling is orientated to Windsor Street and is setback approximately 50 metres from the established traffic, noise, and non-residential activity along Lord Street. The physical separation from Lord Street and the dwellings orientation to Windsor Street demonstrates a locational incompatibility with the proposed use.

Although located within the Commercial zone, the proposed STRA would introduce an intensification of use within the multiple dwelling development. The anticipated increase in use of outdoor living areas, along with the frequency and turnover of guests, would generate a level of noise and activity that is not compatible with adjoining residential dwellings. Further, the proximity of the STRA to medium-density dwellings and low-scale non-residential land uses would introduce a higher-intensity, short-term accommodation use that is inconsistent with the prevailing character and would unduly impact local amenity.

The proposal would also affect residents within the same multiple dwelling development through guest turnover, movement through shared access areas, and use of outdoor living areas adjoining the communal garden area.

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 Multiple Dwelling to Unhosted STRA. A location plan is included as **Attachment 1**.

Details of the proposed operation of the STRA is summarised as follows:

- Un-hosted accommodation;
- Maximum of four guests per booking at any one time;
- Minimum stay of two consecutive nights for all bookings and a maximum of 90 nights;
- One on-site car parking bay available for guests, within the communal garage; and
- Management by the landowner.

The applicant's Development Plans are included as **Attachment 2**. An Operations Management Plan & Code of Conduct and Complaints Management Procedure have been submitted in support of the application and are included as **Attachments 3** and **4**, respectively. In addition, the applicant has provided a Justification Letter in support of the proposed STRA, which has been included as **Attachment 5**. 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.

During the community consultation period, the City received 21 submissions: 19 in objection, one in support and one in support with comments.

BACKGROUND:

Landowner:	Michelle & Nicholas O'Reilly
Applicant:	Michelle & Nicholas O'Reilly
Client:	Michelle & Nicholas O'Reilly
Date of Application:	23 February 2026
Zoning:	MRS: Urban LPS2: Commercial R Code: Not Applicable
Built Form Area:	Transit Corridor
Existing Land Use:	Multiple Dwelling
Proposed Use Class:	Unhosted Short Term Rental Accommodation – 'D' use
Lot Area:	2095.22sqm
Right of Way (ROW):	Yes
Heritage List:	No

Site Context and Zoning

The subject site is located on the corner of Lord Street to the west, Windsor Street to the south, Aria Lane to the east and a three storey mixed use development to the north. The site is zoned Commercial under LPS2 and is located within the Transit Corridor Built Form Area, under the City's Built Form Policy.

The subject dwelling is oriented to the south-eastern side of the mixed-use development and is setback approximately 50 metres from Lord Street, with a direct interface to Windsor Street and Aria Lane. The subject dwelling is located on the second floor of the development, with internal access through communal spaces. The property directly adjoins neighbouring residential dwellings above, below, and to the north-west, and includes an outdoor living area that adjoins a communal garden area to the north.

The subject dwelling has not previously operated as a STRA under the unhosted 90 night exemption, nor the hosted exemption from obtaining development approval provided by the Deemed Provisions.

Existing Development

The site is known as 288 Lord Apartments (formerly No. 298 Lord Street). The initial development was approved by Council on 11 June 2013 as a seven-storey mixed-use development and was subsequently amended by Council on 8 July 2014.

The site currently contains a six-storey mixed-use development comprising 26 one-bedroom dwellings, 42 two-bedroom dwellings, one shop, two restaurants, four offices and associated car parking. A copy of the approved development (as amended) and approved construction plans are included as **Attachment 6** and **7**, respectively.

Communal and Allocated Car Parking

The subject dwelling is allocated one car parking bay within the basement, with vehicle access provided from Aria Lane. The development contains 62 residential bays, four visitor bays and six commercial bays. The commercial bays are available for residential visitor use outside of business operating hours.

Subject Dwelling

The subject dwelling is a two-bedroom apartment, located on the second floor of the south-eastern elevation of the Multiple Dwelling development.

The dwelling features an open plan layout of kitchen, dining and living area, with two bedrooms positioned along the building's external walls. It includes two outdoor living spaces, being a balcony fronting the intersection of Windsor Street and Aria Lane, and a courtyard adjoining the communal garden area of the Multiple Dwelling development. The floor plan of the dwelling is included in **Attachment 2**.

From the view of Windsor Street, the location of the subject dwelling within the development is shown Figure 1 below:



Figure 1: Location of subject dwelling from perspective of Windsor Street
(Source: Google Street View)

Immediate Context

The subject site is a mixed-use development, which includes ground floor commercial tenancies fronting Lord Street. The scope of commercial operations is summarised as follows:

- Tenancy 1 – Office: operates between 10:00am – 6:00pm, Monday to Friday, and closed on the weekends and Public Holidays.
- Tenancy 2 – Shop: operates between 9:30am – 5:00pm, Monday to Friday, and by appointment only on Saturday, and closed on Sunday.
- Tenancy 3 – Restaurant/ Café: operates between 11:30am – 1:30pm, Friday to Saturday, and 5:30pm – 8:30pm, Tuesday to Sunday.
- Tenancy 4 – Office: operates between 9:00am – 5:00pm, Monday to Friday, and closed on weekends.
- Tenancy 5 – Restaurant/ Café: operates between 6:00am – 2:00pm, Monday to Sunday.

The immediate adjoining properties are summarised as follows:

- No. 36 Windsor Street – Single-storey Place of Worship to the east.
- No. 1-7/39-41 Windsor Street – seven single-storey grouped dwellings to the south.
- No. 1-63/280 Lord Street – Six-storey mixed use development to the south-west, containing commercial and non-residential uses fronting Lord Street, and residential dwellings fronting Windsor Street.
- No. 37 & 37A Windsor Street – two grouped dwellings to the south-east, containing a single-storey dwelling to the street and a two-storey dwelling at the rear.
- No. 308 Lord Street – Two-storey commercial Office to the north-east.

Broader Context

The surrounding locality comprises a high-density multiple-storey mixed use development to the south-west and varied small-scale commercial properties fronting Lord Street.

The subject dwelling is orientated to Windsor Street which contains medium-density single and two-storey residential dwellings to the east, north-east and south-east.

The subject site is within walkable distance to HBF Park, the East Perth Train Station and the Beaufort Street Town Centre.

Existing non-residential developments within close proximity to the subject site include:

- No. 36 Windsor Street – A Place of Worship known as “The Legion of Mary, Comitium of Perth” adjoins the subject dwelling across Aria Lane. It operates 11:00am – 2:00pm on Mondays and 11:00am – 1:00pm Tuesday to Thursday, and is closed Friday to Sunday.
- No. 29 West Parade – An Office known as “The Polly Farmer Foundation” is located 165 metres east of the subject site, at the northern corner of Windsor Street and West Parade. It operates 9:00am – 4:00pm Monday to Friday, and is closed on weekends.
- No. 19 West Parade – A Place of Worship known as “Saint Francis Xavier Church” is located 127 metres south-east of the subject site, at the southern corner of Windsor Street and West Parade. It operates for one service per week at 9:30am on Sundays.

Surrounding Context

Lord Street and Commercial Context

The adjoining and adjacent sites fronting Lord Street are zoned Commercial under LPS2. This area is bound by Marlborough Street to the north and Summers Street to the south. The Commercial zone also includes the south-western adjacent properties from No. 275 Lord Street to Nos. 287-293 Lord Street.

The southern side of Lord Street comprises two mixed-use developments with surrounding land uses including Offices, Shops, Restaurants/ Cafés, Gyms and a Car Wash. The northern portion of Lord Street comprises low-scale Offices, Gyms, Single Houses and Grouped Dwellings towards the Guildford Road intersection.

The Commercial zone extends approximately 292 metres and provides a transition from the Lord Street frontage to the residential properties between Lord Street and West Parade.

The subject site is within proximity to the following:

- HBF Park: 700 walkable metres south-west.
- The Beaufort Street Town Centre: 750 walkable metres, north-east.
- East Perth Train Station/ Railway Line: 650 walkable metres north-east.
- Perth CBD: 1.7 walkable kilometres south-west.
- Warndoolier: 1.5 walkable kilometres north-east.
- The Perth Airport: 9.7 driveable kilometres east. Lord Street transitions to Guildford Road approximately 612 metres north-east of the subject site.

Residential Context

The subject site abuts a Residential zone, bound by Windsor Street, West Parade and Summers Street.

Properties on Windsor Street are zoned Residential R60 and consist of Single Houses, Grouped Dwellings and Multiple Dwellings with heights of single storey and two storeys. Properties fronting Summers Street are zoned Residential R80 and consist of Single Houses, Grouped Dwellings and Multiple Dwellings with single storey, two storey and three storey developments. A map showing the land uses of the surrounding locality is provided within **Figure 2**, below:

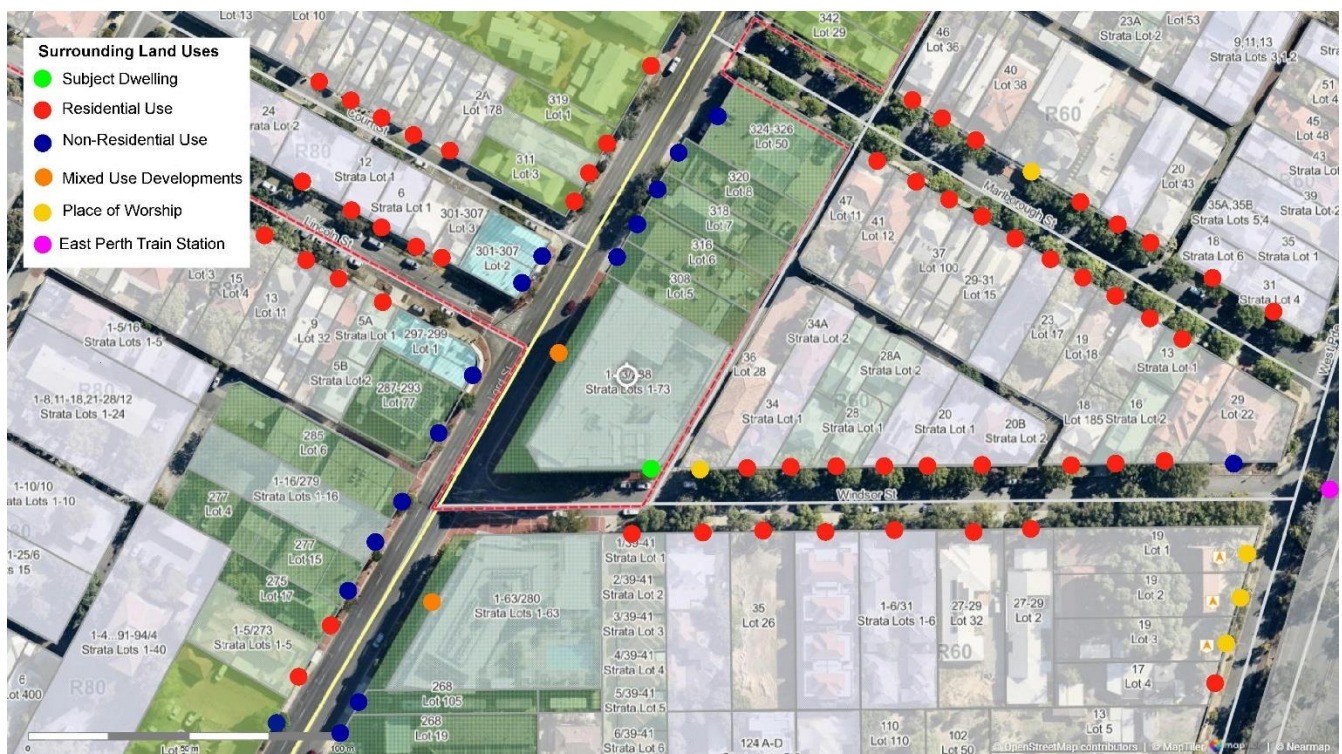


Figure 2: Subject site and surrounding land uses

Future Planning Context

Commercial Zone

The City's Local Planning Strategy (LPS) identifies that the surrounding Lord Street context is to remain as a high density residential area, based on [Figure 1 of the Strategic Plan](#).

The overall density of the immediate commercial context is likely to change in the future. The adjacent portion of Lord Street currently consists of single storey and two storey low-scale developments, although the future planning context permits a building height standard of 6 – 8 storeys. The subject site and southern adjoining property consist of multiple-storey mixed use developments, which meets the future density outlined within the LPS.

The LPS envisions Lord Street to be developed with mixed-use developments, multiple dwellings and higher density commercial properties. With greater density, this portion of Lord Street could increase in foot traffic, improve public transport patronage and a shift from private vehicle use.

Residential Zone

The subject site is adjoining an existing medium – high density Residential zone. These zones are bound by Windsor Street, Marlborough Street and West Parade.

The LPS does not identify this residential area as a Strategic Growth Area. Although within close proximity to the East Perth Train Station and Railway Line, the LPS specifically states that Strategic Growth Areas are planned with the exception of East Perth Transit Orientated Development. Further, the portion of Residential zone, east of the subject site, has not been highlighted within [Figure 12 of the Strategic Plan](#). As such, this Residential zone is planned to remain as existing medium density residential.

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) and the City's Local Planning Policy: Short Term Rental Accommodation (Short Term Accommodation Policy). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Acceptable Development Provisions (or equivalent)	Requires the Discretion of Council
Land Use		✓
Locational Criteria		✓
Useable Outdoor Spaces		✓
Car Parking		✓
Operations Management Plan	✓	
Code of Conduct	✓	
Complaints Management Procedure	✓	
Bookings and Visitors		✓
Guests	✓	

Detailed Assessment

The planning assessment of the element that requires the discretion of Council is as follows:

Land Use	
Use Permissibility Standard	Proposal
LPS2 – Zoning Table 'P' use.	<i>Commercial Zone:</i> Unhosted Short Term Rental Accommodation – 'D' Use
Short Term Accommodation Policy	
Acceptable Development Provisions	Proposal
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 dwelling contains two outdoor living areas. The balcony is located on the south-eastern elevation, directly orientated to the Residential zone (Windsor Street). The courtyard is located on the north-eastern side of the subject dwelling, directly abutting the communal garden area of the Multiple Dwellings.
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 subject dwelling is oriented to Windsor Street and Aria Lane and does not directly adjoin noise generating non-residential uses. Although within proximity to Lord Street, an area where ambient noise and activity exist, the subject dwelling does not have direct functional interface with the traffic and commercial activity generated on Lord Street.

<p>Un-hosted Short-Term Rental Accommodation – Bookings and Visitors – 2.2.2</p> <p>Bookings that fall over a weekend should have a minimum stay of three nights. Bookings that do not fall over a weekend should have a minimum stay of two nights.</p>	<p>Proposed minimum of two nights.</p>
<p>Un-hosted Short-Term Rental Accommodation – Parking – 2.3.1</p> <p>The development should provide a minimum of two on-site car parking bays.</p>	<p>The dwelling contains one allocated on-site car parking bay.</p>

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

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Clause 67(2) of the Deemed Provisions and in determining a development application, Council is to have due regard to a range of matters to the extent that these are relevant to the development application, including the zone objectives, the suitability of the use, the impact on amenity, traffic and parking, and any relevant local planning policies.

A detailed assessment against all relevant matters is provided in **Attachment 8**.

Local Planning Scheme No. 2

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

- *To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.*
- *To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including but not limited to solar passive design, energy efficiency and water conservation.*
- *To maintain compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.*
- *To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.*
- *To provide limited residential opportunities within the Commercial zone including high density housing, affordable housing, social and community housing, tourist and visitor accommodation and short-term rental accommodation.*

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days between 19 March 2026 to 2 April 2026. The method of consultation included a notice on the City's website and 21 letters being mailed to the owners and occupiers of the adjoining and adjacent properties, in accordance with the City's Community and Stakeholder Engagement Policy.

All properties consulted with during the consultation periods are shown in **Attachment 1**.

During the consultation period, the City received 21 submissions comprising:

- 19 submissions in objection to the proposal;
- One submission in support; and
- One submission in support with comments.

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

- Concerns to an impact on the amenity and safety of surrounding residential dwellings.
- Concerns to an increase in noise, disruption and antisocial behaviour, adversely impacting the amenity of residents within the site.
- Concerns to the turnover of guests and instability of guests within the STRA.
- Concerns to a reduction in long term housing and concerns to the impact of this development on the housing crisis.
- Concerns that the orientation of the balcony would result in noise impacts into the Residential zone and impact surrounding residents.

As summary of submissions and the Applicant's response is included as **Attachment 9**. Administration has provided a response to submissions which is included as **Attachment 10**.

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; and
- Local Planning Policy: Short Term Accommodation.

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.

Local Planning Policy: Short Term Accommodation

As the application is for a proposed Short Term Rental Accommodation, the proposal is required to be assessed against the provisions of the Local Planning Policy: Short Term Accommodation. Where a development application does not satisfy the standards of the Policy, the application shall be assessed against the following objectives:

1. *Ensure that the Residential zone continues to fulfil its primary purpose of providing long-term housing opportunities.*
2. *Contribute to a range of tourism accommodation that are appropriately located in proximity to areas of established cultural and hospitality attractions that are supported by direct transport links to the Perth CBD.*
3. *Are located adjacent to, and complement, other non-residential land uses to minimise adverse impacts from encroachment into areas that are predominantly residential in nature or contain other noise sensitive uses.*
4. *Are designed and operated in a manner that is compatible with the character and setting of the locality and responds to heritage and social values.*
5. *Are located adjacent to other noise-generating activities, and are managed, designed and operated in a manner that minimises noise and other off-site amenity impacts to surrounding residents.*
6. *Are located within a walkable catchment of transport nodes and high commercial activity areas, or suitable parking is provided on-site without compromising the local amenity and street parking availability.*

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 Multiple Dwelling 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.

The extent of these costs depends on the complexity of the matter. The cost of defending a SAT appeal that proceeds to a full hearing can be approximately \$20,000 or more.

COMMENTS:Summary Assessment:

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

- While the Commercial zone contemplates the proposed STRA land use within its objectives, development is required to satisfy all objectives of the zone.
- The proposed STRA is not appropriate within the location and orientation to the residential interface of dwellings and communal spaces within the development and to Windsor Street and Aria Lane.
- The Operations Management Plan and Complaints Management Procedure seek to protect the amenity of the surrounding residential properties, through management measures.
- Management measures rely on guests self-regulating their behaviour, and complaints being lodged following an incident.
- Management measures cannot modify the layout of the dwelling location and immediate context, and cannot eliminate amenity impacts to the adjoining residents.
- The shortfall in car parking is supported, however is not a determining factor in the overall acceptability of this STRA within the surrounding locality.
- This application seeks approval for an intensification of the subject dwelling by introducing a high turnover transient accommodation use that is noise generating within an established multiple dwelling development.
- To access the site, guests would need to traverse communal spaces such as lifts, corridors, car parking areas and lobbies. The impact of guests within communal areas are likely to result in amenity impacts on the adjoining residents.

- The subject dwelling includes two outdoor living areas, one directly adjoining the communal garden area of the multiple dwelling development and a balcony fronting a residential interface.
- A time-limited approval is not appropriate for this application. This is because the testing and monitoring of the management measures cannot mitigate the amenity impacts of dwelling layout, location, orientation, proximity to adjoining residents and physical interfaces.

Land Use

In considering the acceptability of the STRA land use, Council is required to consider the [objectives](#) of the Short Term Accommodation Policy, [objectives](#) of the Commercial 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 an Operations Management Plan & Code of Conduct, Complaints Management Procedure and a Justification Letter to support the proposal, included in **Attachments 3, 4 and 5**, respectively.

The Operations Management Plan & Code of Conduct propose measures and strategies that the STRA operation would implement. The key measures and strategies are summarised as follows:

- Maximum occupancy is four guests. No additional guests or visitors, other than those included in the booking, are permitted to stay at the property.
- No pets are permitted.
- No disruptive noise is permitted between 7:00pm and 9:00am. Parties and events are not permitted at any time.
- Use of the balcony fronting Windsor Street is not permitted between 8:00pm and 7:00am.
- The subject dwelling is allocated a maximum of one on-site car parking bay, which will be clearly communicated to guests prior to booking.
- Guests are encouraged to use public transport, with nearby stops and links provided in the Operations Management Plan & Code of Conduct.
- Guests must be screened, vetted and registered via ID verification prior to booking. 'Instant Book' will not be enabled as an option for the STRA.
- The STRA is to be managed by the landowners, who reside within a 15 minute driveable distance of the subject site.
- A Complaints Management Procedure will be provided to guests and immediate neighbours. Complaints may be submitted via WhatsApp, with separate groups for owners and tenants. Neighbours may also lodge complaints via Airbnb "Neighbourhood Support".

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

While the Commercial zone contemplates the proposed STRA land use within its objectives, this objective does not operate in isolation, and all objectives need to be considered. In this instance, the development does not satisfy the relevant Commercial zone objectives relating to amenity impacts on the surrounding locality. The proposal would be incompatible with the established amenity of the other multiple dwellings within the complex and the adjoining Residential zone. Accordingly, the STRA is not consistent with the zone objectives for the following reasons:

- Housing Opportunities: While the Commercial zone supports additional housing opportunities (including high-density housing, tourist accommodation and short-term rental accommodation), the proposed STRA is not appropriately located. Although the subject site abuts Lord Street, the subject dwelling is oriented to Windsor Street, which is predominantly medium to high density residential in character. In this context, the location and orientation of the proposed non-residential STRA use is not compatible with the desired future character of Windsor Street, as outlined in the Background section of this report.

- Economic Development: The proposed STRA could support local tourism and, in turn, surrounding small businesses. The development is within a walkable catchment of Lord Street cafés, retail, offices and gyms. The turnover nature of STRA may encourage walking and public transport use by guests and visitors. The proximity to public transport routes is discussed in the Background section of this report.
- Increased Intensity of Site: The proposed STRA would introduce a short-stay visitor accommodation use into a mixed density residential setting, with the subject site being a high density development and the residential areas east of the site being lower density. Unlike permanent residential occupation, a STRA involves transient occupancy patterns, guest turnover, and visitor behaviour that can generate increased activity, particularly during evenings and weekends. With a capacity of up to four guests and a minimum two-night stay, the proposal is likely to increase comings and goings, use of outdoor areas, and associated noise in a manner, inconsistent with the prevailing residential character and amenity expectations of the existing mixed-use development and the Windsor Street residential locality.
- Incompatibility with the Character and Activity Profile of the Immediate Area: The subject site is located within a Commercial zone characterised by low-scale commercial development facing Lord Street and high-density residential dwellings. The subject dwelling, and the proposed STRA, is directly oriented to Windsor Street, which is zoned Residential R60 and comprises residential development and low-scale non-residential land uses, as outlined in the Background section of this report.

The subject site does not interface with noise-generating commercial uses that could assist in moderating amenity impacts associated with short-stay visitor turnover. In this context, the proposal is likely to result in noticeable disruption to the surrounding residential environment, particularly in relation to noise and activity.

- Separation from Lord Street and Broader Commercial Activity: The subject site abuts Lord Street, which interfaces with noise generating activities and non-residential land uses. The existing ambient noise and separation of subject dwelling to noise is discussed as follows:
 - *Lord Street Noise Generation:* The subject site abuts Lord Street which experiences ambient traffic and vehicle noise generation. Based on the Main Roads Western Australia (MRWA) Traffic Map, a 2021/2022 survey indicates that an average of 18,616 vehicles travel on this road Monday – Sunday. The survey indicates an average of 94.5 per cent of vehicles were cars and 5.5 per cent of vehicles were trucks, meaning the subject site is located within ambient traffic noise.
 - *Commercial Activity Noise Generation:* The subject site contains ground floor commercial land uses fronting Lord Street, as outlined in the Background section. The existing offices do not operate outside standard business hours. Of the two restaurant/café tenancies, one operates during daytime hours, while the other does not operate before 11:30am or after 8:30pm on any given day. Any noise generated by the ground floor tenancies is expected to be low in scale and unlikely to create significant activity. Further, any such noise would primarily project toward Lord Street and would have minimal impact on the amenity of the multiple dwellings above, as well as the residential properties along Windsor Street.
 - *Separation from Lord Street:* In this context, the subject dwelling is setback approximately 50 metres from Lord Street. The proposed development fronts Windsor Street (which carries primarily local residential traffic) and Aria Lane (a Right of Way used by residents of the Multiple Dwellings and occupiers of the small-scale commercial tenancies fronting Lord Street).

While the locality may experience some general background noise due to its proximity to Lord Street, the prevailing streetscape character of Windsor Street remains predominantly residential. Any noise that does carry from Lord Street would be ambient in nature and would not diminish the amenity impacts associated with the proposed STRA.

Impacts on Amenity

- Impact on Immediate Context: The proposed STRA introduces transient visitor accommodation into a building occupied by permanent residents. The proposed use could result in more frequent, irregular and intensive use of outdoor spaces, particularly during evenings and weekends. The City's Short Term Accommodation Policy acknowledges these impacts and requires sufficient separation to protect residential amenity. The proposed STRA would exacerbate amenity impacts to the adjoining dwellings

through increased use of outdoor spaces associated with the proposed short stay use. The subject dwelling includes two outdoor living areas, one adjoining the communal garden area of the Multiple Dwelling development and one adjoining the balconies of neighbouring units. The implications of each space are outlined below:

- *Impact to Communal Garden Area:* The internal primary living space and courtyard are 17.4 square metres and 14.5 square metres, respectively. The primary living space and courtyard are located on the north-eastern side of the dwelling and directly adjoining the communal garden area of the Multiple Dwelling development. The site includes an obscured fence, which separates the outdoor living area to the communal garden area, shown in **Figure 3** below. The fence does not extend floor-to-ceiling, which provides limited screening between the active habitable areas. Any noise generated from the courtyard and/or internal living space is likely to result in disturbance to residents using the communal garden area.

The communal garden area forms an important space for occupants of the development and is distinct from public open space and commercial open spaces. The communal garden area provides opportunities for residents of the development to engage in active and passive recreation. The proximity of the dwelling's courtyard to the communal garden area could impact residents' peaceful enjoyment of this space.



Figure 3: View of Courtyard Outdoor Living Area from the Communal Areas of the Multiple Dwellings
(Source: realestate.com.au)

- *Impact to Unit 6:* The subject dwelling includes a balcony, measuring 5.8 square metres and accessible from Bedroom 2. The subject balcony directly adjoins the neighbouring balcony and bedroom of Unit 6. While the two balconies are separated by a floor-to-ceiling wall, they remain open to the Windsor Street frontage. In the instance where the balcony is being used by the four proposed guests, noise could impact the occupants of Unit 6. Noise and disturbance from the subject balcony may adversely affect the amenity of the adjoining resident, particularly in relation to their bedroom and sole outdoor living area.
- *Impact to Unit 3:* The subject dwelling is centrally located within the south-eastern portion of the site. The subject dwelling is located above Unit 3, which contains a two-bedroom dwelling and two balconies fronting Windsor Street. The subject courtyard may have minimal direct impact to Unit 3; however, the balcony is located directly above a balcony of Unit 3. Noise and activity from Unit 5' balcony could project toward the outdoor living areas of Unit 3.
- Impact on Residents Within the Same Multiple Dwelling Development: The location of the STRA within the multiple dwelling development could result in a reduction of residential amenity to the residents of the subject site. Guests would be required to access the dwelling via communal lifts, corridors, parking areas, and/or the lobby; increasing interaction within shared spaces. The frequency of guest turnover, including check-in and check-out activity, combined with guest unfamiliarity with the development, may give rise to unacceptable levels of noise, disturbance, and safety concerns for adjoining residents. While the Operational Management Plan and Code of Conduct prohibit the use of communal garden areas, the accessibility and movement patterns associated with the STRA do not adequately mitigate the potential for disturbances and unwanted interactions between STRA guests and long-term residents.
 - *Guest Compliance with Management Measures:* While the application has proposed management measures to reduce the potential impacts of the STRA, these measures rely heavily on guest compliance. Although there is some capacity for guests to self-regulate their noise and behaviour,

the effectiveness of these measures is inherently uncertain. Given the central layout and location of the STRA within the development, the proposal is unlikely to adequately mitigate potential noise and disturbance between dwellings, nor ensure an appropriate level of protection to the residential interface.

- *Response to Complaints and Complaints Management Procedure:* In this context, the complaints management procedure does not provide an adequate deterrent to guest-related noise and activity. Complaints are typically made after the impact has already occurred. Where a complaint is lodged by adjoining residents or the broader community, the minimum response time of 15 minutes does not prevent or minimise the initial disturbance. As such, this management measure does not sufficiently mitigate the potential for noise and anti-social behaviour to impact the immediate neighbours within the multiple dwelling development or the surrounding residential interface.
- Impact on Broader Context: Noise generated from the subject balcony would likely carry to Windsor Street and Aria Lane. As outlined above, short stay accommodation is likely to result in more frequent and intensive use of outdoor living areas, including during sensitive and quiet hours. The subject balcony is oriented toward the Residential zone, which contains residential dwellings. While the Operations Management Plan, Complaints Management Plan and Code of Conduct seek to restrict balcony use, noise associated with a high turnover of guests cannot be consistently monitored or adequately managed.

Car Parking Arrangement

The subject dwelling is allocated one on-site car parking bay, resulting in a shortfall of one bay for the proposed STRA. The Operations Management Plan & Code of Conduct outlines that guests would be advised prior to booking that one on-site car parking bay is available, with alternative options including on-street parking and access to nearby public transport. Based on the City's parking surveys undertaken on Wednesday 28 November 2018, Friday 30 November 2018 and Saturday 1 December 2018, the surrounding locality would have sufficient on-street car parking availability to accommodate the shortfall of one bay. Although the parking shortfall can be supported based on available parking data and access to public transport, parking is not the determinative issue in this assessment. The availability of on-street car parking and alternative transport options is discussed as follows:

- On-Street Parking in Immediate Area: In accordance with the City's most recent parking survey undertaken in 2018, Windsor Street contains 61 on-street car parking bays and is subject to two-hour parking restrictions (2P) between 8:00am and 5:30pm, Monday to Friday; with additional restrictions during event periods. Survey data recorded maximum occupancy at 67 percent (at mid-morning on Saturday) and 64 percent (at mid-morning Wednesday and mid-day on Wednesday and Friday). Should guests arrive in an additional vehicle, as contemplated by the Short Term Accommodation Policy, the parking data indicates that ample on-street capacity remains available.
- On-Street Parking in Surrounding Area: Should on-street parking on Windsor Street reach capacity, the parking surveys indicate that surrounding streets could accommodate additional guest vehicles. Available parking in the surrounding area includes Summers Street (51 bays), the intersection of West Parade and Summers Street (145 bays), and Marlborough Street (49 bays). Although occupancy and parking restrictions on these streets vary by location and time, there would be sufficient capacity to accommodate additional vehicles associated with the proposed STRA.
- Alternative Modes of Transport: The subject site is located within 138 metres of high-frequency bus services on Lord Street and approximately 550 metres from East Perth Train Station, providing direct connections to Perth Train Station and the Perth CBD. As such, where guests arrive in a single vehicle, the site is within convenient and walkable proximity to public transport services and tourist attractions.

Operations Management Plan & Code of Conduct

The applicant has submitted an Operations Management Plan & Code of Conduct and Complaints Management Procedure, included as **Attachments 3 and 4**, respectively, outlining measures relating to car parking, noise control, waste management, complaints management. As discussed above, an Operations Management Plan, Complaints Management Plan and Code of Conduct are tools used to assist in the management of a STRA, but are unable to limit and mitigate noise and amenity impacts to the surrounding locality. Due to the layout and design of the dwelling, as well as the location and orientation of the site towards the Residential zone, the impacts of the STRA cannot be overcome by management measures alone.

Protection of amenity is influenced by the layout of the subject dwelling and its relationship with the adjoining dwellings and the surrounding residential locality. In this context, the proximity of the courtyard outdoor living area to the communal garden area, and the balcony orientated to a Residential zone, results in a configuration that may adversely impact amenity. Although responsible management measures for the STRA could be implemented, the proposed measures are largely reactive and do not adequately mitigate the amenity risks which could arise 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.

The Operations Management Plan and Code of Conduct outlines measures to mitigate the impact of the STRA on neighbouring dwellings and the locality more broadly, these include:

- Specified check-in and check-out times;
- Restrictions on smoking locations;
- No visitors permitted in dwelling;
- Quiet times between 7:00pm and 9:00am and no parties permitted; and
- Windsor Street balcony not permitted to be used between 8:00pm and 7:00am.

The limitation on the number of occupants is acceptable, as the property could accommodate a similar number of occupants as a typical long-term rental. However, the number of guests does not mitigate potential noise and activity impacts on surrounding properties that are associated with a non-residential activity. While the proposed management measures seek to protect the amenity of neighbouring residents, restrictions on occupancy and operating hours do not address the frequency of guest turnover, the potential intensification of noise and activity, or the transient nature of the use within the immediate context. As discussed above, the effectiveness of these measures relies on guest self-regulation and does not adequately mitigate risks to the amenity of adjoining and nearby residents.








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.

A time-limited approval may be imposed to test and monitor management performance. It would not change the fixed layout, the intensification and noise impacts of the usable outdoor areas, or the residential interfaces that create amenity concern. The likely noise and amenity impacts arising from site characteristics would remain unchanged during any trial period, Administration is not satisfied these can be overcome through management measures. Therefore, a trial period is not supported for this development.

9.3 OUTCOMES OF ADVERTISING OF DRAFT LOCAL PLANNING POLICY: TREES OF SIGNIFICANCE, AND ADVERTISING OF PROPOSED AMENDMENT NO. 15 TO LOCAL PLANNING SCHEME NO. 2 AND DRAFT LOCAL PLANNING POLICY: REGULATED & SIGNIFICANT TREES

- Attachments:**
1. **Advertised Local Planning Policy: Trees of Significance** 
 2. **Amendment No. 15 to LPS2** 
 3. **Draft Local Planning Policy: Regulated & Significant Trees** 
 4. **Summary of Submissions Draft Local Planning Policy: Trees of Significance** 
 5. **Decision-Making Considerations Since February 2025** 
 6. **Overview of Local Planning Policy - Regulated & Significant Trees** 
 7. **Example Tree Pathways** 

RECOMMENDATION:

That Council:

1. **RESOLVES** not to proceed with draft Local Planning Policy: Trees of Significance as included in Attachment 1, pursuant to Clause 4(3)(b)(iii) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
2. **PREPARES** Amendment No. 15 to Local Planning Scheme No. 2 as included in Attachment 2 for the purposes of community consultation, pursuant to section 75 of the *Planning and Development Act 2005*;
3. **CONSIDERS** Amendment No. 15 to Local Planning Scheme No. 2 to be a standard amendment pursuant to Clause 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* as the amendment:
 - Would not result in significant environmental, social, economic or governance impacts on land in the scheme area; and
 - Is not considered a complex or basic amendment;
4. **AUTHORISES** the execution of Amendment No. 15 to Local Planning Scheme No. 2 included in Attachment 2 in accordance with the City's Execution of Documents Policy;
5. **SUBMITS** Amendment No. 15 to Local Planning Scheme No. 2 to the Western Australian Planning Commission for a recommendation to the Minister for Planning to approve the proposed amendment for advertising pursuant to Clauses 46A and 46B of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
6. Subject to receiving approval from the Minister for Planning **PROCEEDS** to advertise Amendment No. 15 to Local Planning Scheme No. 2 pursuant to Clause 47 of the *Planning and Development (Local Planning Scheme) Regulations 2015*;
7. **PREPARES** a notice of amendments for draft Local Planning Policy: Regulated & Significant Trees included in Attachment 3 for the purpose of community consultation, in accordance with Clauses 5 and 87 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
8. **NOTES** that:
 - In accordance with Section 81(2) of the *Planning and Development Act 2005*, Amendment No. 15 to Local Planning Scheme No. 2 is not required to be referred to the Environmental Protection Authority.

This is because Amendment No. 15 modifies an existing provision relating to the administration of Local Planning Scheme No. 2 so that development approval is required

for works to, or the removal of, regulated trees on private land identified through a local planning policy, in addition to trees listed on the City's Significant Tree Inventory;

- **Public notice of Amendment No. 15 to Local Planning Scheme No. 2 and Local Planning Policy: Regulated & Significant Trees will be undertaken concurrently;**
- **Any submissions received during the advertising period would be presented to Council for consideration; and**
- **Local Planning Policy: Regulated & Significant Trees would not be implemented until Council has considered any submissions and approved it following advertising, and Amendment No. 15 to Local Planning Scheme No. 2 has been approved by the Minister for Planning following advertising and gazetted.**

EXECUTIVE SUMMARY:

The City's existing approach to tree retention is voluntary and relies on landowners listing trees on the Inventory. This has limited reach, with only nine properties currently listed.

Outside of the Inventory, LPS2 does not require development approval for works to trees. This means that trees can be removed without any planning assessment of whether they should be retained, whether the development could be designed around them, or whether replacement planting should be required.

An updated Trees of Significance Policy (**Attachment 1**) was advertised in early 2025 and aimed to encourage a greater uptake of the Inventory by making it simpler and easier for nominations to be made and providing incentives to support balancing tree retention with future development opportunities.

Since consultation closed, Administration has reviewed matters that support moving beyond the advertised policy. This includes:

- A [recent SAT decision](#) that reinforced the role of local planning policy in guiding when tree works may require development approval and how discretion should be exercised.
- Council established targets for increased canopy and mature retention through the [Enhanced Environment Strategy](#) in August 2025.
- A continued lack of uptake of incentives that rely on the Inventory.

That review has shown that the advertised Trees of Significance Policy would improve the existing nomination process but would still not have enough reach on its own.

This is because it would continue to rely on landowners voluntarily nominating trees for the Inventory, meaning most large mature trees on private land would remain outside the planning assessment process.

Consultation also showed that the community feedback is not simply support or opposition. Submissions raised three broad themes:

1. [Support for stronger tree retention measures](#) – including broader and stronger planning assessment of tree removal, improved canopy protection, financial assistance, easier nominations and maintenance exemptions.
2. [Concern about private property impacts](#) – including third-party nominations, landowner consent, maintenance costs, development potential, neighbour disputes and perceived over-regulation.
3. [Need for clear information to support implementation](#) – including how maintenance pruning and public safety exemptions would work, how development standards may be varied, how arborist advice would be used, and how unauthorised works would be managed.

Administration recommends that Council not proceed with the advertised draft Trees of Significance Policy and instead progress a broader approach through Amendment No. 15 to LPS2 and draft Local Planning Policy: Regulated & Significant Trees.

This approach would combine two related pathways:

- Regulated Trees — Large mature trees captured by size, being trees that are 8 metres or greater in height or have a canopy width of 6 metres or greater. These trees would not need to be nominated to be captured by the policy.
- Significant Trees — Trees listed on the Trees of Significance Inventory because of cultural or ecological significance. This pathway would be retained, but nominations would not progress without primary owner approval.

This means the City would move from a narrow “listed tree only” model to a broader “regulated tree plus significant tree” model.

Amendment No. 15 is required because LPS2 currently limits the City’s ability to require development approval for works to trees that are not listed on the Inventory.

Progressing Amendment No. 15 would allow the City to require development approval for works to Regulated Trees, as identified through the draft Regulated & Significant Trees Policy, guiding which trees are captured, what exemptions apply, and how applications for tree damaging activity would be assessed.

The proposed approach does not create an absolute prohibition on tree removal. It would bring the removal of large mature trees into the planning assessment process, so the City can consider tree health, safety, streetscape value, environmental value, site layout, design alternatives, replacement planting and whether the tree can practically be retained as part of a development before a tree is removed.

Council is not being asked to finally adopt the new controls at this meeting. Council is being asked to start the statutory process for community consultation. The new framework would only operate after consultation, further Council consideration, Ministerial approval of Amendment No. 15 and gazettal.

PURPOSE OF REPORT:

For Council to consider:

1. The outcomes of community consultation of draft Local Planning Policy: Trees of Significance (draft Trees of Significance Policy, **Attachment 1**), and whether to proceed with that policy.
2. Preparing Amendment No. 15 to Local Planning Scheme No. 2 (LPS2, **Attachment 2**) and the draft Local Planning Policy: Regulated & Significant Trees (Regulated & Significant Trees Policy, **Attachment 3**) for the purpose of community consultation.

Administration recommends that Council not proceed with the advertised draft Trees of Significance Policy.

Instead, Council is recommended to progress a broader approach through Amendment No. 15 to LPS2 and draft Local Planning Policy: Regulated & Significant Trees:

- Amendment No. 15 is required because LPS2 currently only requires development approval for works to trees listed on the [Trees of Significance Inventory](#) (Inventory).

This would allow the City to require development approval for works to Regulated Trees, as identified through the draft Regulated & Significant Trees Policy.

- The draft Regulated & Significant Trees Policy would then guide how the new framework operates, including which trees are captured, what exemptions apply, and how applications for tree damaging activities would be assessed.

Regulated Trees would include trees that are 8 metres or greater in height or have a canopy width of 6 metres or greater, consistent with [WALGA’s Model Policy Template](#).

DELEGATION:

In accordance with Clause 35 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (the Regulations), a local government may make an amendment to a local planning scheme. Clause 5 of the Regulations allows the local government to make an amendment to a local planning policy.

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

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

BACKGROUND:

Vincent Current Tree Preservation Framework

The Inventory is established under LPS2 and is supported by [Policy No. 7.6.3 – Trees of Significance](#) (Policy No. 7.6.3).

The purpose of the Inventory is to protect trees with historical, cultural, aesthetic or horticultural significance. It currently includes trees located on nine privately-owned properties and 19 locations within the public realm.

Policy No. 7.6.3 outlines the tree nomination process, financial assistance that may be provided by the City, and guidance on how works affecting trees listed on the Inventory should be undertaken.

Currently under LPS2, development approval is only required for any works, including removal or pruning, to a tree that is listed on the Inventory. Approval cannot be required for any works to any other trees without this clause being modified.

The most recent Urban Canopy Dashboard data published by the State Government in 2025 shows that:

- Vincent had a total canopy cover of 14% canopy cover.
- Of this 9% of canopy cover was provided on private land, and 19% on public land.
- On private land trees with a height of 8 metres or greater contributed to 3% of canopy cover.

Tree canopy on private land will continue to be challenged as Vincent experiences increased urban infill to meet its State Government target of 11,500 new homes by 2050.

Notice of Motion

In [March 2024](#) Council approved a Notice of Motion (NOM) that:

1. *NOTES the critical role that tree canopy plays in making cities liveable, reducing the urban heat island effect and providing a habitat for local flora and fauna; and*
2. *REQUESTS that the City:*
 - 2.1 *Prioritises the progress of planning controls to ensure greater protection of trees and canopy provision on private land; and*
 - 2.2 *Advocates to the Western Australian Planning Commission and Minister for Planning for greater protection of trees on private land.*

An update on the NOM and other complementary actions progressed by Administration is below:

Planning Controls
<p><u>In Progress</u></p> <ul style="list-style-type: none"> • Council approved the draft Trees of Significance Policy in December 2024 for the purposes of advertising to increase the number of trees included on the Inventory. • Council approved amendments to Local Planning Policy: Built Form in December 2025. This includes additional landscaping and tree planting standards for residential development. This is awaiting approval by the Western Australian Planning Commission (WAPC) before it can be implemented. • Council approved the draft Local Planning Policy: Sustainable Design in August 2025 for the purposes of advertising. This provides incentives for developments to include increased landscaping and tree planting. Administration is currently considering further changes to this policy following advertising. • The review of LPS2 has commenced and will further consider opportunities to require the retention of trees through subdivision. A draft LPS2 is intended to be presented to Council for approval to advertise in the first half of 2027.

<p><u>Completed</u></p> <ul style="list-style-type: none"> Expansion of GreenTrack in February 2025 which provides a \$200 refund incentive for eligible development applications that retain a significant existing tree, alongside access to free design advice and priority assessment for those applications.
Advocacy
<ul style="list-style-type: none"> Made a submission to inform State Government's Urban Greening Strategy in May 2024. This was released in January 2026. Participated in WALGA's Planning Advisory and Urban Forest Working Groups advocating for greater tree protection since March 2024. Led the preparation of briefing and scoping papers for the Perth Inner-City Group to advocate for reform to the planning framework to support tree retention in April 2024.

Review of Policy 7.6.3 & Draft Local Planning Policy: Trees of Significance

In response to this NOM, Council approved amendments to Policy No. 7.6.3 for the purpose of advertising in December 2024, including renaming this to the Trees of Significance Policy.

At the time it was prepared and advertised, this was intended to continue to support the existing LPS2 provision for the retention of Significant Trees on private land by providing:

- A clearer and simpler pathway to support increased nominations and listings of trees on the Inventory.
- Greater support for new nominations, including opportunities of nominations by a third party.
- Improved guidance to encourage the retention of Significant Trees as part of new developments and redevelopment/extensions.

OUTCOMES OF ADVERTISING – DRAFT TREES OF SIGNIFICANCE POLICY

Consultation

Community Consultation

Community consultation for the draft Trees of Significance Policy occurred for 22 days from 23 January 2025 to 14 February 2025, in accordance with the City's [Community and Stakeholder Engagement Policy](#).

The method of advertising included a survey on Imagine Vincent and:

- 736 letters sent to owners of properties that either currently have a tree included on the Inventory or with large or mature trees identified by Administration that have potential to be included on the Inventory in the future.
- Notices published at the City's Administration Building and Library and in PerthNow on 25 January 2025.
- Promotion on the City's social media on 30 January 2025, in the City's fortnightly e-news on 23 January 2025, and in the City's monthly business e-news on 30 January 2025 and 13 February 2025.
- Notification sent to key stakeholders including the Western Australian Tree Canopy Advocates (WATCA), Australian Institute of Landscape Architects, and Arboriculturist Association of Western Australia, Housing Institute of Australia and Urban Development Institution of Australia.

At the conclusion of this period a total of 81 submissions were received, including a submission from WATCA. Of these 72 were submitted through Imagine Vincent and nine were submitted separately through emails or letters.

A summary of the outcomes of consultation is provided below and relate to three broad themes:

- Support for stronger tree retention, including support for canopy protection, financial assistance, easier nominations, maintenance exemptions and stronger planning assessment of tree removal.
- Concern about private property impacts, including concerns about third-party nominations, landowner consent, maintenance costs, development potential, neighbour disputes, property rights and perceived over-regulation.

3. Need for clearer supporting information to assist with implementation, including how maintenance pruning and public safety exemptions would work, how development standards may be varied, how arborist advice would be used, and how unauthorised works would be managed.

Imagine Vincent Data	Key Comments from All Submissions
Third Party Significant Tree Nominations	
<u>Support for Third Party Nominations to Inventory</u> <ul style="list-style-type: none"> • Yes – 58% • No – 35% • Unsure – 7% 	<u>Comments in Objection</u> <ul style="list-style-type: none"> • Third party nominations are not supported because landowners should have control of their land and nominations may be made for vexatious reasons. • Landowners should be the only party that can nominate and/or approve nominations. <p><i>Note: Written comments in support were not received.</i></p>
Incentives for Significant Tree Nominations	
<u>Removing Arborist Report Requirement for Nomination</u> <ul style="list-style-type: none"> • Support – 74% • Don't Support – 15% • Unsure – 11% 	<u>Comments in Support</u> <ul style="list-style-type: none"> • Financial support to maintaining a Significant Tree is important due to ongoing arborist and maintenance costs. • Supportive for not requiring an arborist report to nominate, and development standards variations to provide design flexibility.
<u>Provide Annual Funding for Trees on Inventory</u> <ul style="list-style-type: none"> • Support – 92% • Don't Support – 7% • Unsure – 1% 	<u>Comments in Objection</u> <ul style="list-style-type: none"> • Development incentives shouldn't result in an overdevelopment or impact on a neighbouring property. • Financial and maintenance incentives are not enough.
<u>Departures from Development Standards to Retain a Tree on Inventory</u> <ul style="list-style-type: none"> • Support – 53% • Don't Support – 12% • Unsure – 35% 	<u>General Comments</u> <ul style="list-style-type: none"> • The benefits of trees should be communicated by the City as part of ongoing education. • Financial support should be increased including additional maintenance assistance and discounted rates. • Development incentives should be clear so that developers are incentivised to design new buildings around trees.
Exempt Works	
<u>Public Safety Maintenance Works</u> <ul style="list-style-type: none"> • Support – 71% • Don't Support – 10% • Unsure – 19% 	<u>Comments in Support</u> <ul style="list-style-type: none"> • Pruning and maintenance exemptions have improved and could go further.
<u>Maintenance Pruning</u> <ul style="list-style-type: none"> • Support – 79% • Don't Support – 10% • Unsure – 11% 	<u>Comments in Objection</u> <ul style="list-style-type: none"> • Maintenance exemptions may result in deliberate or unintended tree deaths. • Exemptions for public safety should be determined by qualified arborists.
Key General Comments	
<ul style="list-style-type: none"> • 28% of submissions identified the need for greater policy requirements to better retain and improve canopy on private land. This included support for adopting the WALGA Model Policy Template. • 11% of submissions were concerned on the overreach of tree retention into private property rights and the impact on property values and meeting housing demands. 	

A summary of all submissions received, and Administration's response is included in **Attachment 4**.

Administration Recommendation to Not Progress with Draft Trees of Significance Policy

Following advertising Council has three options available for the draft Trees of Significance Policy (**Attachment 1**) under the Regulations to either proceed without modification, proceed with modification, or to not to proceed.

Administration recommends not proceeding with the advertised draft Trees of Significance Policy.

Need for a New Approach

At the time the draft Trees of Significance Policy was approved for advertising, Administration recommended an approach which sought to retain the protection of trees through the Inventory.

This was more focused on incentives and sought to widen the scope for nominations and simplify the process to increase the number of listed trees.

Administration did not recommend progressing with a more regulation-focussed approach based on the WALGA Model Policy Template due to its conflict with LPS2, and uncertainty over its validity and strength in planning decisions.

Since advertising finished in February 2025 there have been a number of shifts that are outlined in **Attachment 5** and are summarised as:

- Policy Need – A policy is capable of and needed to guide when the removal of trees should be regulated through a development application and establish criteria and objectives to support decision-making.
- Enhanced Environment Strategy – Achieving the Council-adopted targets for increased canopy coverage and mature tree retention on private property requires a broader scope than could be achieved through the narrow scope of the Inventory.
- Incentives Uptake – The low number of trees listed on the Inventory over its 27 year operation and lack of uptake in incentives such as financial support for maintenance for these trees.

PROPOSED NEW APPROACH TO TREE RETENTION ON PRIVATE LAND

Administration recommends a new approach which is more pragmatic and provides broader guidance for retaining mature trees beyond those listed on the Inventory.

In practical terms, the approach would shift the City from a narrow “listed tree only” model to a broader “regulated tree plus significant tree” model.

This would support the City achieving its canopy coverage targets by combining both the WALGA Model Policy Template and existing Trees of Significance approaches and would mean:

1. Development approval would be required for a tree damaging activity (including removal) to a Regulated Tree that has a height of 8 metres or greater and/or a canopy width of 6 metres or greater.

This would apply irrespective of whether the tree is listed on the Inventory.

2. The Inventory would be retained to capture trees that are culturally or ecologically significant, irrespective of their height or canopy width.

This means that trees could be included on and protected through the Inventory where they have broader significance but do not meet the Regulated Tree size threshold.

This would be implemented through Amendment No. 15 to LPS2 and the draft Regulated & Significant Trees Policy.

Outline of Amendment No. 15 to Local Planning Scheme No. 2

Amendment No. 15 is the legal mechanism needed to make the draft Regulated & Significant Tree Policy work. Without this LPS2 would still limit when development approval is required for works to trees.

Clause 61(1) of LPS2 currently provides that development approval is not required for works to remove, destroy or interfere with a tree, unless it is listed on the Inventory.

This wording means that the City would not be able to implement the draft Regulated & Significant Trees Policy, which would more broadly require development approval for works to a tree that has a height of 8 metres and/or a canopy width of 6 metres beyond those that are on the Inventory.

Amendment No. 15 to LPS2 (**Attachment 2**) is necessary to expand this clause to capture both Regulated Trees under the draft Regulated & Significant Trees Policy and Significant Trees that are on the Inventory as follows (emphasis added):

Clause 61(1) – Development approval is not required for works if:

- (a) *the works are of a class specified in Column 1 of an item in the Table; and*
- (b) *if conditions are set out in Column 2 of the Table opposite that item – all of those conditions are satisfied in relation to those works.*

	Column 1 Works	Column 2 Conditions
1A.	<i>Works to remove, destroy or interfere tree(s).</i>	<ul style="list-style-type: none"> (a) <i>The tree is not listed on the City of Vincent Trees of Significance Inventory.</i> (b) <i><u>The tree is not a regulated tree under the local government's local planning policy with respect to tree retention, and does not require approval under that policy.</u></i>

Once this wording is updated it would mean that the draft Regulated & Significant Trees Policy could be implemented to require development approval for trees beyond those on the Inventory.

Outline of Draft Local Planning Policy: Regulated & Significant Trees

The draft Regulated & Significant Trees Policy (**Attachment 3**) would combine the previously advertised draft Trees of Significance Policy with the WALGA Model Policy Template approach to better regulate trees on private land, operating through two related pathways:

- The Regulated Tree pathway applies automatically where a tree meets the size threshold. No nomination is needed.
- The Significant Tree pathway applies where a tree has cultural or ecological significance and is listed on the Inventory. This pathway would continue to rely on owner support before a nomination progresses.

Together, these pathways allow the City to consider both large mature canopy trees and trees that may be important for reasons other than size.

This is further described below, and a detailed overview is included in **Attachment 6**.

Theme	Local Planning Policy: Regulated & Significant Trees Summary
Policy Application	<p>Would apply to:</p> <ul style="list-style-type: none"> • Regulated Trees which have a height of 8 metres and/or canopy width of 6 metres. No nomination is required for these trees consistent with the WALGA Model Template. • Significant Trees which have cultural and/or ecological significance and may be nominated for inclusion on the Inventory. This would include trees which have aboriginal cultural heritage value, recognised historic or commemorative value, or is a species which is threatened, uncommon or provides known habitat or food sources for (such as those for Black Cockatoos).
Approval Requirements	<ul style="list-style-type: none"> • Development approval would be required for works to or removal of Regulated and Significant Trees. • Exemptions are also included for works such as maintenance pruning or removal of dead or diseased wood.
Assessment Criteria	<ul style="list-style-type: none"> • Criteria to be assessed for development applications to remove Regulated or Significant Trees consistent with the WALGA Model Template. These include the characteristics of the trees, the street and ecological value, the site layout and development design, and safety and risk. • This also allows for circumstances where a tree cannot reasonably be retained because of its location, condition, safety risk or the practical redevelopment of the site. These matters would be required to be properly assessed before removal.

Theme	Local Planning Policy: Regulated & Significant Trees Summary
	<p>Where this is the case and approval is granted for tree removal, two replacement trees would be required to be planted that can reach a similar size at maturity.</p> <ul style="list-style-type: none"> • Departures from deemed-to-comply standards of the R Codes can be supported to encourage a site responsive design that can retain a Regulated or Significant Tree.
Trees of Significance Inventory Administration	<ul style="list-style-type: none"> • Trees can be nominated for the Inventory by any person but would not proceed without the landowner’s approval. • Owners of a tree on the Inventory may receive financial assistance from the City to maintain that tree, including the preparation of an arborist report. The City may also waive development application fees.

Example approval requirement pathways for Regulated and Significant Trees are provided in **Attachment 7**.

Key Differences in Approach

The new approach would mean:

- Less Voluntary Approach – Whereas the current Inventory relies on voluntary nominations, the draft Regulated & Significant Trees Policy would automatically apply to trees which meet the size threshold for a Regulated Tree.
- Broader Scope – A significantly larger reach to requiring development approval before trees can be removed, from nine properties currently on the Inventory to an estimated 3,000 properties which would have trees that meet the Regulated Tree criteria.
- Decision-Making Guidance – Provides policy objectives and standards to guide the assessment of applications that propose the removal of Significant or Regulated Trees. These aim to enable infill development by supporting site-responsive design to retain mature trees, while also recognising that there may be instances where tree removal is unavoidable.

The draft Regulated & Significant Trees Policy would not create an absolute prohibition on tree removal. A local planning policy guides decision-making and the exercise of discretion. It does not predetermine the outcome of every application.

Its practical effect would be to bring the removal of large mature trees into the planning process before removal occurs. This allows the City to consider tree health, safety, streetscape value, environmental value, site layout, design alternatives, replacement planting and the need for site-responsive redevelopment.

This provides a stronger opportunity to retain mature canopy than the current Inventory-only approach, while still allowing urban infill development that has been considered on its planning merits.

How the Recommended Approach Responds to Consultation Themes

The recommended approach has been informed by the key themes raised during consultation. The table below summarises what was heard and how the proposed Regulated & Significant Trees Policy responds:

What We Heard Through Consultation	Draft Significant & Regulated Tree Response
Third-Party Nominations	
Support for broader nomination opportunities, but objections focused on private property rights, neighbour conflict and nominations being made without landowner support.	Retains the ability for third party nominations, but this would not progress without primary owner approval.
Voluntary Approach Limitations	
Relying on nominations does not provide enough protection or scale.	Introduces Regulated Trees, which are captured by size and do not need to be nominated.
Incentives and Costs	
Support for financial assistance but raised concerns that incentives were unclear, insufficient or should not fall only on landowners.	Existing financial assistance is retained for Significant Trees. GreenTrack and development flexibility remain part of the broader incentive approach.
Impacts on Development	

What We Heard Through Consultation	Draft Significant & Regulated Tree Response
Concerns about overdevelopment, property impacts and whether tree retention would conflict with housing delivery.	Would require assessment of tree health, safety, site layout, streetscape value, environmental value and whether the tree can practically be retained as part of a development.
Exempt Works	
Clarity sought on maintenance pruning, urgent public safety works and whether exemptions could be misused.	Exemptions are retained for routine maintenance and urgent works, but removal or significant works would generally require approval. This would be supported by a future information sheet.
Compliance	
Stronger penalties sought and clearer consequences for unauthorised works.	Unauthorised works would be investigated under the City's Development Compliance Enforcement Policy and relevant planning legislation, noting enforcement can be difficult once works have occurred.
Tree Planting and Canopy Leadership	
Submissions called for stronger canopy leadership, more tree planting and development controls requiring new canopy.	Forms part of a broader approach that includes reviews of LPS2 and the policy framework, GreenTrack, public tree planting and advocacy.

CONSULTATION/ADVERTISING:

If Council is supportive of the new approach, the next step would be to seek approval to advertise Amendment No. 15 to LPS2 and then advertise this and the draft Regulated & Significant Tree policy for community feedback.

It would return to Council after advertising before any final decision is made.

Public Consultation

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

Consultation would align with the City's [Community and Stakeholder Engagement Policy](#) that sets out for public consultation to occur for a minimum period of 42 days for a scheme amendment, and 21 days for a local planning policy amendment.

It is proposed to undertake community consultation for Amendment No. 15 to LPS2 and the draft Regulated & Significant Trees Policy concurrently. This would extend consultation for the draft Regulated & Significant Trees Policy from 21 days to 42 days.

Consultation would be carried out in the following ways:

- Notice published on the City's website, in the local newspaper, at the City's Administration and Library and Local History Centre, and on the City's social media.
- Notice to previous submitters and stakeholders on the draft Trees of Significance Policy.
- Notice provided to landowners and occupiers of where Significant Trees and potential Regulated Trees are located. Potential Regulated Trees is based on mapping currently in progress by the City that is intended to be completed by the end of June 2026.

This consultation would explain the change in approach from the previously advertised draft Trees of Significance Policy, including why this is recommended and what it would mean in practice

Consultation Process

The *Planning and Development Act 2005* requires that once Council has resolved to prepare a scheme amendment, approval of the Minister for Planning is needed before community consultation can commence.

Should Council support the preparation of proposed Amendment No. 15, it would be submitted to the WAPC for approval to advertise.

The outcomes of community consultation, including any submissions received, would be presented at a future Council meeting for a final recommendation to the WAPC on Amendment No. 15, and decision on the draft Regulated & Significant Trees Policy.

LEGAL/POLICY:

The *Planning and Development Act 2005* and the Regulations provide the criteria for creating and amending local planning policies, and the process for undertaking scheme amendments.

Advertised Draft Trees of Significance Policy

Clause 4(3) of the Regulations stipulates that after consultation the local government must resolve to either proceed with the policy without modification; proceed with the policy with modification; or not proceed with the policy.

Administration recommends to not proceed with the draft Trees of Significance Policy that was advertised in January and February 2025 for the reasons outlined above.

Draft Regulated & Significant Trees Policy and Amendment No. 15 to LPS2

Administration proposes a new approach that involves an amendment to LPS2 and an alternative policy.

These are intended to operate together. Amendment No. 15 would amend the exemption pathway in LPS2 so that development approval may be required for regulated trees. The draft Regulated & Significant Tree Policy would then identify the Regulated Tree threshold, exemptions and assessment criteria.

Because of this draft Regulated & Significant Trees Policy cannot be implemented ahead of Amendment No. 15 being approved and gazetted.

Type of Scheme Amendment

Clause 35(2) of the Regulations requires the local government to specify whether a scheme amendment is basic, standard or complex.

Proposed Amendment No. 15 to LPS2 would be a standard amendment because:

- Does not result in significant environmental, social, economic or governance impacts on land in the scheme area; and
- Is not considered a complex or basic amendment.

Section 81 of the *Planning and Development Act 2005* requires a scheme amendment to be referred to Environmental Protection Authority (EPA) prior to the commencement of community consultation, unless it is not required in accordance with the *Environmental Protection Act 1986*.

In accordance with section 81(2) of the *Planning and Development Act 2005* and section 48AAA of the *Environmental Protection Act 1986*, Amendment No. 15 to LPS2 is not required to be referred to the EPA because:

- It is an amendment to alter an existing provision regarding the administration of the planning scheme.
- The Regulations provides that works can be exempted from requiring development approval through a local planning policy.
- Amendment No. 15 would allow for the operation of draft Regulated & Significant Trees Policy to establish exemptions from development approval requirements for works relating to trees.
- Officer-level advice from DPLH and the EPA have confirmed this approach.

The draft Regulated & Significant Trees Policy would provide a framework for the nomination of trees on the Inventory and the assessment of development applications relating to Regulated and Significant Trees.

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. Amendment No. 15 to LPS2 and the draft Regulated & Significant Trees Policy have been prepared in accordance with this.

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 would be prepared to support implementation of the draft Regulated & Significant Trees Policy by providing guidance on what does and doesn't require approval.

RISK MANAGEMENT IMPLICATIONS

Low: The City does not currently have adequate guidance in its planning framework for the retention of mature trees on private land, meaning that these can be cleared outside of the planning approval process.

It is low risk to prepare proposed Amendment No. 15 to LPS2 and the draft Regulated & Significant Trees Policy for community consultation because it would provide for this guidance, but there are risk implications for Council to be aware of:

Confusion between Regulated and Significant Trees
<ul style="list-style-type: none"> Two different pathways for tree protection - Regulated Trees are captured by size and do not need to be nominated, and Significant Trees are listed on the Inventory because of cultural or ecological significance. Clear consultation material and an information sheet would be prepared to explain the difference.
Reputational
<ul style="list-style-type: none"> The recommended approach would provide opportunities to better inform and support development outcomes that retain mature trees and urban canopy. This has been expressed as a key priority of the community and is a priority of the Strategic Community Plan to expand the City's urban forest.
Pre-Emptive Clearing
<ul style="list-style-type: none"> Some landowners may remove mature trees before the new framework takes effect to avoid future approval requirements. This risk exists with any proposal to introduce stronger tree controls on private land. Clear communication would be needed on timing, affected trees, exemptions and how applications would be assessed.
Private Property Impacts
<ul style="list-style-type: none"> Submissions raised concern about impacts on private landowners. The framework would not apply to every tree and would not prohibit all tree removal. Maintenance, urgent safety works and justified removal would still be able to be considered. The purpose is to bring large mature tree removal into the planning assessment process before removal occurs.
Procedural
<ul style="list-style-type: none"> Amendment No. 15 to LPS2 is necessary to be approved by the Minister for Planning before the draft Regulated & Significant Trees Policy can be implemented. If this is not supported, Council would need to consider an alternative approach, such as an entirely WALGA Model Template based option which would require the removal of Clause 61 of LPS2. This would take additional time to implement. Officer-level advice has been sought from the DPLH in relation to the proposed approach and Administration has confidence that this will be supported. If it is not supported, Administration would present a further option to Council for its consideration.
Exempt Works and Misuse
<ul style="list-style-type: none"> Submissions raised concern that exemptions could be misunderstood, including exemptions for maintenance pruning and urgent safety works. Clear guidance and information would be needed on what works are exempt and when approval is required, and when arborist advice should be obtained.
Compliance & Enforcement
<ul style="list-style-type: none"> There may be an increase in compliance investigations where complaints are received for unauthorised works to Regulated Trees. This could place additional pressure on existing resources and may require more resourcing to effectively manage this. Enforcement may be difficult where works have already occurred and the extent of pruning or removal is hard to verify.

<ul style="list-style-type: none"> A pragmatic approach would be needed, with education and guidance used alongside enforcement where appropriate. The draft Regulated & Significant Trees Policy should be viewed primarily as a planning assessment and behaviour-change tool, rather than only as a punitive compliance tool.
Resourcing & Data
<ul style="list-style-type: none"> Current mapping and data available to the City is currently inadequate to identify the heights of existing trees on private land to support ongoing compliance and inform affected landowners. Administration is currently undertaking tree mapping to identify Regulated Trees and is due to be completed by the end of June 2026. The current lack of data means that any impacts on resourcing based on an increased number of development applications that propose works to or removal of a Regulated Tree is currently unknown. An increase would place greater pressure on Administration to continue to process applications within the statutory timeframe. This would continue to be monitored, and further resourcing may be needed to meet this.

STRATEGIC IMPLICATIONS:

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

Enhanced Environment

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

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

Sustainable Vincent Framework

This is in keeping with the *Regenerative, Green and Biodiverse* objectives of the City's Sustainable Vincent Framework.

This objective prioritises the regeneration and resilience in our local ecosystems through improving urban greening and promoting local biodiversity.

Enhanced Environment Strategy

This is in keeping with the *Urban Greening & Biodiversity – A Greener Vincent* outcome of the Enhanced Environment Strategy, and specifically the following objective and targets:

Objective	Targets
Greener Private Spaces	13 Total canopy cover on private land of: <ul style="list-style-type: none"> 15% by 2030; and 20% by 2040.
	14 Increase mature tree retention on residential land to achieve coverage of 5% by large mature tree canopy* by 2030 and 15% by 2040.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the *Thriving Parks, Thriving People* and *Climate Emergency* priority health outcomes of the City's Public Health Plan 2026-2031.

FINANCIAL/BUDGET IMPLICATIONS:

The City's existing operating budget is sufficient to undertake the review and community consultation activities related to proposed Amendment No. 15 to LPS2 and the draft Regulated & Significant Trees Policy.

Significant Tree Financial Assistance

The existing Policy No. 7.6.3 and [Community Funding Policy](#) allows for owners of Significant Trees that are listed on the Inventory to receive up to \$2,000 over a five year period from the City on a dollar-for-dollar basis for maintenance works.

The draft Regulated & Significant Trees Policy would retain this financial assistance pathway for Significant Trees listed on the Inventory.

This recognises that Significant Trees can provide canopy, amenity and environmental benefits beyond the individual property, is cultural or ecological significant, and that limited financial assistance can help reduce barriers to their ongoing maintenance.

Owners of Regulated Trees that are not listed on the Inventory as Significant Trees would not be eligible for this financial assistance.

Consultation submissions suggested that incentives could be increased or expanded, including through higher maintenance funding, discounted rates or City-funded arborist reports.

The existing financial assistance pathway is recommended to be retained at this stage because it provides a direct link to actual tree maintenance costs. Rate reductions are not recommended because they would not provide a direct or proportionate link to the cost of maintaining a Significant Tree.

The City may also obtain arborist advice or an arborist report to support the assessment of a Significant Tree nomination. This would help reduce up-front costs for landowners and remove a potential barrier to nominations.

The City has allowed for \$22,000 in the 2025/26 operating budget for Significant Tree financial assistance. This amount is proposed to be retained for the next financial year.

Financial and budget impacts associated with additional development applications, arborist advice, compliance investigations and implementation support are not yet known. Impacts would be monitored if the scheme amendment and policy progress, and any additional resourcing needs would be considered through future budget processes.

COMMENTS:

Necessity of a New Approach

Approximately 61% of land within Vincent is privately owned. This means the City cannot rely on public tree planting alone to achieve its urban canopy targets.

State Government data shows that private land within Vincent carries 10% of canopy cover. This figure will continue to be challenged as Vincent experiences increased urban infill to meet its State Government target of 11,500 new homes by 2050.

The City's current approach to tree retention through LPS2 is reliant on voluntary nominations and has a narrow scope by applying only to Significant Trees that are listed on the Inventory.

It does not address trees that are not on the Inventory, meaning that there is no planning process to consider their retention before they are removed.

There has been limited uptake of the current framework, with trees on only nine privately-owned properties currently listed. The advertised draft Significant Tree Policy was intended to make nominations simpler and easier and provide incentives to encourage increased uptake of the Inventory.

Since consultation closed in February 2025 Administration has reviewed a range of matters that support moving beyond the advertised Trees of Significance Policy:

- A recent SAT decision that reinforces the role of local planning policy in guiding when tree works may require development approval on private land and criteria and objectives to support decision making.
- Council establishing targets to increase canopy cover and mature tree retention on private land through the Enhanced Environment Strategy.

- Continued low uptake in incentives for Significant Trees already included on the Inventory.

In response, Administration recommends an approach that is less reliant on voluntarily participation.

The updated approach separates the two issues:

- Trees that are important because of their size and canopy contribution would be dealt with through the Regulated Tree pathway.
- Trees that are important because of cultural or ecological significance would continue to be dealt with through the Significant Tree Inventory.

Introducing a Regulated Tree pathway would broaden the opportunity to retain mature trees through the planning process as infill development continues.

It would not create an absolute prohibition on tree removal, but it would require large mature trees to be considered before they are removed.

This provides a more practical and effective framework than relying on the Inventory alone. It also allows the City to balance mature tree retention with other relevant planning considerations, including tree health, safety, site layout, development feasibility and the need to continue delivering new homes.

Recommended Approach & What It Means

Amendment No. 15 to LPS2 and the draft Regulated & Significant Trees Policy would require development approval for the removal of large mature trees, in addition to those that are included on the Inventory.

This means the City would move from an Inventory-only model to a broader framework with two pathways:

- Regulated Trees – Large mature trees captured by size, being 8 metres or greater in height and/or 6 metres or greater canopy width.
- Significant Trees – Trees listed on the Inventory because of cultural or ecological significance, including trees that may not meet the Regulated Tree size threshold.

For landowners, the practical effect would be:

- Development approval not required if a tree does not meet the Regulated Tree threshold and is not on the Inventory.
- Development approval generally required before a Regulated Tree or Significant Tree can be removed or substantially damaged. Some exemptions do apply to both types, such as approval would not generally be required for routine maintenance pruning or urgent safety works,
- Approval to remove a Regulated Tree or Significant Tree may still be granted where justified, including where the tree is unsafe, in poor health, or where its location means it cannot practically be retained as part of a reasonable development outcome.

Administration recommends this approach for three key reasons:

Expanded Scope
<p>The recommended approach would have a far greater reach by capturing trees with a height of 8 metres or greater or canopy width of 6 metres or greater. This would increase from nine properties currently on the Inventory to an estimated 3,000 properties with trees that would meet this Regulated Tree threshold.</p> <p>Keeping the Significant Tree Inventory as part of this means that the City can still recognise trees that may not meet this size threshold but make a wider ecological and/or cultural contribution.</p>
Improved Policy Guidance
<p>Guidance would be provided through criteria and objectives that would guide-how development proposals to remove mature trees are assessed.</p>

This would provide a clearer basis to influence tree retention outcomes through development assessment. It would also support site-responsive design by requiring mature trees to be considered before removal, rather than after a development layout has already assumed their removal.

Pragmatic & Balanced Outcomes

This represents a stronger opportunity to retain mature canopy as urban infill occurs, while recognising that a policy is not determinative and there may still be instances where tree removal is appropriate.

The policy guidance provides decision-makers with a pathway that even if the criteria is not met, a proposal may still satisfy the objectives and/or other relevant planning matters which could approve the removal of mature trees.

This includes consideration of tree health, safety, site layout, development feasibility, streetscape value, environmental value and replacement planting. It would not predetermine the outcome of every application.

This allows for circumstances where a tree cannot reasonably be retained because of its location, condition, safety risk or the practical redevelopment of the site, while still requiring those matters to be properly assessed before removal.

The recommended approach also recognises the need to continue facilitating infill housing. Vincent is required to accommodate significant housing growth, and tree retention controls need to operate within that context.

Amendment No. 15 to LPS2 & Draft Regulated & Significant Trees Policy

- Scheme Amendment Purpose – Amendment No. 15 to LPS2 is the legal mechanism needed to make the new tree retention approach work.

This would modify the wording of Clause 61(1) to broaden the requirement for development approval for works to trees beyond only those listed on the Inventory, allowing the draft Regulated & Significant Trees Policy to require development approval for works to, or removal of, Regulated Trees where approval is required under that policy.

- Policy Scope – Development approval would be required for the removal of Regulated and Significant Trees.

Regulated Trees are large mature trees with a height of 8 metres or greater and/or a canopy width of 6 metres or greater. This is consistent with WALGA's Model Policy Template and recognises that trees of this size and maturity make a meaningful contribution to amenity, neighbourhood character, cooling and the environment.

Significant Trees would be a complementary pathway to identify and protect trees that are recognised for their cultural and/or ecological value, rather than solely their size.

While eight of the nine trees currently on the Inventory would also meet the definition of a Regulated Tree, retaining the Inventory is still important because it allows the City to recognise trees that may not be large enough to be Regulated Trees, but still have cultural and/or ecological significance.

- Approval Requirements & Exemptions – Requiring development approval for the removal of Significant and Regulated Trees would provide a clearer framework to consider mature tree retention before works occur and support the retention of mature trees that make a meaningful contribution to the City's overall canopy.

The inclusion of defined exemptions for maintenance pruning allows low-impact tree maintenance to occur without development approval. This enables landowners to carry out routine maintenance pruning without the need to seek approval each time, while more significant works such as removal or substantial damage would generally require assessment.

- Assessment Standards – This would guide decision-making for applications involving the removal of Significant and Regulated Trees. Assessment would consider matters such as tree characteristics, streetscape contribution, environmental value, site layout, design alternatives, safety, risk and replacement planting.

These are consistent with the WALGA Model Policy Template and balance between tree retention with practical site planning, tree health, safety and risk to owners and property, and the need for infill development to provide new housing.

- Trees of Significance Inventory – This has been retained from the advertised draft Trees of Significance Policy as a complementary mechanism and has been modified to respond to submissions received.

This would retain the ability for third party nominations but has been refined so that the approval of the landowner is needed for these to progress. This encourages community participation in identifying possible Significant Trees, while also recognising landowner consent and reducing the risk of obligations being imposed without agreement given the voluntary nature of the Inventory.


Financial support is maintained for owners of Significant Trees. Development incentives have also been made clearer to support site-specific design responses that retain Significant and Regulated Trees while still allowing for redevelopment.

Roadmap to Improved Tree Canopy

Successfully retaining tree canopy on private land requires balancing diverse interests, coordinating various local government actions and to have these working together effectively. These include incentives, public education and awareness, advocacy to State Government, and planning controls:

- Planning Controls – Administration would continue to leverage opportunities through LPS2 and local planning policy reviews to include tree-friendly provisions to support tree retention and new tree planting, while providing the need to deliver infill housing and density. Some planning framework changes require State Government approval, including landscaping provisions, which means they are not directly within the City's control.
- Incentives – Providing financial and non-financial incentives for property owners to retain mature trees and increase tree canopy would continue to be offered through the Significant Trees pathway and GreenTrack. New opportunities will also continue to be explored. Incentives alone are unlikely to achieve the scale of change required, but they remain important in making tree retention easier and more attractive for landowners.
- Community Education and Awareness - Raising awareness about the benefits of tree canopy retention, including reduced heat, better air quality and higher property values. Providing case studies, resources and tools on tree care can encourage and build broader support for tree preservation as a benefit, not a burden, and help to drive voluntary participation for tree canopy retention.
- Advocacy – Advocating for State Government support is key to achieving tree retention goals. This includes adequate funding for local tree planting programs and pushing for reforms to the planning framework to better protect and increase canopy on private land. Effective advocacy can drive the necessary funding and legislative changes for large-scale tree retention.
- Monitor and Evaluate Progress: Reliable mapping and data would be needed to monitor canopy cover, understand the number and location of potential Regulated Trees, and track the effectiveness of the City's approach over time. Ongoing investment in data collection together with monitoring our tree protection strategies will be important to improve landowner awareness, inform future reporting, and ensure our efforts remain effective and can be adapted.

9.4 THE GLOBE PUBLIC ARTWORK COMMISSION

- Attachments:**
1. **The Globe - Location Plan** 
 2. **The Globe - Design Development - Confidential**

RECOMMENDATION:**That Council:**

1. **APPROVES Edward Street, Perth (Attachment 1) as the new location for the Globe public artwork;**
2. **NOTES the 2026/27 Annual Budget will include provision of \$60,000 for the contract variation.**

PURPOSE OF REPORT:

To seek Council approval of a new location in North Claisebrook for the Globe public artwork commission.

DELEGATION:

Council at its meeting [11 February 2025](#) requested the Chief Executive Officer (CEO) to investigate alternate locations for the Globe public artwork commission and present a report back to Council.

BACKGROUND:

Council at its [30 March 2020](#) Special Council Meeting (Item 6.2), approved the release of \$500,000 from the City's Percent for Art cash-in-lieu reserve to develop projects that provide local artists and creative industries relief from the impact of COVID-19.

Council at its [15 September 2020](#) meeting (Item 9.4), endorsed the City of Vincent Rebound Plan (Item 9.4) which referenced Phase 2 (Major Public Artwork) of the COVID-19 Arts Relief Grant funding.

Council at its [22 June 2021](#) meeting (Item 9.3), endorsed the Arts Rebound: Town Centre Artworks Express of Interest with artworks proposed for the Leederville and William Street town centres.

Council at its [14 December 2021](#) meeting (Item 9.8), endorsed a concept design proposal by Marcus Canning for the Globe public artwork to be located at the intersection of William Street and Brisbane Street, Perth with a contract executed in 2022.

Council at its [23 July 2024](#) meeting (Item 5.3), received a community petition with 12 signatures requesting that the Globe artwork be relocated.

Council at its [11 February 2025](#) meeting (Item 9.6), resolved not to proceed with the artwork in its approved location and requested that Administration investigate alternate locations for the artwork.

A number of potential locations for the artwork have been progressively investigated, with Elected Members regularly updated throughout the assessment and design development process.

DETAILS:

Following initial consideration of several sites, detailed investigations were undertaken to assess underground services, geotechnical suitability, power supply requirements, construction considerations and alignment with the artist's intent.

Through this process, a location on Edward Street in Perth emerged as the preferred site due to its stronger conceptual and visual relationship with the artwork and its surroundings. While delivery at this location is more complex and carries a higher level of construction risk, these risks are considered manageable and proportionate when balanced against the long-term artistic and place-based outcomes.

The proposed new location for the Globe public artwork commission is shown in **Attachment 1** and illustrated below.



Location – Edward Street, Perth (adjacent to Claisebrook Suspension Bridge and Graham Farmer Freeway)



Renders of the artwork in situ

Design Development

The artwork was originally proposed to be suspended over an intersection with four supporting structures. During detailed design, the artist determined that the artwork was not feasible in the location. This was primarily due to the size of the footings required to suspend the artwork over the intersection and the resultant impact of the footings on underground services. There was also projected cost escalations for footing construction, service relocation and extensive traffic management required for installation.

To support installation in a broader range of sites, the artist refined the concept by changing the artwork from a Globe suspended over an intersection on four supports to a Globe mounted on a single structure.

The revised artwork is proposed to be a total of 34 metres tall – consisting of a 24 metre vertical truss system, a 1.5 metre neck/crucible and the 8.5 metre tall Globe. This approach responds to both practical and design considerations, as using a truss tower provides a modular, proven structure that is simpler to build, more cost-effective and easier to install, while still allowing flexibility to suit the site constraints.

The truss tower reflects infrastructure commonly seen in the surrounding area and along freeways and highways such as telecommunications towers, gantries and service structures. The orange and white colouring follows standard visibility practices for these types of structures, making it clearly visible against the sky while reinforcing its connection to functional infrastructure and placing the artwork within a familiar industrial context.

Elevating the Globe to this height allows it to sit above surrounding trees, buildings and future development, creating a strong visual landmark that can be seen from a distance, including from the Graham Farmer Freeway. The vertical form and infrastructure aesthetic also reference the area's history of dewatering and engineered ground systems. The simple material and colour approach ensures the structure feels coherent and purposeful within its setting, while keeping the Globe as the primary visual focus.

Underground service locating and geotechnical suitability have also been considered with no issues identified during detailed investigations.

Administration sought feedback from the Design Review Panel on the revised design in the proposed location. Feedback included:

- The technical and engineering site investigations have been sufficiently extensive.
- The North Claisebrook location is prominent in terms of its visibility from various modes of transport and the artwork will act as an entry statement for the City of Vincent in this location.
- The orange and white telecommunications truss mast direction as noted in the Artist Reports is appropriate for the surrounding industrial context.
- Analysis of the artwork's proximity to and visibility from surrounding apartments should be considered.
- Consider whether crash barrier protection around the truss post at ground level are required.
- Need to address climbability of the structure and future maintenance requirements both in terms of quality of finishes and ease of access.

The responses below outline how the artwork has considered proximity and visibility to apartments, crash protection measures and issues regarding climbing and maintenance.

The below perspectives illustrate the artwork's proximity to neighbouring buildings. The image on the left shows the current built form, and the image on the right shows the maximum heights provided through the North Claisebrook Planning Framework.



Current Built Form

Maximum Potential Built Form

The existing three-storey apartment building on the north east corner is approximately 16 metres away from the proposed artwork. As the 34 metre tall artwork will sit above the line-of-sight of the three-storey apartment building, it is not anticipated that the artwork will negatively impact nearby properties.

Future potential development of other neighbouring properties would occur after the installation of the artwork and would be designed appropriately considering the artwork.

Administration will investigate integrated site treatments around the base of the artwork, such as bollards, limestone boulders or other landscape elements, to assist in mitigating the risk of vehicle impact and damage.

The artist has incorporated anti-climb security mesh cladding to the lower 6 metres of the truss system to prevent climbing access. The artwork will be constructed to a durable standard with maintenance able to be undertaken from within the internal structure of the truss.

Assembly and Installation

As the site is adjacent to a private road essential to the operation of the concrete batching plant, installation will need to occur outside the plant's operating hours (6:00am-10:00pm Monday-Saturday). This effectively limits installation to Sundays and public holidays, or from 10:00pm to 6:00am on other days.

Installation of the artwork is likely to be staged over two days:

- Day 1 – Install the footing

- Day 2 – Installation of the base plate, truss system, neck/crucible, the Globe and all associated electrical connections

Traffic management will be required on Edward Street between Gladstone Street and Somerville Street during installation.

Limited site access and the constrained working hours mean that if installation does not proceed as planned within the two days, additional crane mobilisations, extended labour, assembly area lease and traffic management may be required, which would likely result in a contract variation. The owners of 3 Chelsea Street, Perth have given tentative approval to use their vacant site as a laydown area for the installation works

External approvals

Administration has consulted with a number of stakeholders on the artwork design and location including:

- Main Roads WA have provided in-principle approval to proceed with the new location with final design of the artwork and light animations to be submitted prior to construction.
- Public Transport Authority have provided in-principle support for Vincent to access existing power on site to power the Globe artwork

Next Steps

If Council approve the new location, Administration will update the artists contract to reflect the revised site and updated project milestones.

Following execution of the contract variation, the project will re-enter the Detailed Design phase. During this phase, the artist will submit construction drawings for City review. The artist will then address any required amendments, after which the City will either accept or reject the proposed design.

Following acceptance of the design, the project will progress to the Fabrication phase. It is noted that the artist has already commenced fabrication of the 'Globe' ahead of the milestone schedule. Fabrication of the truss, neck/crucible and all internal electrical and lighting components have not commenced.

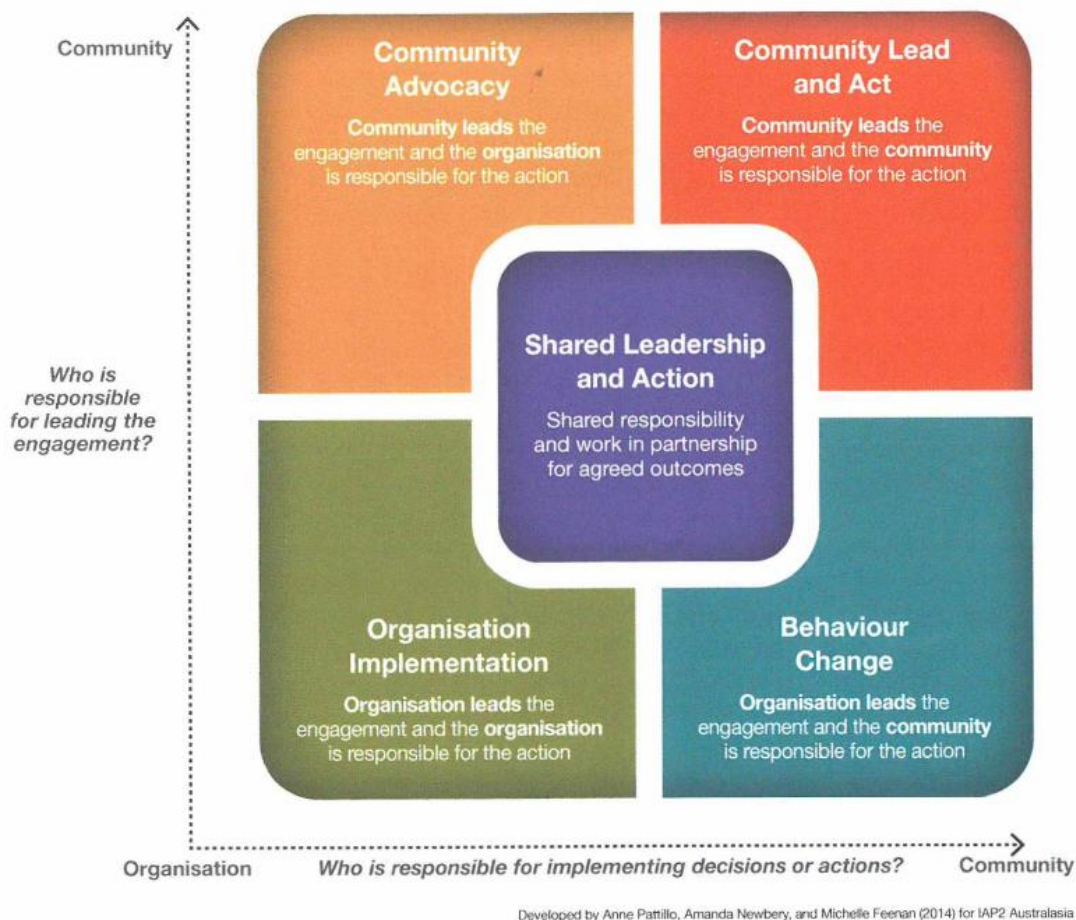
Milestone payments will be made at:

- 50% fabrication complete and submission of the Installation Methodology and Risk Management Plan; and
- 100% fabrication complete following City inspection and acceptance of the artwork.

Following acceptance of the completed artwork, the project will proceed to the Installation phase. The final milestone payment will be made upon installation of the artwork, delivery of the maintenance manual and completion of an artist talk.

Installation is currently scheduled for completion by early-to-mid 2027. Nearby residents will be notified once installation dates have been confirmed.

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.

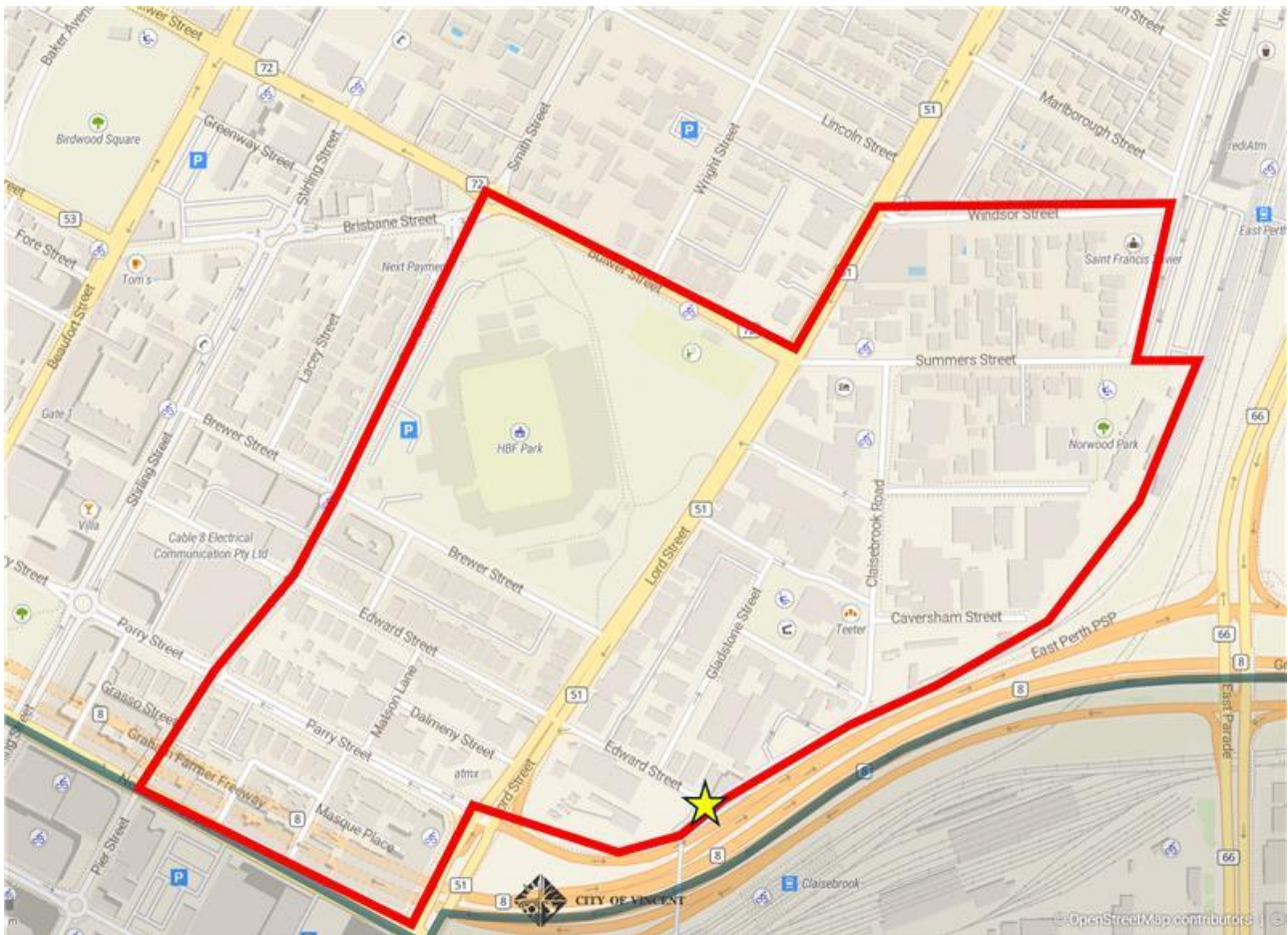
Tension: People feel forced leading to an unresponsive process.

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

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

A robust process to engage with the community and stakeholders

On Thursday 14 May 2026, a notice was distributed to property owners and occupants within the area shown below.



The notice outlined the proposed public art project and advised that Council will consider the proposed new location at the 16 June 2026 Ordinary Council Meeting.

Recipients were invited to direct any questions regarding the proposal to Administration with any formal concerns or submissions to be raised at the Council Briefing and/or Ordinary Council Meeting.

LEGAL/POLICY:

Use of funds from the Percent for Art cash-in-lieu reserve must be in line with the Local Planning Policy No. 7.5.13 – Percent for Public Art.

A contractual agreement has been executed with the artist and will be formally varied (both in terms of the project and the location) following Council approval of new location.

RISK MANAGEMENT IMPLICATIONS

Council's Adopted Risk Appetite and Tolerance Statements states:

Risk Category	Risk Appetite/tolerance Statement	Descriptor/Clarification
<i>3rd party Partner (Contractor) failure</i>	The City has a low risk appetite for third party partner (contractors) failure.	The City utilises many outside organisations in delivering on its mandate. This low appetite means that even minor or insignificant breaches in contracts or delays in delivery of products and services will be taken seriously. Accordingly, third party risk must be considered before entering into any contract, including reputation of third party, financial viability, audit clauses etc.

<i>Procurement failure</i>	The City has a low risk appetite for procurement failures that lead to poor value for money or financial loss, poor quality of service; incorrect or substandard products or delayed delivery; wastage of funds or services.	This ties into the above point; and thereby requires appropriate procedures in the procurement process to ensure the required outcomes for the City and appropriate enquiry and planning prior to purchases. Note, appropriate delegations must exist to support this.
<i>Financially Volatile Decisions</i>	The City has a low appetite for risk in decision making that impacts financial volatility and sustainability	These are for those decisions not specifically considered below: Based on risk consequence criteria - Risk of loss more than \$100,000 (0.035% - 0.17% of operating budget)

If Council resolves not to proceed with the project in its entirety, the City is contractually obliged to pay the next milestone, making the total project loss at least \$107,500.

Reputational Risk

Risk Category	Risk Appetite/Tolerance Statement	Descriptor/Clarification
<i>Activity risking long-term values or reputation of Council</i>	<i>The City has zero risk appetite in any activity that will put its long-term values or reputation at risk.</i>	

After the rejection of a Major Artwork in May 2020, there is a reputation risk in the arts sector if another major artwork was cancelled, particularly with Council’s adopted Arts Plan vision to “embed creativity in everything we do to make City of Vincent the Arts capital of Perth”.

STRATEGIC IMPLICATIONS:

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

Connected and Healthy Community

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

Thriving Places

Art, history and our community’s living cultures are evident in the public realm. Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.

SUSTAINABILITY IMPLICATIONS:

This project does not contribute to any specific sustainability outcomes of the Sustainable Vincent Framework, however it should be noted that the main steel components of the globe structure have been repurposed from the water tanks used to build the Graham Farmer Freeway.

PUBLIC HEALTH IMPLICATIONS:

This item does not directly relate to any priority health outcomes in the City’s *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

The investigation and progression of an alternative site has resulted in additional design, engineering and installation costs. These additional costs primarily relate to rework of completed design, revised installation methodology, and extended artist involvement required to deliver the artwork in a new location.

Administration has sought to minimise the value of the contract variation by reallocating undelivered scope and assuming responsibility for some cost items where possible.

In the original budget, \$215,000 from the Percent for Art cash-in-lieu reserve was awarded to artist Marcus Canning for the delivery of The Globe public artwork. The project contract detailed the following items that were in and out of scope for the artist.

In the Artist’s Scope	Examples of Associated Costs
Delivery of Design	Structural engineering design and certification, rendering images, 3D visualisations, advice from contractors for installation
Fabrication of Artwork	Materials and their storage, space to create the artwork, hardware, labour, third parties such as welders, powder coating
Installation, Artwork Manual and Artist Talk	Labour, footing/foundation install, transport of artwork, traffic management, access or construction equipment
Community Activation	Event fees, printing and collateral (part of initial proposal, no longer applicable)

Out of Artist’s Scope	Examples of Associated Costs
Preparation of Site	Site investigations such as scanning and locating underground services, geotechnical investigations; power supply for the artwork; any relocation of assets required such as underground services, bollards, street signs, etc.

The artist has rescoped the budget and determined that a contract variation of **\$54,133.64** is required to redo work already complete in the original location, redesign the artwork and install it in a new location.

Additional artist fees have also been requested due to the large amount of time required to deliver this project. Although a substantial increase, the additional artist fee is still below the recommended 25%-35% for public art project budgets of \$100,000-\$300,000 as outlined in the National Association for the Visual Arts (NAVA) *Code of Practice for Visual Arts, Craft and Design* which was released in September 2022.

In order to reduce the value of this contract variation, Administration and the artist have agreed to reallocate undelivered scope from the original scope to a total value of \$15,000.00.

In addition to the artists contract variation, Administration will request an additional budget increase of \$5,866.36 as a contingency which will be held by the City, not the artist. The total contract variation is therefore \$60,000.00 and will be requested through the 2026/27 Annual Budget process.

	Original Scope	Revised Scope	Value of change
Reallocation of undelivered tasks – community activation	\$15,000.00	\$0.00	-\$15,000.00
Structural engineering for new design	\$0.00	\$10,000.00	+\$10,000.00
Redesigning and installing the artwork in a new location	\$190,000.00	\$214,133.64	+\$24,133.64
Artist fees	\$10,000.00	\$45,000.00	+\$35,000.00
Requested Contract Variation	\$215,000.00	\$269,133.64	+\$54,133.64
~10% Contingency (if required)	\$0.00	\$5,866.36	+\$5,866.36
Total Contract Variation	\$215,000.00	\$275,000.00	+\$60,000.00

Administration has also reduced the contract variation by:

- Organising in-kind long-term storage for aspects of the Globe at our Mt Claremont depot; and
- Taking responsibility for a number of items that were originally in the artists scope including traffic management and leasing any assembly areas. These costs have been accounted for in 2026/27 Operational Budget.

COMMENTS:

The proposed location has emerged through a comprehensive process of site assessment, design development and technical investigation. While the site presents a more complex installation environment than other locations considered, investigations undertaken to date indicate these challenges are manageable and proportionate to the long-term artistic, cultural and place outcomes the artwork is intended to achieve.

The location provides a prominent and visually significant setting for the artwork, reinforcing its role as a landmark entry statement for the City and aligning strongly with the artist’s vision and intent. Preliminary

feedback from technical stakeholders and the Design Review Panel has been supportive, with further refinement of structural, maintenance and installation considerations to occur through the next stage of detailed design.

Subject to Council approval, Administration will continue progressing detailed design, approvals and delivery planning for the artwork at the new location with installation scheduled for early-to-mid 2027.

10 INFRASTRUCTURE & ENVIRONMENT

10.1 LOFTUS RECREATION CENTRE - REVIEW OF OPERATIONAL AND FINANCIAL PERFORMANCE

Attachments: 1. **Loftus Recreation Centre - Operational and Financial Performance FY 2025/26** 

RECOMMENDATION:

That Council NOTES the review of operational and financial performance of Belgravia Health and Leisure Group Ltd Pty in respect of Loftus Recreation Centre.

PURPOSE OF REPORT:

To provide Council with an update on the operational and financial performance of Belgravia Health and Leisure Group Pty Ltd (Belgravia) in respect to Loftus Recreation Centre, as requested at the Ordinary Council Meeting held 9 December 2025.

DELEGATION:

Council at its meeting 9 December 2025 requested 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).

BACKGROUND:

In 2025 Belgravia requested a rent reduction due to ongoing operational challenges and financial losses it was experiencing at Loftus Recreation Centre. Administration tabled the request to Council at its December 2025 meeting, with the following resolution being the outcome:

That Council:

1. *APPROVES a variation of lease with Belgravia Health & Leisure Group Pty Ltd (ACN 005 087 463) located at portion of Lot 501 (99) Loftus Street, Leederville as follows:
1.1 Reduction of rent for FY2025/2026 by 50% from 1 July 2025 to 31 December 2025 (6 months) in the amount of \$ 48,436.56; and*
2. *Subject to satisfactory negotiations carried out by the Chief Executive Officer, AUTHORISES the Mayor and CEO to execute the Deed of Variation of Lease in accordance with the Execution of Documents Policy.*
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*
4. *NOTES this decision does not imply support for any future rent reduction; and*
5. *NOTES Council's intent to undertake a full review to consider options for the operating model and management of Loftus Recreation Centre ahead of lease expiry in December 2027. The Council approved a rent reduction*

DETAILS:

Belgravia Health and Leisure Group Pty Ltd (Belgravia) have provided an updated report outlining the operational and financial performance of Loftus Recreation Centre for FY2025/26 year-to-date, including performance trends, challenges and improvement initiatives. See **Attachment 1**.

Financial Performance and Trajectory

The Centre has demonstrated a measurable improvement in financial performance compared to the previous financial year. Based on year-to-date results (ten months), the Centre is operating at an approximate direct site loss of -\$78,000 (increasing to approximately -\$186,000 including head office servicing costs), representing an improvement on the prior year performance of approximately -\$162,000 (or -\$260,000 including head office costs).

A proportion of this improved position has been supported by the temporary rent reduction approved by Council, which contributed approximately \$44,000 to the favourable variance.

While this reflects a positive trajectory, Belgravia has advised that the Centre is expected to remain in a deficit position at the end of the financial year. Seasonal factors, ongoing cost pressures and the cessation of rent relief in the latter part of the financial year are expected to moderate the full-year improvement.

Underlying Structural Challenges

Despite the improved performance, the Centre continues to operate within a structurally constrained environment, primarily driven by the ageing condition of the facility and its associated infrastructure.

Belgravia has identified that the condition of the asset is increasingly affecting customer perception, participation levels and overall competitiveness. In addition, rising operating and maintenance costs, as well as broader increases in utilities, consumables and cost of goods, are placing ongoing pressure on financial sustainability.

These factors indicate that, while operational improvements are being achieved, the Centre's financial performance is influenced by underlying structural constraints that cannot be addressed through operational measures alone.

Competitive Environment and Market Pressures

The Centre also operates within a highly competitive local market, with increased competition from both commercial fitness operators and nearby local government facilities.

Notably, Belgravia has identified that recent upgrades to nearby facilities, including Beatty Park Leisure Centre, and the presence of low-cost gym providers are influencing customer expectations, retention and pricing dynamics.

This is reflected in membership trends, with overall participation stabilising following prior declines post-COVID, but with ongoing attrition linked to customers transitioning to alternative facilities.

External operational factors within the broader precinct also present constraints, including scheduling dependencies associated with Leederville Oval, which have resulted in foregone revenue opportunities of approximately \$20,000 due to booking conflicts.

Operational Performance and Management Capability

Notwithstanding the challenges outlined above, Belgravia has demonstrated improved operational performance and strengthened management practices over the current reporting period.

The appointment of a new leadership team has contributed to improvements in:

- Operational consistency and service delivery

- Facility presentation and cleanliness
- Programming and utilisation of spaces
- Customer engagement and experience

In addition, several targeted operational initiatives have been implemented, including:

- Expansion of program offerings (e.g. pickleball and social sport competitions) to increase utilisation
- Bringing café operations in-house to improve service quality and financial performance
- Enhanced marketing and promotional activity to support membership growth and retention
- Upgrades to cleaning services to improve facility presentation and customer satisfaction

These initiatives have contributed to improved participation outcomes, particularly in areas such as casual use and court hire, and demonstrate a proactive and responsive operational approach.

Community Outcomes and Service Delivery

In addition to financial and operational performance, Loftus Recreation Centre continues to deliver significant community benefits, aligned with the City's strategic objectives.

Key outcomes include:

- Delivery of inclusive programs, including Special Olympics and services supporting individuals with additional learning needs and autism spectrum disorder
- Strong participation in programs supporting older adults, including Prime Movers and culturally specific social programs
- Provision of school-aged and early years programming through partnerships such as Gecko Sports
- Health-focused initiatives supporting individuals with chronic conditions, including Parkinson's programs
- Workforce development through partnerships with SEDA, providing structured pathways for students

These initiatives contribute to improved physical health, mental wellbeing, social connection and community inclusion, reinforcing the Centre's role as an important piece of community infrastructure.

Summary of Performance Position

Overall, the information provided indicates that Loftus Recreation Centre is:

- Demonstrating improving financial and operational performance compared to the previous year
- Benefiting from targeted operational improvements and strengthened management practices
- Continuing to deliver strong community outcomes and social value
- Operating within a structurally constrained and competitive environment, which continues to impact long-term financial sustainability

This context provides an important evidence base for Council in considering both the current performance of the operator and the longer-term considerations associated with the future operating model of the facility.

CONSULTATION/ADVERTISING:

Nil

LEGAL/POLICY:

Nil

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to note the outcome of the review of Belgravia's operational and financial performance.

STRATEGIC IMPLICATIONS:

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

Connected and Healthy Community

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

Thriving Places

Efficiently managed and maintained City assets in the public realm.

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:Sustainable Vincent Framework

This is in keeping with the following priority objectives of the City's Sustainable Vincent Framework:

Good governance and responsible investment

PUBLIC HEALTH IMPLICATIONS:

Nil

FINANCIAL/BUDGET IMPLICATIONS:

No additional financial implications currently.

COMMENTS:

Administration has reviewed the performance information provided by Belgravia and considers that the Centre is demonstrating measurable operational and financial improvement compared to the previous financial year, noting a reduction in overall operating deficit and stabilisation of membership and participation levels.

Importantly, this improvement is occurring within a challenging operating environment, impacted by:

- The ageing condition of the facility and associated plant and equipment
- Increased competition within the local catchment, including upgraded nearby facilities and low-cost gym providers
- Ongoing cost pressures relating to utilities, maintenance and service delivery

These factors collectively contribute to an underlying structural deficit, which is unlikely to be fully resolved through operational changes alone.

Notwithstanding these constraints, Belgravia has demonstrated appropriate operational capability and responsiveness, including:

- Strengthening of the local leadership team and operational practices

- Improvements to facility presentation, programming, and customer experience
- Increased focus on utilisation of underperforming spaces and revenue-generating activities
- Implementation of targeted initiatives to support membership retention and growth

These actions have contributed to improved performance outcomes and reflect a competent and proactive management approach.

The rent relief provided by Council in the first half of the financial year has supported short-term financial improvement. However, it is noted that this support has only partially offset broader structural pressures, and the Centre is expected to continue operating in a deficit position in the short term.

In addition to financial and operational performance, Loftus Recreation Centre continues to deliver strong community benefit, including:

- Inclusive sport and recreation programs supporting individuals with additional needs
- Health and wellbeing initiatives for seniors and people with chronic conditions
- School, youth and community-based programming
- Partnerships that support workforce development and social connection




These outcomes align strongly with the City's Strategic Community Plan objectives relating to a Connected and Healthy Community and Thriving Places.

Administration will continue to actively monitor performance and work collaboratively with Belgravia to:

- Maintain the positive trajectory in operational performance
- Identify opportunities to improve financial sustainability
- Manage emerging risks as they arise

This ongoing oversight will also inform the broader review of the future operating model for Loftus Recreation Centre, as previously resolved by Council, ensuring that decision-making is informed by both operational performance and long-term community outcomes.

10.2 OUTCOME OF ADVERTISING AND ADOPTION OF AMENDED VERGE TREATMENT POLICY

- Attachments:**
1. **Verge Treatment Policy** 
 2. **Verge Treatments, Plantings and Beautifications 2.2.4** 
 3. **Verge Treatment Policy - Survey Results** 

RECOMMENDATION:**That Council:**

ADOPTS the Verge Treatment Policy at Attachment 1, which replaces Policy Verge Treatments, Plantings and Beautification 2.2.4 at Attachment 2.

PURPOSE OF REPORT:

To present the outcome of community consultation and seek approval of the proposed Verge Treatment Policy at **Attachment 1**.

DELEGATION:

Section 2.7 of the *Local Government Act 1995* sets out the Role of Council as being to 'determine the local government's policies'. There is no delegation to Administration to make, review or repeal policies.

BACKGROUND:

At its 10 February 2026 Meeting, Council approved undertaking community consultation of its intention to amend the Policy Verge Treatments, Plantings and Beautification 2.2.4

In accordance with the City's [Community and Stakeholder Engagement Policy](#), community consultation was undertaken between 18 March 2026 and 15 April 2026 which is more than the 21 days required.

The policy was advertised on the City of Vincent website, social media and through the following public notices:

- The consultation webpage was published on the Imagine Vincent website from 18 March 2026 to 15 April 2026.
- News Item on the City's website – 73 unique visitors and 98 views.
- E- news publication on 26 March 2026 – estimated to have reached 10,031 of people; and
- Notice exhibited on the notice board at the City's Administration and Library and Local History Centre.

Administration received 8 submissions, 6 supportive and 2 unsure as summarised at **Attachment 3**.

DETAILS:**Requirement for a documented City position (including community need or legislative requirement):**

Street verges are Crown land under the care, control and management of Local Government and perform multiple functions including pedestrian movement, streetscape, service infrastructure, drainage, and environmental outcomes.

The amended policy is required to:

- Support safe, accessible and sustainable streetscapes.
- Provide clear direction on permissible verge treatments.
- Align with the City of Vincent Local Government Property Local Law 2021 and Parking Local Law 2023.
- Improve consistency, transparency and enforceability of decisions.

Examples of current / best practice:

The amended policy reflects contemporary Local Government practice by:

- Separating policy intent from operational and technical detail.
- Supporting policy with CEO-approved Operational Guidelines.

- Strengthening environmental and water-sensitive design outcomes.
- Clarifying responsibilities for residents, utilities and the City.

CONSULTATION/ADVERTISING:

No further consultation is required.

Comments Received in Support:	Administration Comment:
<p>Supportive submissions generally endorsed the policy direction toward greener, more sustainable and lower-impact verge treatments.</p> <p>Key themes included support for increasing urban canopy and shade trees, reducing excessive paving and synthetic turf, improving biodiversity and urban cooling outcomes, encouraging waterwise native planting, and enhancing stormwater infiltration.</p> <p>Several submissions also supported stronger controls and enforcement to prevent over-paving of verges and improve streetscape amenity.</p>	<p>Administration notes that the supportive submissions were generally consistent with the overall intent and strategic direction of the draft Verge Policy, particularly in relation to increasing urban greening outcomes, reducing excessive hardstand, discouraging synthetic turf, improving biodiversity and supporting urban heat mitigation.</p> <p>Several submissions also highlighted the importance of increasing tree canopy coverage, enhancing shade outcomes and encouraging water-sensitive verge treatments. These matters are already broadly supported through the draft Policy objectives and associated guidelines.</p> <p>Concerns regarding enforcement and compliance have also been noted and will continue to be managed through the City’s existing compliance and operational processes.</p> <p>Administration considers the draft Policy appropriately reflects the key themes raised during consultation and no substantial amendments are recommended as a result of the supportive submissions. Minor administrative or wording refinements may be undertaken prior to final adoption where considered appropriate.</p>
Comments Received Neither Support Nor Object:	Administration Comment:
<p>Submissions received that neither expressly supported nor objected to the draft Policy generally provided observations, suggestions or requests for clarification regarding verge treatments, landscaping outcomes and implementation.</p> <p>Common themes included balancing urban greening with practical access and parking needs, ensuring appropriate tree species selection and shade outcomes, maintaining flexibility for residents, and encouraging consistent enforcement and maintenance standards.</p>	<p>Administration notes that the submissions received which neither expressly supported nor objected to the draft Policy were generally focused on operational matters, implementation considerations and requests for clarification rather than opposition to the overall policy direction.</p> <p>Key themes included balancing greening outcomes with practical access requirements, consideration of appropriate tree species and canopy outcomes, flexibility in verge treatments, and consistency in maintenance and compliance approaches. These matters are considered to be adequately addressed within the draft Policy objectives, guidelines and operational procedures.</p> <p>Administration does not consider that the matters raised warrant substantial amendment to the draft Policy.</p>

LEGAL/POLICY:

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

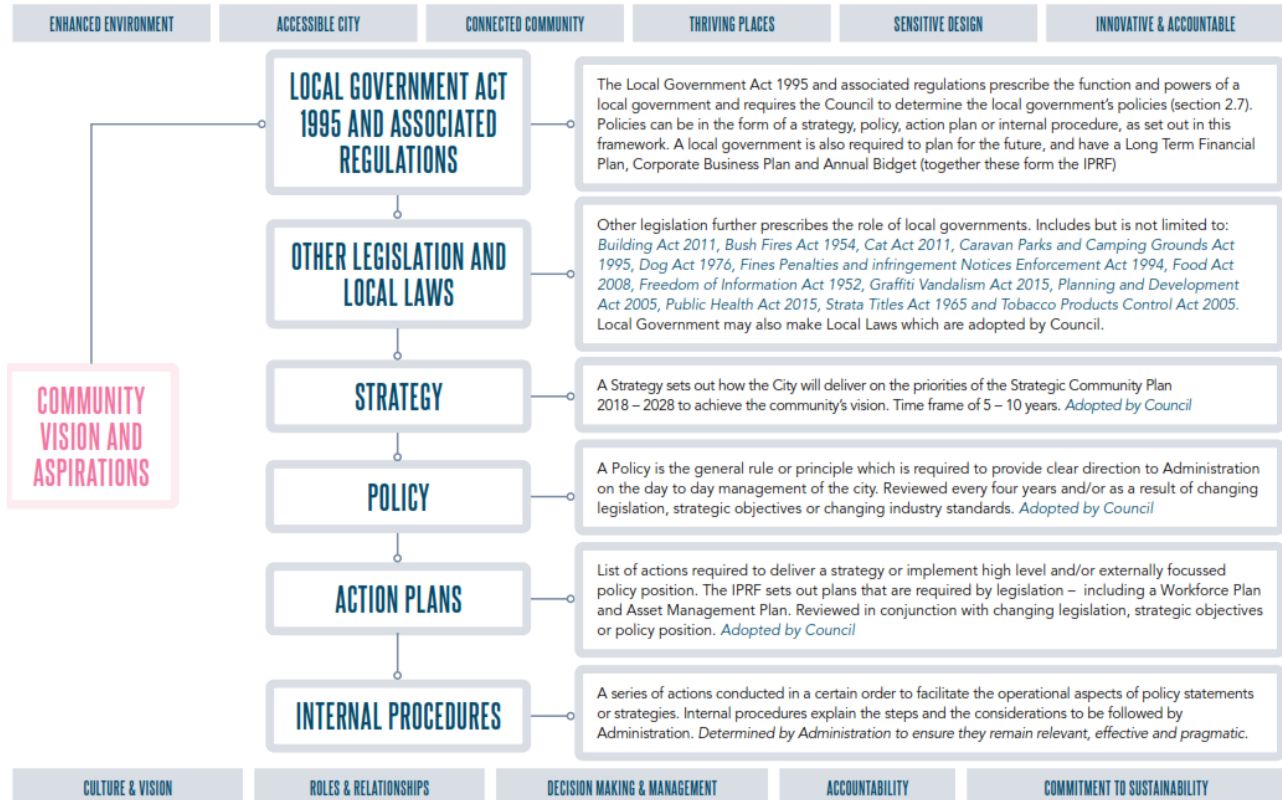
The City's [Corporate Document Development Policy](#) sets out the process for the development and review of the City's policy documents.

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 proposed policy is to provide [clear principles to guide decision-making and community understanding in relation to verge management, planting, parking and general works.](#)

LOCAL GOVERNMENT DECISION MAKING HIERARCHY



The amended Verge Treatment Policy has been prepared in accordance with the Corporate Document Development Policy and aligns with:

- City of Vincent Local Government Property Local Law 2021.
- City of Vincent Parking Local Law 2023.
- Road Traffic Code 2000.

RISK MANAGEMENT IMPLICATIONS

Low: Adopting the proposed policy is low risk because this will improve clarity, consistency and enforceability, reducing safety and compliance risks.

STRATEGIC IMPLICATIONS:

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

Enhanced Environment

Our parks and reserves are maintained, enhanced and accessible for all members of the community.

Accessible City

We have embraced emerging transport technologies.

Connected and Healthy Community

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

Thriving Places

Efficiently managed and maintained City assets in the public realm.

Sensitive Design

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

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

Sustainable Vincent Framework

This is in keeping with the following priority objectives of the City's Sustainable Vincent Framework:

Regenerative, green and biodiverse

PUBLIC HEALTH IMPLICATIONS:

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

Increased physical activity

FINANCIAL/BUDGET IMPLICATIONS:

There are no direct financial implications arising from the advertising of the amended policy. Implementation will be managed within existing operational and capital budget processes.

COMMENTS:

Nil

10.3 OUTCOME OF ADVERTISING AND ADOPTION OF AMENDED POLICY RIGHTS OF WAY

- Attachments:**
1. **Rights of Way Policy** 
 2. **Policy Laneways and Rights of Way 2.2.8** 
 3. **Rights of Way Policy - Survey Results** 

RECOMMENDATION:

That Council ADOPTS the Rights of Way Policy at Attachment 1, which replaces Policy Laneways and Rights of Way 2.2.8 at Attachment 2.

PURPOSE OF REPORT:

To present the outcome of community consultation and seek approval of the proposed Rights of Way Policy at **Attachment 1**.

DELEGATION:

Section 2.7 of the *Local Government Act 1995* sets out the Role of Council as being to 'determine the local government's policies'. There is no delegation to Administration to make, review or repeal policies.

BACKGROUND:

At its 10 February 2026 Meeting, Council approved conducting community consultation of its intention to amend the Policy Laneways and Rights of Way 2.2.8.

In accordance with the City's Community and Stakeholder Engagement Policy, community consultation was undertaken between 18 March 2026 and 15 April 2026 which is more than the 21 days required.

The policy was advertised on the City of Vincent website, social media and through the following public notices:

- The consultation webpage was published on the Imagine Vincent website from 18 March 2026 to 15 April 2026.
- News Item on the City's website – 57 unique visitors and 72 number of views.
- E- news publication on 26 March 2026 estimated to have reached 10,031 of people; and
- Notice exhibited on the notice board at the City's Administration and Library and Local History Centre.

Administration received 2 submissions, both unsure as summarised at **Attachment 3**. There was one additional late submission received via email.

DETAILS:**Requirement for a documented City position (including community need or legislative requirement):**

The amended Rights of Way Policy provides a clear, contemporary City position on the ownership, acquisition, closure, maintenance, upgrade and amenity of rights of way, irrespective of ownership. The Policy:

- Establishes rights of way as strategic City assets.
- Clarifies responsibilities based on ownership.
- Formalises the City's intent to proactively acquire private rights of way where appropriate.
- Provides a defensible framework for closure, access management and beautification.

Detailed technical, procedural and construction requirements are now contained within Operational Guidelines, approved under CEO delegation, ensuring flexibility while retaining Council oversight of strategic direction.

Examples of current / best practice:

The separation of policy from operational guidelines aligns with contemporary local government governance practice and reduces the need for frequent Council amendments when technical standards change. The amended Policy also aligns with:

- Land Administration Act 1997.
- Local Government Act 1995.
- WAPC Planning Bulletin 33 – Rights-of-Way or Laneways in Established Areas.
- Asset-management best practice and renewal programming.

CONSULTATION/ADVERTISING:

No further consultation is required.

Comments Received in Support:	Administration Comment:
Nil	Nil
Comments Received Neither Support Nor Object:	Administration Comment:
<p>A total of three submissions were received in relation to the draft Rights of Way Policy, comprising two submissions during the formal consultation period and one late submission received following the close of consultation.</p> <p>Key themes raised included maintaining vehicle access and manoeuvrability, understanding impacts on strata and shared access arrangements, and recognising the evolving role of Rights of Way as shared community spaces with increasing pedestrian and active transport use. Feedback generally supported a balanced and context-sensitive approach to access, safety and amenity outcomes.</p>	<p>Based on the feedback received, the comments do not currently indicate a need for substantive changes to the draft Rights of Way Policy itself. The issues raised largely relate to implementation, communication and site-specific access concerns, rather than the overall policy direction.</p> <p>However, the feedback does reinforce the importance of:</p> <ul style="list-style-type: none"> • ensuring existing access arrangements and vehicle manoeuvrability are carefully considered when assessing any proposed changes to a ROW; • providing clear guidance and communication to affected residents and strata councils regarding potential impacts; and • continuing stakeholder engagement during implementation and assessment processes. <p>The submissions do not currently warrant substantive changes to the draft Policy, however the matters raised will help inform future Operational Guidelines, implementation processes and site-specific assessments.</p>

LEGAL/POLICY:

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

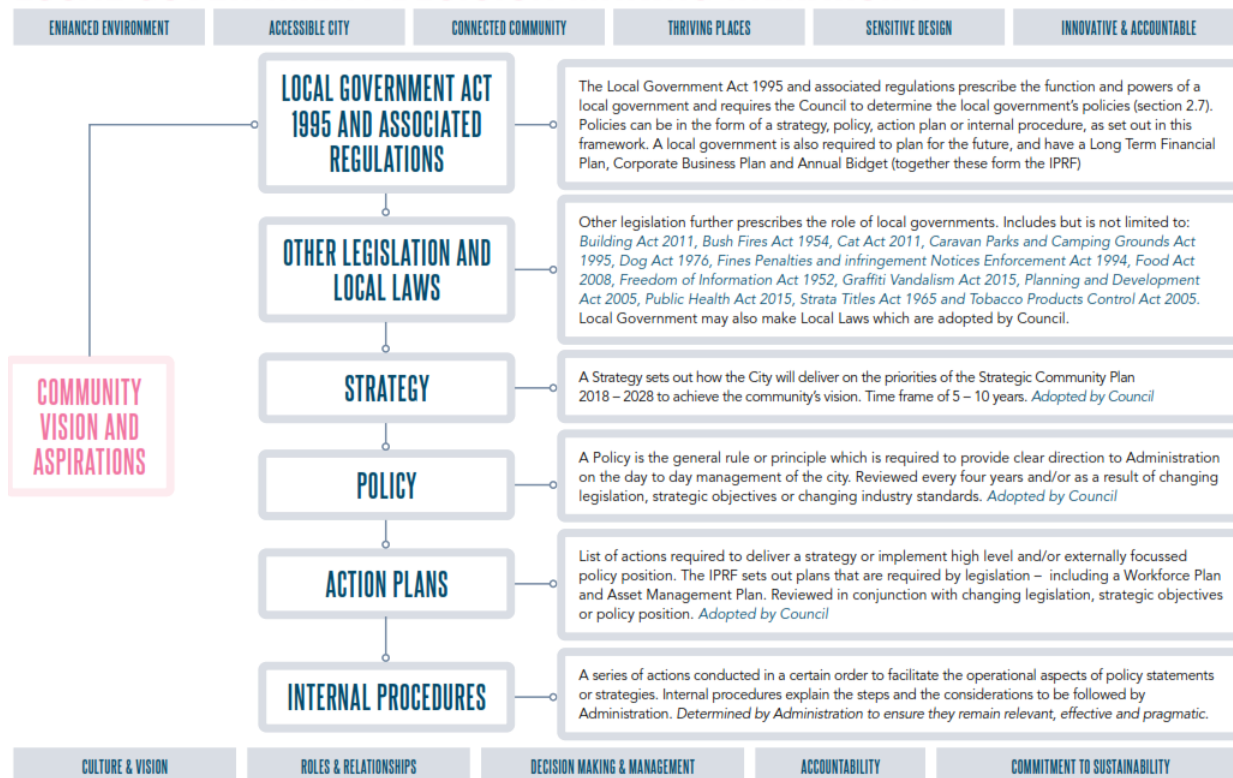
The City's Corporate Document Development Policy sets out the process for the development and review of the City's policy documents.

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 proposed policy is to provide high-level principles to guide decision-making, with operational detail contained in CEO-approved guidelines.

LOCAL GOVERNMENT DECISION MAKING HIERARCHY



The draft amended Rights of Way Policy is supported by, and consistent with, the following legislation and statutory frameworks:

- Land Administration Act 1997 – relating to acquisition, dedication and closure of rights of way.
- Transfer of Land Act 1893 – relating to easements and interests in land.
- Road Traffic (Administration) Act 2008 and Road Traffic Code 2000 – relating to the definition, regulation and use of roads and public thoroughfares.
- Planning and Development Act 2005 – relating to development access and infrastructure contributions.
- Relevant City of Vincent Local Laws.

RISK MANAGEMENT IMPLICATIONS

Low: Adopting the proposed policy is low risk because this will reduce risks by:

- Improving legislative and procedural clarity.
- Strengthening defensibility of acquisition and closure decisions.
- Ensuring consistent, transparent management of rights of way.

STRATEGIC IMPLICATIONS:

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

Connected and Healthy Community

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

Thriving Places

Efficiently managed and maintained City assets in the public realm.

Sensitive Design

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

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:**Sustainable Vincent Framework**

This is in keeping with the following priority objectives of the City's Sustainable Vincent Framework:

Resilient and low carbon infrastructure

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:








There are no immediate financial implications arising from advertising the amended Policy. Future works will continue to be prioritised through existing asset-management and renewal programs.

COMMENTS:

Nil

11 COMMUNITY & BUSINESS SERVICES

11.1 ADOPTION OF THE ANNUAL BUDGET 2026/27

- Attachments:**
1. **Statutory Annual Budget for year ended 30 June 2027** 
 2. **4 Year Capital Works Plan 2026/27 - 2029/30** 
 3. **Summary of Income and Expenditure by Service Area 2026/27** 
 4. **Proposed Fees and Charges 2026/27** 
 5. **Objects and Reasons Differential Minimum Payments 2026/27** 
 6. **Workforce Plan 2026/27** 
 7. **Differential Rates Submissions Summary 2026/27** 

RECOMMENDATION:

That Council BY ABSOLUTE MAJORITY:

1. BUDGET:

Pursuant to the provisions of Section 6.2(1) of the *Local Government Act 1995* and Part 3 of the *Local Government (Financial Management) Regulations 1996*, **ADOPTS** the City of Vincent Annual Budget as detailed in Attachment 1 for the year ended 30 June 2027, which includes:

- 1.1 **Statement of Comprehensive Income by Nature or Type showing a net result for the year of \$11,001,826;**
- 1.2 **Statement of Cash Flows showing a net cash provided by operations of \$12,454,623 and a net increase in cash held of \$501,565**
- 1.3 **Statement of Financial Activity showing an amount required to be raised from rates of \$49,212,115;**
- 1.4 **Transfers to/from Reserves as detailed on the Cash Backed Reserves Statement showing a 30 June 2027 closing balance of \$43,310,376; and**
- 1.5 **Notes to and forming part of the Budget; and**
- 1.6 **Capital Works Program showing a total of \$25,391,319 (including 2025/26 carry forward projects of \$3,606,362.**

2. CAPITAL WORKS PLAN:

ADOPTS the Capital Works Plan 2026/27– 2029/30 at Attachment 2.

3. RATES:

Pursuant to Sections 6.32, 6.33 and 6.35 of the *Local Government Act 1995*, **IMPOSES** the following differential general rates and minimum payments on Gross Rental Values (GRV);

3.1 General Rates:

Differential General Rate	Cents in the dollar
Residential	6.477315
Vacant	12.90000
Other (Commercial and Industrial)	7.146508
Short Term Rental Accommodation	7.772778

3.2 Minimum Payments:

Differential General Rate	Minimum Payment on GRV
Residential	\$1,685.55
Vacant	\$1,794.97
Other (Commercial and Industrial)	\$1,700.00
Short Term Rental Accommodation	\$1,850.00

3.3 Rate Payment Options:

Pursuant to Section 6.45 of the *Local Government Act 1995* and Regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*, ADOPTS the following payment options and due dates for the payment of rates and service charges:

3.3.1 Pay in full:

Payment in full on 28 August 2026.

3.3.2 Four Instalments:

To qualify for the instalment option, the City must receive the exact amount of the 1st instalment in one transaction by the due date. The instalment option includes the following due dates:

Instalment	Date
First instalment	28 August 2026
Second instalment	30 October 2026
Third instalment	8 January 2027
Fourth instalment	12 March 2027

3.3.3 Rates Smoothing Flexible Payment:

The rates smoothing flexible payment option allows ratepayers to spread their payments across weekly, fortnightly, or monthly instalments. To participate in this program, ratepayers must register a Direct Debit Request and Service Agreement through the new direct debit online portal. The direct debit end date is 31 May 2027.

3.4 Instalment, Rates Smoothing and Arrangements, Administration Fees and Interest Charges:

3.4.1 Pursuant to Section 6.45(3) of the *Local Government Act 1995* and Regulation 67 of the *Local Government (Financial Management) Regulations 1996*, ADOPTS an instalment administration charge of \$8.00 per instalment for payment of rates by 4 instalments, to apply to the second, third and fourth instalment; and

3.4.2 Pursuant to Section 6.45(3) of the *Local Government Act 1995* and Regulation 68 of the *Local Government (Financial Management) Regulations 1996*, ADOPTS an interest rate of 5.5% where the owner has elected to pay rates through an instalment option, rates smoothing or alternative payment arrangement.

3.5 Late Payment Interest on Overdue Rates and Amounts:

ADOPTS an interest rate of 11% per annum, calculated daily from the due date and continuing until the date of payment:

3.5.1 On overdue rates in accordance with Section 6.51(1) of the *Local Government Act 1995* and Regulation 70 of the *Local Government (Financial Management) Regulations 1996*, subject to Section 6.51(4) of the *Local Government Act 1995*; and

3.5.2 Amounts due to the City in accordance with Section 6.13 of the *Local Government Act 1995*.

Subject to the following exclusions - deferred rates, registered pensioner portions and current government pensioner rebate amounts.

4. REPORTING OF BUDGET VARIANCES:

Pursuant to Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, ADOPTS the monthly reporting variance for the 2026/27 financial year of 10% or more, where that variance is also more than \$20,000;

5. FEES AND CHARGES:

PURSUANT to Section 6.16 of the *Local Government Act 1995*, ADOPTS the Schedule of Fees and Charges in Attachment 4;

6. RATES WAIVER:

6.1 Pursuant to Section 6.47 of the *Local Government Act 1995*, WAIVES the 2026/27 local government rates for the following groups:

Azzurri Bocce Club	Dorrien Gardens	\$5,213.38
Earlybirds Playgroup	87 The Boulevarde	\$1,700.00
East Perth Football Club	Leederville Oval	\$14,257.26
Floreat Athena Soccer Club	Litis Stadium	\$11,973.97
Forrest Park Croquet Club	Forrest Park	\$5,920.88
Gymnastics Western Australia Inc.	Loftus Centre	\$14,889.75
Highgate Forrest Park Playgroup	Forrest Park	\$2,341.91
Leederville Tennis Club	Richmond Street Leederville	\$3,455.34
Leederville Toy Library	Loftus Community Centre	\$1,700.00
Loton Park Tennis Club	Loton Park	\$4,345.08
Mount Hawthorn Playgroup	Mt Hawthorn Community Centre	\$1,700.00
Mount Hawthorn Toy Library	Mt Hawthorn Community Centre	\$1,700.00
North Perth Bowling Club	Woodville Reserve	\$4,680.96
North Perth Community Garden Inc	Woodville Reserve	\$1,700.00
North Perth Tennis Club	Woodville Reserve	\$4,555.90
Perth Junior Soccer Club Inc	Forrest Park	\$2,054.62
Perth Soccer Club	Dorrien Gardens	\$19,874.44
Rainbow Futures WA Ltd	4 View Street	\$4,573.77
Subiaco Football Club	Leederville Oval	\$12,208.14
Tennis West	Robertson Park	\$10,001.54
Tools n Things	Britannia Reserve	\$1,700.00

Town Team Movement	245 Vincent Street	\$1,700.00
Vincent Men's Shed	Woodville Reserve	\$1,715.16
Volleyball WA	Royal Park	\$4,320.06
		<u>\$138,282.16</u>

- 6.2 Pursuant to Section 6.47 of the *Local Government Act 1995*, WAIVES the 2026/27 local government rates for the following properties reserved for future road widening:

65A Raglan Road MOUNT LAWLEY WA 6050	LOT 198 D/P 39921	\$1,794.97
385 Walcott Street COOLBINIA WA 6050	LOT 889 D/P 426986	\$1,794.97
471 Charles Street NORTH PERTH WA 6006	LOT 201 D/P 422599	\$1,794.97
497 Fitzgerald Street NORTH PERTH WA 6006	LOT 300 D/P 425918	\$1,794.97
232 Charles Street NORTH PERTH WA 6000	LOT 888 D/P 426994	\$1,794.97
		<u>\$8,974.85</u>

7. NOTES a provision of \$50,000 within the budget that will be used to assist ratepayers in financial hardship, up to a maximum of \$500 per property;
8. That Council APPROVES a concession of 30% on rates levied on non-minimum rated vacant residential properties where:
- (a) The property is classified as vacant residential as at 1 July 2026; and
 - (b) At the time of rating, the property must have been classified as vacant residential for less than two continuous years.
9. That Council APPROVES a concession of 30% on rates levied on non-minimum rated vacant residential properties where:
- (a) The property is classified as vacant residential as at 1 July 2026; and
 - (b) At the time of rating, the property must have been classified as vacant residential for less than three continuous years with an active approved Building Permit.

PURPOSE OF REPORT:

To consider adoption of the City's Budget for the 2026/27 financial year, including imposition of differential and minimum rates, adoption of fees and charges, and other consequential matters arising from the budget papers.

DELEGATION:

Section 6.2 of the *Local Government Act 1995* requires Council to adopt by Absolute Majority a budget for its municipal fund for the financial year.

BACKGROUND

Between 1 June and 31 August each year, local governments are required to prepare and adopt a budget for the financial year. As in past years, in preparing the budget, Administration has compiled and analysed relevant information, held a series of budget workshops with Council Members, aligned to the priorities in the City's Strategic Community Plan 2022 – 2032 (SCP), Long Term Financial Plan and review of the Corporate Business Plan (CBP).

A key part of the budget development is identifying the 'budget deficiency' to be made up from the levying of council rates. Once an estimate of that budget deficiency was known, the City gave local public notice of its intention to levy differential rates.

The 2026/27 draft budget continues the City's path toward long-term financial sustainability while considering service delivery requirements. The City continues to face cost escalations across employee costs, Polyphagous Shot-Hole Borer (PSHB) response, waste services, construction costs, IT software, materials and utilities. These cost pressures, along with higher community expectations, asset maintenance and renewal needs, have shaped the 2026/27 Annual Budget.

The City is proposing a rate increase of 5.4% for the 2026/27 financial year. A new Short Term Rental Accommodation (STRA) differential rating category is proposed at 20% higher than the Residential rate category. A higher rate increase of 40.9% is proposed for Vacant residential properties to encourage development of vacant land and offset additional costs associated with managing vacant land.

In preparing the Differential Rates and Minimum Rates for 2026/27, the City has used the following methodology:

- Rate increase of 5.4%, a higher rate increase of 40.9% for Vacant Residential and a new Short Term Rental Accommodation rate set at 20% higher than the Residential rate; and
- Minimum rate increases by 11.1% for Residential and Vacant Residential, 16.2% for Other, 22.0% for STRA, and a reduction in Vacant-commercial of 3.1%.

Minimum rates are imposed to establish the minimum amount any property must pay to contribute to the cost of services provided by a local government, regardless of the value (GRV) of their property.

The proposed 5.4% rate increase equates to \$1.85 per week, or \$96.20 per year for the median residential household. Other residential property examples include an increase of \$2.17 per week or \$112.72 per year for a 4x1 house in Mt Lawley with a GRV of 33,910 and \$2.66 per week or \$138.08 per year for a 5x2 house in North Perth with a GRV of 42,180.

As part of the 2026/27 rate-setting process, the Valuer General's Office has provided the triennial revaluation data, effective from 1 July 2026 (based on a snapshot of property values as at 1 August 2024). At a category level, residential developed properties have on average increased in value by 33.4%, vacant residential land by 23.2%, and commercial/industrial properties between 12.5% and 17.8%.

The anticipated growth in rateable properties during the year has been budgeted at \$150,000 (interim rates).

Several of the City's properties are leased to various community and sporting groups and are subject to local government rates. An allocation of \$156,340 has been budgeted for the waiver of rates to support community and sporting groups. The current total of rates waivers is \$138,282, with the remaining allowance set aside to cover any changes in Gross Rental Value (GRV) and potential new community lease agreements throughout the year.

Additionally, several properties within the City are currently zoned as vacant land but are designated for road reserve purposes. These properties are privately owned and are not available for development or private use due to their designation as future road reserves. Despite their restricted use, these properties remain subject to local government rates with differential minimum payment applying to all of these properties.

A \$25,000 budget has been included for the waiving these rates. The current total of rates waivers in this category is \$8,975, with the remaining allowance reserved for any additional properties identified during the year.

At the Ordinary Council Meeting held on 19 May 2026, Council considered a report (Item 11.4) dealing with a proposal to introduce Differential and Minimum Rates in order to fund the estimated budgeted.

As a result, the following resolution was adopted:

'That Council:

1. *ADVERTISES by local public notice for a period of 21 days, in accordance with Section 6.36(1) of the Local Government Act 1995, its intention to levy the following differential rates and minimum rates in 2026/2027 as set out in the Statement of Objects and Reasons for the Proposed Differential Rates and Minimum Payments for 2026/2027; and*
2. *AUTHORISES the Chief Executive Officer to invite submissions from electors and ratepayers on the proposed differential rates and minimum payments for 2026/2027.'*

Rating Category	2026/2027	
	Rate in the Dollar	Minimum Rate
Residential	0.06477315	\$ 1,685.55
Vacant	0.12900000	\$ 1,794.97
Other	0.07146508	\$ 1,700.00
Short Term Rental Accommodation	0.07772778	\$2,022.66

Since the Ordinary Council Meeting held on 19 May 2026, the number of properties included in the STRA category has been finalised and as a result the proposed Minimum Rate will need to reduce to \$1,850.00 to comply with Section 6.35(4) of the *Local Government Act 1995*. This change has been reflected in the recommendation above.

DETAILS:

The 2026/27 Draft Budget (**Attachment 1**) as presented includes the following components:

- Statement of Comprehensive Income by Nature or Type – this statement details the operating income and expenditure categorised by the nature of the income or expenditure, together with capital grants and profit/loss on asset disposal.
- Statement of Financial Activity – identifies the amount of rates that need to be levied to allow the City to undertake all annual activities, once all income is recognised, non-cash items are adjusted back, Reserve transfers are incorporated and opening and closing balances are factored in.
- Statement of Cash Flows – this statement reflects how cash and cash equivalents have been generated and used over the reporting period
- Explanatory notes to the Statements.
- Cash backed reserves 2026/27 (**Attachment 1 – Note 9, pages 18 and 19**)
- 4 Year Capital Works Plan 2026/27 – 2029/30 (**Attachment 2**).
- Summary of Income and Expenditure by Service Area (**Attachment 3**).
- Fees and Charges Schedule (**Attachment 4**).

FINANCIAL HARDSHIP SUPPORT

The City's financial hardship measures will still be applicable in the 2026/27 financial year.

These measures include:

- **Deferment of payments for up to 6 months** – ratepayers may request to defer the payment of rates for 6 months;
- **Waiver of penalty interest and charges on payment arrangements** – ratepayers entering into a payment arrangement will have interest and fees waived; and

- **Suspension of debt recovery** – debt recovery will cease once a payment arrangement is in place.

A provision of \$50,000 has been included for financial hardship in the 2026/27 budget.

OPENING BALANCE – 1 JULY 2027

The 2025/26 budget is currently estimating an end of year closing surplus for 30 June 2026 of \$5,020,537 as the opening balance for 2026/27, which is mainly attributable to:

- \$2.6m Estimated municipal funding for carry forward capital projects
- \$1.7m Estimated favourable operating result from 2024/25 & 2025/26
- \$0.7m Underground Power higher service charges received in 2025/26

REVENUE

Revenue is anticipated to change as follows compared against the 2025/26 revised budget. Rates and annual charges comprise 58% of the revenue mix, with 34% from Fees and Charges, helping to minimise the burden on ratepayers. Key revenue assumptions include:

Revenue Item	2025/26 Revised Budget (\$)	2026/27 Budget (\$)	Change (\$)
Grants, subsidies and contributions	2,170,561	1,830,421	-340,140
Fees and charges	27,662,708	28,702,196	+1,039,488
Service charges (Underground Power)	7,019,275	Nil	-7,019,275
Interest revenue	2,574,000	2,957,000	+383,000
Other revenue	1,799,254	1,957,428	+158,174
Profit on asset disposals	394,131	777,173	+383,042
Share of profit – Catalina Land Sales	5,833,333	6,666,667	+833,334
TOTAL (excl. rates)	47,453,262	42,890,885	-4,562,377

Key notes on revenue:

- **Rates:** The total amount required to be raised from general rates in 2026/27 is \$49,212,115, an increase of \$2,773,920 on the 2025/26 revised budget of \$46,438,195. Rates and annual charges represent 58% of the total revenue mix.
- **Service Charges (Underground Power):** No service charge revenue is budgeted in 2026/27 as the North Perth Mount Hawthorn (NPMH) Underground Power project service charges were levied in 2025/26. Underground Power service charges and costs have no impact on proposed rating for 2026/27.
- **Fees and Charges:** User charge revenue increases by \$1.0m (3.8%) from \$27.7m to \$28.7m (34% of total revenue). This reflects charges for the delivery of services and use of community infrastructure such as Beatty Park Leisure Centre membership fees and paid parking, reviewed annually to recover inflationary cost increases.
- **Interest Earnings:** Interest earnings are forecast to increase by \$383,000 to \$2,957,000, in line with higher forecast interest rates. Investment decisions are managed in accordance with policy and are reasonably risk averse.
- **Catalina Land Sales:** The City's share of net profit from the Catalina Regional Council land sales increases to \$6,666,667. Anticipated proceeds of approximately \$6,666,667 are transferred to the Catalina Land Sales Reserve.

FEES AND CHARGES

The fees and charges for 2026/27 (**Attachment 4**) includes various amendments to fees and charges with the intention to primarily recover costs due to the impact of inflationary costs pressures. All new fees and charges have been highlighted in the attachment.

Following the Council briefing on 9 June 2026, two amendments have been made to **Attachment 4**:

1. The Operating Fees per m² per month or part month (page 8) has been relocated from Management of Right of Way to sit under the Permits section for improved categorisation. The fee amount is unchanged.
2. The Swim program title on page 24 has been updated from "Seniors" to "Seniors Social Swimming session (no further discounts apply)" to better reflect the nature of the session. The fee amount is unchanged.

OPERATING EXPENDITURE

The City continues to face cost pressures across employee costs, Polyphagous Shot-Hole Borer (PSHB) response, waste services, construction costs, materials and utilities. Operating expenditure changes compared to the 2025/26 revised budget include:

Expenditure Item	2025/26 Revised Budget (\$)	2026/27 Budget (\$)	Change (\$)
Employee costs	(36,202,028)	(38,976,216)	-2,774,188
Materials and contracts	(29,801,153)	(28,937,322)	+863,831
Utility charges	(2,390,514)	(2,462,227)	-71,713
Depreciation	(15,550,069)	(15,947,839)	-397,770
Finance costs	(329,454)	(269,056)	+60,398
Insurance	(798,026)	(861,868)	-63,842
Other expenditure	(1,137,272)	(1,126,778)	+10,494
Loss on disposal of assets	(91,771)	(77,827)	+13,944
TOTAL OPERATING EXPENDITURE	(86,300,287)	(88,659,133)	-2,358,846

Key notes on operating expenditure:

- **Employee costs:** Employee costs are forecast to increase by \$2.8m (7.7%) due to EBA increases, resourcing needs at Beatty Park and other high-demand areas.
- **Materials and Contracts:** Expenditure is forecasted to decrease by \$0.9m compared to the revised budget, primarily due to higher Underground Power project costs \$4.1m in 2025/26. Excluding Underground Power, underlying materials and contracts increase due to higher software licence fees, PSHB response costs and contractor requirements.
- **Utility Charges:** Expected to increase by \$71,713 due to rises in Synergy electricity prices.
- **Finance costs:** decrease by \$60,398 due to lower outstanding loan balances following principal repayments and no new borrowings proposed for 2026/27.

UNDERGROUND POWER PROJECT

Included in the Statement of Financial Activity are the following Underground Power Project expenditure items:

- Materials and Contracts of \$1,338,719
- Loan principal repayments of \$520,923
- Interest expense \$79,786

All Underground Power costs are recovered from ratepayers in the NPMH project area and have no impact on the proposed rating for 2026/27.

NON-OPERATING BUDGET

As detailed in the Statement of Financial Activity, the following Non-Operating transactions are proposed for 2026/27:

- Capital Grants directly associated with the Capital Works Program (including carry forward funding) totalling **\$6,607,960**:
 - \$2.7m grant funding for various road projects;
 - \$1.5m grant funding (election commitment) for Sullivan Logistics Stadium – venue enhancements;

- \$1.0m grant funding for Forrest Park Reserve;
- \$1.0m grant funding for various Parks and playground flood lighting upgrades and;
- \$0.34m grant funding (election commitment) for North Perth/Highgate Skate Park.
- Profit on asset disposals of **\$777,173** mainly due to the disposal of light and heavy fleet and the proposed partial lot sale of Brisbane Street Carpark.
- Loss on asset disposals of **\$77,827** mainly due to the disposal of light and heavy fleet.
- Proceeds from Disposal of Assets of **\$1,210,827** mainly due to the disposal of light and heavy fleet and the proposed partial lot sale of Brisbane Street Carpark.

FINANCING ACTIVITIES

The Statement of Financial Activity lists the following annual financing activities scheduled for 2026/27:

- No new borrowings are proposed in 2026/27 (\$0 compared to \$2,167,128 in the 2025/26 revised budget).
- Repayment of borrowings decreases slightly to **\$1,944,281** due to lower loan balances.
- Transfers to Reserves of **\$8,948,200** includes the following key movements:
 - Anticipated proceeds of \$6.7m transferred to the Catalina Land Sales Reserve due to increased land sales.
 - Transfer of \$0.5m to POS Reserve – General due to the anticipated partial lot sale of Brisbane Street Carpark.
 - Transfer of \$0.28m to the Asset Sustainability reserve.
 - Interest earnings of \$1.26m.
- Transfer from Reserves of **\$3,382,544** includes the following key movements:
 - Asset sustainability reserve transfers to fund Heavy fleet equipment \$0.54m, Beatty Park water ingress & roof renewal \$0.47m, Belgravia toilet facilities renewal \$0.25m, Birdwood Square floodlight \$0.2m, Mt Hawthorn Community Centre roof renewal \$0.2m and Light fleet equipment \$0.1m,
 - Cash in lieu for parking reserve to fund the Accessible City Strategy Implementation \$0.26m, Wayfinding implementation plan \$0.1m, and Leederville village carpark \$0.1m.
 - POS Reserve – General transfer to fund Birdwood Square Softfall \$0.15m.
 - Percent for Art Reserve to fund the COVID-19 Artwork relief project and the Artlets sculpture \$0.1m.
 - State Gymnastics Centre Reserve to fund roof renewal \$0.1m.
 - Underground Power Reserve transfer to meet payment obligations to Western Power and WA Treasury Corporation \$0.67m.

CAPITAL BUDGET

In 2026/27 the City of Vincent plans capital expenditure of \$25,391,319 (**Attachment 2**) including estimated carry forwards of \$3,606,362 with further details provided in the table below. The total capital expenditure includes several multi-year projects.

The capital expenditure budget includes significant funding from grants, third party contributions and reserves with the residual \$14,238,050 (carry forwards \$2,368,563) from municipal funds.

Vincent continues its focus of renewal expenditure in the 2026/27 draft budget, with 78% of new expenditure including carry forwards attributable to asset renewal.

Description	Est. Carry Forward Budget
Air Conditioning & HVAC Renewal	12,762
Litis Stadium changeroom redevelopment	19,198
Beatty Park Leisure Centre - Facilities Infrastructure	153,350

Mt Claremont Depot	332,978
Land and Building Asset Renewal Projects	481,329
Water and Energy Efficiency Initiatives	93,953
Furniture & Equipment	6,015
Accessible City Strategy Implementation Program	73,167
Miscellaneous Asset Renewal (City Buildings)	707
Parking Machines Asset Replacement Program	22,424
Fleet Management Program	350,000
Robertson Park Development Plan - Stage 1	27,921
Skate Space at Britannia Reserve	82,265
Skate Space at Charles Veryard Reserve	23,125
Parks Fencing Renewal Program	1,950
Road Maintenance Programs – Local Road Program	261,760
Parks Greening Plan Program	237,282
Traffic Management Improvements	65,269
Parks Infrastructure Upgrade & Renewal Program	794,478
Road Maintenance Programs – State Black Spot	49,733
Parks Lighting Renewal Program	6,916
Parks Eco-Zoning Program	26,376
Car Parking Upgrade/Renewal Program	20,000
Bus Shelter Replacement and Renewal Program	25,101
Parks Playground / Exercise Equipment Upgrade & Renewal Program	127,704
Bicycle Network	32,360
Parks Irrigation Upgrade and Renewal Program	49,644
Robertson Park Development Plan - Stage 2	228,595
Grand Total	3,606,362

BORROWINGS

No new borrowings are proposed for 2026/27. The City will continue to meet existing loan obligations with principal repayments of \$1,944,281 during the year.

RATES SETTING CONTEXT

The following table details how the rate in the dollar and waste collection charges (where they are applied separately) levied in 2025/26 impact on the rate levied on an individual residential property at each of the local governments, based on a nominated Gross Rental Value (GRV) of \$20,800, being the City of Vincent Residential category median value.

In a residential rating context, this table demonstrates that in 2025/26, when the waste collection charge is factored in the City had:

1. the tenth lowest minimum rate in the metropolitan area; and
2. the eighth lowest combined rates/waste charge of the 29 local governments listed for a residential property with a GRV of \$20,800.

2025/26 Residential Rating Comparison table

Council	Rate in \$	Minimum Rates	Waste Charge	Security	Total		Ranking Based on:		Reserve Balance (excl UP)	Capital Budget	Reserve to Capex ratio	Rates Revenue
					Total Minimum Payable	Residential Rates Levy based on a GRV of \$20,800	Minimum	\$20,800				
Armadale	0.1012250	1,460.00	449.00	-	1,909.00	2,554.48	27	29	165,304,765	82,845,000	2.0	96,265,165
Bassendean	0.0849600	1,229.00	432.00	-	1,661.00	2,199.17	21	25	13,869,765	7,389,304	1.9	17,355,682
Bayswater	0.0772880	1,183.40	421.30	-	1,604.70	2,028.89	18	19	52,400,986	31,840,656	1.6	62,997,810
Belmont	0.0655580	920.00	360.00	-	1,280.00	1,723.61	2	9	63,088,942	23,837,592	2.6	62,356,757
Cambridge	0.0580360	1,057.00	600.00	-	1,657.00	1,807.15	20	12	68,547,939	17,226,084	4.0	29,423,910
Canning	0.0607200	1,125.00	436.00	81.00	1,642.00	1,779.98	19	10	88,756,849	51,934,475	1.7	93,955,579
Claremont	0.0638840	1,557.63	-	-	1,557.63	1,557.63	12	1	10,718,177	5,585,045	1.9	18,678,635
Cockburn	0.0838700	1,591.00	-	72.57	1,663.57	1,817.07	22	13	226,868,503	65,374,352	3.5	141,460,000
Cottesloe	0.0581200	900.00	585.00	-	1,485.00	1,793.90	8	11	8,694,160	3,878,871	2.2	11,864,459
East Fremantle	0.0754170	1,360.00	-	-	1,360.00	1,568.67	4	2	1,386,991	2,430,421	0.6	10,044,192
Fremantle	0.0876640	1,825.00	-	-	1,825.00	1,825.00	25	14	15,404,133	29,176,417	0.5	67,538,194
Gosnells	0.0733000	1,128.00	415.00	-	1,543.00	1,939.64	11	17	116,679,787	57,549,786	2.0	88,172,327
Jondalup	0.0569450	935.00	395.00	-	1,330.00	1,579.46	3	3	118,502,408	54,513,828	2.2	117,270,575
Kalamunda	0.0701200	1,240.00	674.95	-	1,914.95	2,133.45	28	23	54,251,080	42,894,435	1.3	51,786,679
Kwinana	0.0924410	1,277.00	414.00	-	1,691.00	2,336.77	24	27	65,384,116	35,777,857	1.8	56,311,710
Melville	0.0761814	1,491.80	-	67.00	1,558.80	1,651.57	13	6	102,337,003	60,497,985	1.7	114,863,860
Mosman Park	0.0772500	1,002.75	438.90	-	1,441.65	2,045.70	6	21	4,844,420	3,162,935	1.5	12,165,511
Mundaring	0.0920012	1,019.00	550.00	-	1,569.00	2,463.62	15	28	30,255,820	23,521,850	1.3	35,748,896
Nedlands	0.0775510	1,636.00	428.50	-	2,064.50	2,064.50	29	22	7,884,124	10,363,277	0.8	29,821,188
Peppermint Grove	0.0789600	1,560.00	-	-	1,560.00	1,642.37	14	5	2,452,676	2,916,019	0.8	3,856,665
Perth	0.0626235	805.00	371.70	-	1,176.70	1,674.27	1	7	164,728,264	63,452,100	2.6	112,246,343
Rockingham	0.0860700	1,431.00	476.00	-	1,907.00	2,266.26	26	26	104,955,485	81,724,623	1.3	118,374,706
South Perth	0.0776670	1,244.00	430.00	-	1,674.00	2,045.47	23	20	50,384,525	31,624,075	1.6	47,742,872
Stirling	0.0552270	991.00	405.00	55.00	1,451.00	1,608.72	7	4	111,367,666	119,489,713	0.9	174,558,410
Subiaco	0.0709200	1,190.00	408.00	-	1,598.00	1,883.14	17	15	71,856,320	22,080,336	3.3	28,128,259
Swan	0.0803380	1,005.00	507.00	-	1,512.00	2,178.03	9	24	348,736,156	155,017,143	2.2	166,496,196
Victoria Park	0.0942000	1,411.00	-	-	1,411.00	1,959.36	5	18	44,987,233	25,657,805	1.8	55,338,147
Vincent	0.0817795	1,516.54	-	-	1,516.54	1,701.01	10	8	31,165,191	21,858,784	1.4	46,428,195
Wanneroo	0.0709020	1,138.00	440.00	-	1,578.00	1,914.76	16	16	345,774,175	137,558,649	2.5	174,680,029

Gross Rental Values - Triennial Revaluation

The State Government is responsible for determining the methodology for valuing properties in Western Australia. The values provided by the Valuer General are reviewed every three years to complete what is known as a General Valuation.

The revaluation is based on property valuations and sales data as of 1 August 2024 and is effective from 1 July 2026. Rating valuations are therefore assessed at a 'snapshot in time' reflecting the property market for the metropolitan area on precisely the same date, ensuring consistency and fairness in the allocation of rates.

Developed properties are valued on their potential rental income (Gross Rental Value), whereas undeveloped properties are valued between 3 – 5% on the capital value. Both these methods of valuation are known as Gross Rental Value (GRV).

The GRV revaluation adds volatility to the City's rates setting process. The GRV may vary for either the individual property (e.g. where property improvements or development has occurred) or may vary for a category of properties depending on sales data and valuations for the area.

Rate Setting Arising from the Triennial Revaluation

The Valuer General's Office has recently provided the revaluation data, with the following table demonstrating the total variance of the GRV for each rateable category:

Differential	GRV 2023	GRV 2026	Increase (%)
Residential	405,611,813	541,265,017	33.4%
Other - Commercial	121,752,246	136,990,360	12.5%
Other - Industrial	18,353,261	21,619,075	17.8%
Vacant-Commercial	2,762,250	2,915,000	5.5%
Vacant- Residential	6,130,110	7,552,260	23.2%
	554,609,680	710,341,712	28.1%

Whilst individual properties may have fluctuated in value to various extents, at an overall category level, it can be seen that:

- Residential developed properties have on average increased in value by 33.4% and Vacant residential land by 23.2%; and
- Commercial/Industrial properties have on average increased between 12.5% and 17.8% in value, while Vacant Commercial has increased by only 5.5%

LOCAL GOVERNMENT PROPERTIES – RATES WAIVER

In recent years, Council has waived the rate on a range of City properties leased to various community and sporting groups. If a waiver is to be considered, it is necessary for it to be considered at the time of the adoption of the budget. Accordingly, Administration has proposed a recommendation to give Council the opportunity to expressly waive the rates for individual leased local government properties that do not meet any of the defined exemption criteria under section 6.26(2) of the Act.

The total value of the rates waiver for community and sporting groups of **\$138,282.16** has been included in the Rates modelling, and is as follows:

Azzurri Bocce Club	Dorrien Gardens	\$5,213.38
Earlybirds Playgroup	87 The Boulevard	\$1,700.00
East Perth Football Club	Leederville Oval	\$14,257.26
Floreat Athena Soccer Club	Litis Stadium	\$11,973.97
Forrest Park Croquet Club	Forrest Park	\$5,920.88
Gymnastics Western Australia Inc.	Loftus Centre	\$14,889.75
Highgate Forrest Park Playgroup	Forrest Park	\$2,341.91
Leederville Tennis Club	Richmond Street Leederville	\$3,455.34
Leederville Toy Library	Loftus Community Centre	\$1,700.00
Loton Park Tennis Club	Loton Park	\$4,345.08
Mount Hawthorn Playgroup	Mt Hawthorn Community Centre	\$1,700.00
Mount Hawthorn Toy Library	Mt Hawthorn Community Centre	\$1,700.00
North Perth Bowling Club	Woodville Reserve	\$4,680.96
North Perth Community Garden Inc	Woodville Reserve	\$1,700.00
North Perth Tennis Club	Woodville Reserve	\$4,555.90
Perth Junior Soccer Club Inc	Forrest Park	\$2,054.62
Perth Soccer Club	Dorrien Gardens	\$19,874.44
Rainbow Futures WA Ltd	4 View Street	\$4,573.77
Subiaco Football Club	Leederville Oval	\$12,208.14
Tennis West	Robertson Park	\$10,001.54
Tools n Things	Britannia Reserve	\$1,700.00
Town Team Movement	245 Vincent Street	\$1,700.00
Vincent Men's Shed	Woodville Reserve	\$1,715.16
Volleyball WA	Royal Park	\$4,320.06
		\$138,282.16

Additionally, several properties within the City are currently zoned as vacant land but are designated for road reserve purposes. These properties are privately owned and are not available for development or private use due to their designation as future road reserves. Despite their restricted use, these properties remain subject to local government rates with differential minimum payment applying to all of these properties.

If a waiver is to be considered, it is necessary for it to be considered at the time of the adoption of the budget. Accordingly, Administration has proposed a recommendation to give Council the opportunity to expressly waive the rates for these properties.

Section 6.47 of the *Local Government Act 1995* provides discretionary power for the Council to waive, grant concessions, or write off rates and charges under circumstances deemed appropriate.

The total value of rates waivers in this category is **\$8,974.85** has been included in the Rates modelling, and is as follows:

65A Raglan Road MOUNT LAWLEY WA 6050	LOT 198 D/P 39921	\$1,794.97
385 Walcott Street COOLBINIA WA 6050	LOT 889 D/P 426986	\$1,794.97
471 Charles Street NORTH PERTH WA 6006	LOT 201 D/P 422599	\$1,794.97
497 Fitzgerald Street NORTH PERTH WA 6006	LOT 300 D/P 425918	\$1,794.97
232 Charles Street NORTH PERTH WA 6000	LOT 888 D/P 426994	\$1,794.97
		\$8,974.85

Rates concession for Vacant Residential properties

The higher rate in the dollar is applied to encourage the timely development of vacant land, improving the City's streetscape, promoting efficient land use, and supporting both housing supply and the growth of business infrastructure that contributes to the local economy.

The rate in the dollar also reflects the additional costs associated with managing vacant land, including compliance and monitoring activities, fire hazard management, illegal dumping and anti-social behaviour.

To support property owners actively progressing development, the 2026/27 budget includes a Vacant Residential Rates Concession Scheme. A concession of 30% on rates levied on non-minimum rated vacant residential properties will be applied for properties that have been vacant for less than 2 years as at 1 July 2026.

The Vacant Residential Rates Concession will be extended to non-minimum rated vacant residential properties that have been vacant for less than 3 years as at 1 July 2026 with an active approved Building Permit.

In accordance with Section 6.47 of the Local Government Act 1995, a concession will be automatically applied from 1 July 2026 to properties that have met the criteria outlined above.

Rates Growth, Waivers and Concessions

Rates revenue in the draft Statement of Financial Activity (**Attachment 1**) has also provided for the following assumptions:

- An increase of approximately \$150,000 due to organic growth in rates revenue arising from property development or improvement (interim rates);
- A decrease of approximately \$156,340 as a waiver of rates for community and sporting groups (\$138,282.16);
- A decrease of approximately \$100,000 as a concession for vacant residential properties that have been vacant for less than three continuous years; and
- A decrease of approximately \$25,000 for vacant land designated for future road reserve purposes.

The City's level of growth in the number of rateable properties has slowed to 0.16% in 2026, with an average of 0.52% between 2020 and 2026.

Year (30 June)	RATEABLE PROPERTIES	Increase	
		Number	%
2026	19,585	31	0.16%
2025	19,554	61	0.31%
2024	19,493	138	0.71%
2023	19,355	58	0.30%
2022	19,297	59	0.31%
2021	19,238	197	1.02%
2020	19,041	163	0.86%

DIFFERENTIAL RATES AND MINIMUM RATES IN 2026/27

Further details for each proposed Differential Rating category can be found in **Attachment 5**. Changes to the Objects and Reasons since the May OCM as outlined below have been included in the attachment in red.

Short Term Rental Accommodation (STRA) – New Rating Category

A new differential rating category is proposed for un-hosted Short Term Rental Accommodation (STRA) properties in 2026/27, at 20% higher than the Residential rate. Following community feedback during the advertising period, the category definition was updated to clarify that the new STRA category will only apply to un-hosted STRA properties. Hosted STRA properties will continue to be assessed under the Residential rating category.

STRA properties typically place greater demand on local infrastructure and services due to higher occupant turnover, including increased waste generation, use of public amenities, and pressures on parking and local amenity. They also require additional regulatory oversight, resulting in higher administrative and compliance costs. The higher rate will help offset these additional costs and reduce the burden on other ratepayers.

Since the Ordinary Council Meeting held on 19 May 2026, the number of properties included in the STRA category has been finalised and as a result the proposed Minimum Rate will need to reduce to \$1,850.00 to comply with Section 6.35(4) of the *Local Government Act 1995*.

Vacant Residential Category

Following community feedback, the Objects & Reasons (**Attachment 5**) for the Vacant Residential category have been updated to broaden the definition to include the higher costs incurred by the City when managing vacant land.

WORKFORCE PLAN 2026/27

Workforce planning is a process of analysing the current workforce, determining future workforce needs, identifying the gap within the workforce and implementing solutions to ensure that our strategic and operational plans/objectives are achieved. The workforce plan is informed by the Strategic Community Plan, Corporate Services Plan and Annual Budget and is reviewed annually and updated as these plans are revised.

The City's Workforce Plan 2026/2027 (**Attachment 6**) provides a workforce profile snapshot, workforce challenges and meeting future workforce needs to deliver on programs, projects and services to support our Vincent community.

To ensure the workforce plan is a living document that remains relevant and appropriate to guide planning and decision making, the following activities will be used to monitor and manage the ongoing workforce planning progress towards objectives:

- Review of HR data and trends (quarterly);
- Review Services on a Page (annually);
- Review of workforce implications being considered in Council decision making and project planning (bimonthly); • Review of staff annual Individual Action Plans (annually);
- Meetings with Executive Directors and their management groups on workforce planning within their areas to capture and action (quarterly);
- Review of HR risks and the effectiveness of their treatments (annually).

CONSULTATION/ADVERTISING:



Organisation Implementation

Organisations lead engagement and seek input, shape the policies, projects and services for which they are responsible. This is a familiar and traditional approach to policy development, project management and service delivery.

Tension: People feel forced leading to an unresponsive process.

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

Required under regulations/legislation

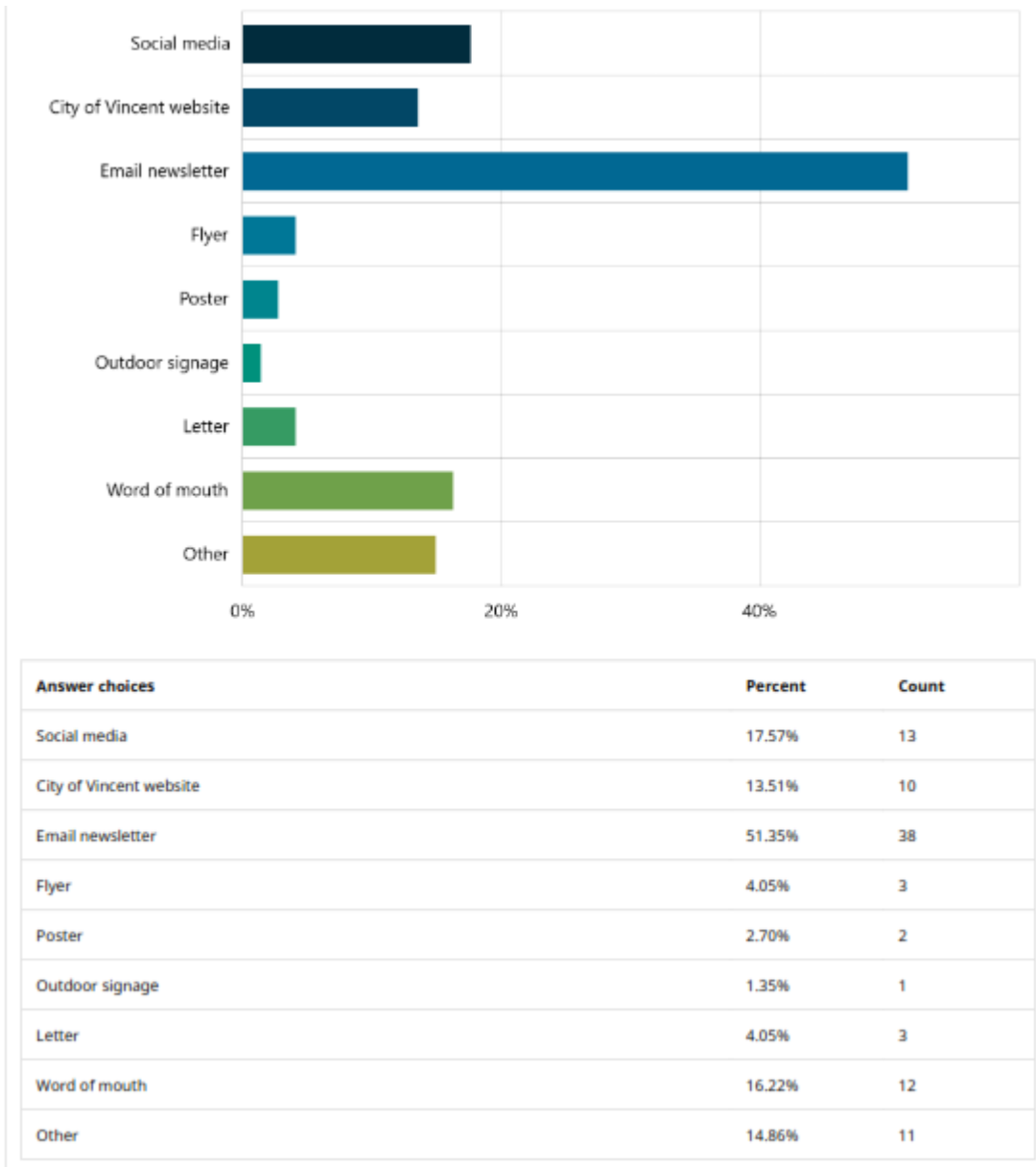
A robust process to engage with the community and stakeholders

Consultation – Intention to Implement Differential and Minimum Rates - Section 6.36(1) of the Act

Notices which included relevant details of Council’s intention to impose Differential and Minimum Rates and an invitation for submissions from electors and ratepayers in respect to the proposed differential rates were published on the City of Vincent’s website, e-news, social media, newspapers and noticeboards.

Advertising for the City’s intention to levy and the objects and reasons for the 2026/2027 differential rates opened on 20th May 2026 for 21 days and closed at **5pm Wednesday, 10 June 2026**.

The estimated reach of the consultation is approximately 11,351 based on all forms of media used. A further breakdown has been included below of the 74 submissions received via Imagine Vincent.



At close of the consultation period a total of 111 submissions were received with the key themes relating to the new STRA differential rate, Vacant residential rates and the general rate increase. Overall, 37% supported and 63% objected to the rate increases.

Of the 111 submissions received, 72 related to the new STRA rate where overall 75% of these submissions objected to the rate increase. A total of 26 submissions were received from non-ratepayers and all of these submissions related to the STRA rate with 92% of non-ratepayers objecting to the increase.

Approximately 30 off those who objected to the new STRA rate submitted a template response as instructed by Airbnb.

Excluding the STRA submissions, overall, 59% of other submissions received supported the rate increases.

A summary of all submissions received has been included in **Attachment 7**. A direct response will be provided by Administration to the submitters.

Following community feedback during the advertising period, the new STRA category definition was updated to clarify that the new STRA category will only apply to un-hosted STRA properties. In addition, the Vacant Residential category definition has been broadened to include the higher costs incurred by the City when managing vacant land

LEGAL/POLICY:

The following clauses from the *Local Government Act 1995* are relevant to the preparation of the Annual Budget.

6.2. Local government to prepare annual budget

- (1) *During the period from 1 June in a financial year to 31 August in the next financial year, or such extended time as the Minister allows, each local government is to prepare and adopt*, in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the 30 June next following that 31 August.*

* *Absolute majority required.*

- (2) *In the preparation of the annual budget the local government is to have regard to the contents of the plan for the future of the district made in accordance with section 5.56 and to prepare a detailed estimate for the current year of —*

- (a) *the expenditure by the local government; and*
- (b) *the revenue and income, independent of general rates, of the local government; and*
- (c) *the amount required to make up the deficiency, if any, shown by comparing the estimated expenditure with the estimated revenue and income.*

- (3) *For the purposes of subsections (2)(a) and (b) all expenditure, revenue and income of the local government is to be taken into account unless otherwise prescribed.*

- (4) *The annual budget is to incorporate —*

- (a) *particulars of the estimated expenditure proposed to be incurred by the local government; and*
- (b) *detailed information relating to the rates and service charges which will apply to land within the district including —*
 - (i) *the amount it is estimated will be yielded by the general rate; and*
 - (ii) *the rate of interest (if any) to be charged by the local government on unpaid rates and service charges;*

and

- (c) *the fees and charges proposed to be imposed by the local government; and*
- (d) *the particulars of borrowings and other financial accommodation proposed to be entered into by the local government; and*
- (e) *details of the amounts to be set aside in, or used from, reserve accounts and of the purpose for which they are to be set aside or used; and*
- (f) *particulars of proposed land transactions and trading undertakings (as those terms are defined in and for the purpose of section 3.59) of the local government; and*
- (g) *such other matters as are prescribed.*

- (5) *Regulations may provide for —*

- (a) *the form of the annual budget; and*
- (b) *the contents of the annual budget; and*
- (c) *the information to be contained in or to accompany the annual budget.*

6.36. Local government to give notice of certain rates

- (1) *Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.*
- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *A notice referred to in subsection (1) —*

- (a) *may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and*
- (b) *is to contain –*
 - (i) *details of each rate or minimum payment the local government intends to impose; and*
 - (ii) *an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
 - (iii) *any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed; and*
- (c) *is to advise electors and ratepayers that the document referred to in subsection (3A) —*
 - (i) *may be inspected at a time and place specified in the notice; and*
 - (ii) *is published on the local government's official website*
- (4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*
- (5) *Where a local government —*
 - (a) *in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*
 - (b) *proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),*

it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.

6.26. *Rateable land*

- (1) *Except as provided in this section all land within a district is rateable land.”*

Subsection (2) then goes on to specify the nature of properties that are exempt, which in essence includes:

- (a) *Crown Land being used for a public purpose or is unoccupied;*
- (b) *Local government land used for a local government purpose;*
- (c) *Regional local government land used for that Regional Local Government's purposes;*
- (d) *Land used exclusively for a religious body as a place of worship, residence of a minister, a convent, nunnery or monastery or occupied exclusively by a religious brotherhood or sisterhood;*
- (e) *Land used exclusively by a religious body as a school;*
- (f) *Land used exclusively as a non-government school;*
- (g) *Land used exclusively for charitable purposes;*
- (h) *Land vested in trustees for agricultural and horticultural show purposes;*
- (i) *Land owned by Co-operative Bulk Handling Limited;*
- (j) *Land exempt from rates under any other written law;*
- (k) *Land which is declared by the Minister to be exempt from rates.*

6.47. *Concessions*

Subject to the Rates and Charges (Rebates and Deferrals) Act 1992, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive a rate or service charge or resolve to grant other concessions in relation to a rate or service charge.*

** Absolute majority required.”*

Fees and Charges

The fees and charges schedule has been reviewed in conjunction with the Budget development. The following provisions are relevant to the implementation of fees and charges.

6.16. Imposition of fees and charges

(1) *A local government may impose* and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed.*

** Absolute majority required.*

(3) *Fees and charges are to be imposed when adopting the annual budget but may be —*

(a) imposed during a financial year; and*

(b) amended from time to time during a financial year.*

** Absolute majority required.*

RISK MANAGEMENT IMPLICATIONS:

Moderate: The 2026/27 Budget is based on the best information available and considered to be a reasonable and prudent representation of the financial performance for the year ahead.

STRATEGIC IMPLICATIONS:

a) 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

We are open and accountable to an engaged community

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:

Subject to Adoption of the Budget on 16 June 2026, the Rates notices will be distributed from 23 July 2026.

Fees and Charges will be updated following the Budget adoption, unless otherwise set by a statutory authority to commence on any other date.

The opening surplus for 2026/27 has decreased from \$5,102,373 in the prior year to \$5,020,537.

The closing surplus for 2025/26 is an estimate, as is the forecast for carry forward projects. Each of these will be submitted to Council for review following the annual audit of the 2025/26 Financial Statements. In the interim, the estimates are considered reasonable for calculation of the 2026/27 opening surplus.

11.2 INVESTMENT REPORT AS AT 30 APRIL 2026

Attachments: 1. Investment Report as at 30 April 2026 

RECOMMENDATION:

That Council **NOTES** the Investment Statistics for the month ended 30 April 2026 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the nature and value of the City's Investments as at 30 April 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**

No funds were invested in the month of April 2026 with \$5.0m of funds maturing during the same period.

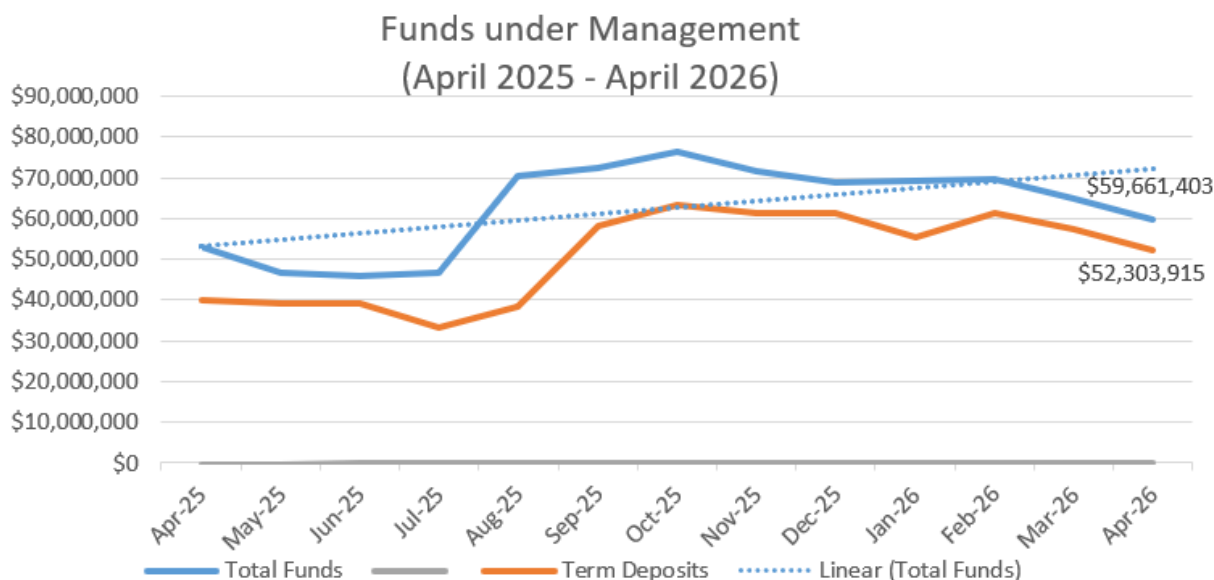
Investment Status

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

As at 30 April 2026, the total funds held in the City's operating accounts (including on call) was \$59,661,403 compared to \$52,868,635 for the period ended 30 April 2025. All funds are interest bearing as at 30 April 2026.

The total term deposit investments for the period ended 30 April 2026 were \$52,303,915 compared to \$40,099,836 for the period ended 30 April 2025.

The following chart shows funds under management from April 2025 to April 2026:



Interest Status

Total accrued interest earned on investments as at 30 April 2026 is:

Total Accrued Interest Earned on Investment	Budget Annual	Budget YTD	Actual YTD	% of YTD Budget	FY24/25 Actual
Municipal	1,000,000	805,300	1,115,805	138.56%	1,269,032
Reserve	1,100,000	844,000	1,031,934	122.27%	1,200,000
Subtotal	2,100,000	1,649,300	2,147,739	130.22%	2,469,032
Leederville Gardens Inc. Surplus Trust*	0	0	156,641	N/A	197,586
Total	2,100,000	1,649,300	2,304,380	139.72%	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 4.32% for current investments compared to the Reserve Bank 6 month accepted bill rate for April 2026 of 4.75%.

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 46.3% of its total investment portfolio allocated to banks with fossil fuel exposure as at April 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%	27.3%	90%	46.3%
A-1	25%	0%	90%	0%
A-2	20%	15.1%	90%	53.7%

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 2022-2032*:

Innovative and Accountable

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

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

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.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the Sustainable Vincent Framework, however focussing on non-fossil fuel investments contributes to a sustainable environment.

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 financial implications of this report are as noted in the details section of the report. Administration is satisfied that appropriate and responsible measures are in place to protect the City's financial assets.

11.3 FINANCIAL STATEMENTS AS AT 30 APRIL 2026

Attachments: 1. Financial Statements as at 30 Apr 2026 

RECOMMENDATION:

That Council **RECEIVES** the Financial Statements for the month ended 30 April 2026 as shown in Attachment 1.

PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 30 April 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 **30 April 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 30 April 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 \$832,022 (1.0%). The following items materially contributed to this position:

- A favourable variance of \$741,167 in Fees and Charges due to:
 - \$822,603 favourable Ranger Services revenue mainly due to timing variances,
 - \$73,519 favourable Beatty Park revenue,
 - \$44,665 favourable Statutory Planning Services development application fees, and
 - \$36,309 favourable Building Services license fees, partially offset by:
 - \$112,559 unfavourable Lease fee income,
 - \$81,395 unfavourable Hire fees income, and
 - \$63,689 unfavourable Public Health and Building Environment income.
- Favourable variance in interest earnings of \$534,166 mostly due to higher cash balances and interest rates.
- Favourable variance in other revenue of \$211,142 mainly due to income from withholding tax from MRC land sales.
- An unfavourable timing variance in Operating grants, subsidies and contributions of \$405,243.
- An unfavourable timing variance in Profit on Disposal of Assets of \$186,575.
- An unfavourable variance in Rates due to lower interims \$62,635.

Expenditure by Nature or Type (on page 1) is unfavourable by \$533,935 (0.8%). The following items materially contributed to this position:

- \$426,235 unfavourable Depreciation expense due to higher asset balances.
- \$262,456 unfavourable Other expenditure due to timing variances.
- \$89,346 unfavourable Employee related costs mainly due to Beatty Park.
- \$59,566 unfavourable Utility charges due to higher costs.
- \$251,626 favourable Materials and Contracts mainly due to timing variances in:
 - \$254,494 favourable maintenance expense in City Buildings and Asset management,
 - \$242,199 favourable Waste Management Services,
 - \$134,226 favourable Urban Design and Strategy,
 - \$123,389 favourable Statutory Planning Services, and
 - \$85,759 favourable Information Communication,
 - \$77,844 favourable Rates Services,
 - \$40,984 favourable Public Health and Built Environment, partially offset by:
 - \$245,907 unfavourable Ranger Services,
 - \$211,886 unfavourable Parks Services, and
 - \$211,872 unfavourable Marketing and Communications.
- \$30,250 favourable timing variance in Insurance expense.
- \$21,667 favourable timing variance in Interest expense.

Surplus Position

The opening surplus position brought forward to 2025/26 is \$5,102,373. The closing surplus is \$16,346,394 against the budget of \$15,274,478 as at April 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 30 April 2026 is \$34,160,413.

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 October 2025
Third Instalment	2 January 2026
Fourth Instalment	6 March 2026

At 30 April 2026, the outstanding rates debtors balance was \$2,788,006 including Underground Power service charges. The percentage of collectable outstanding rates and service charges at this date were 4.93% and 27.39% respectively.

8. Receivables: Other Debtors (Note 7 Page 13)

Total trade and other receivables at 30 April 2026 were \$4,297,360. Below is a summary of the significant items with an outstanding balance over 90 days:

- \$2,682,100 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.
- \$37,522 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 30 April 2026, the Centre reported a net operating deficit of \$314,581 against the year-to-date budget deficit of \$120,901.

CONSULTATION/ADVERTISING:

Nil.

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:

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

Innovative and Accountable

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

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

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.

SUSTAINABILITY IMPLICATIONS:

Expenditure within this report facilitates various projects, programs, services and initiatives that contribute to protecting/enhancing the City's built and natural environment and to improving resource efficiency.





PUBLIC HEALTH IMPLICATIONS:

Expenditure within this report facilitates various projects, programs and services that contribute to the priority health outcomes within the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

As contained in this report.

11.4 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 1 APRIL 2026 TO 30 APRIL 2026

- Attachments:**
1. April 2026- Payments by EFT and Payroll 
 2. April 2026- Payments by Direct Debits 
 3. April 2026 - Payments by Cheque 
 4. April 2026- Payments by Fuel Cards 

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 01 April 2026 to 30 April 2026 as detailed in Attachments 1, 2, 3 and 4 as summarised below:

EFT payments, including payroll	3307-3316	\$ 8,817,707.28
Direct debits, including credit cards		\$ 715,231.76
Cheques	82820	\$ 317.90
Total payment for April 2026		\$ 9,533,256.94

PURPOSE OF REPORT:

To present to Council the list of expenditure and accounts paid for the period 01 April 2026 to 30 April 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 April 2026 to 30 April 2026, covers the following:

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
EFT Payments	3307-3316	\$6,980,579.42
Payroll by Direct Credit	April 2026	\$1,837,127.86
Sub Total		\$8,817,707.28
Cheques	82820	\$ 317.90
Sub Total		\$ 317.90
Direct Debits (including Credit Cards)		
Lease Fees		\$ 45,612.52
Loan Repayments		\$ 454,063.78
Bank Charges – CBA		\$ 196,085.18
Credit Cards		\$ 19,470.28
Sub Total		\$715,231.76
Total Payments		\$ 9,533,256.94

CONSULTATION/ADVERTISING:

Nil.

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

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

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

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.

SUSTAINABILITY IMPLICATIONS:

Expenditure covered in this report includes various projects, programs, services and initiatives that contribute to protecting/enhancing the City's built and natural environment and to improving resource efficiency.

PUBLIC HEALTH IMPLICATIONS:

Expenditure covered in this report includes various projects, programs and services that contribute to the priority health outcomes within the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

All municipal fund expenditure included in the list of payments is in accordance with Council's annual budget.

11.5 DISABILITY ACCESS AND INCLUSION ADVISORY GROUP - APPOINTMENT OF COUNCIL MEMBERS AND COMMUNITY REPRESENTATIVES

- Attachments:**
1. **Disability Access and Inclusion Advisory Group - Terms of Reference** 
 2. **Disability Access and Inclusion Advisory Group - Nominations - Confidential**

RECOMMENDATION:

That Council:

1. **APPROVES** the Terms of reference for the Disability Access and Inclusion Advisory Group, as at Attachment 1;
2. **APPOINTS** the following Council Members as Council's representatives to the Disability Access and Inclusion Advisory Group for a term expiring on 16 October 2027;

Members:

1. _____;
2. _____;
3. _____; and

the Chair of the Advisory Group will be Cr _____; and

3. **APPOINTS** the following community members to the Disability Access and Inclusion 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;**
 8. **Applicant 8.**

PURPOSE OF REPORT:

To consider the Terms of reference and appoint Council Members and community representatives to the Disability Access and Inclusion Advisory Group (DAIAG).

DELEGATION:

The City's Register of Delegations, Authorisations and Appointments does not extend to Advisory Groups.

Clauses 1.3 and 2.3 of the City's [Advisory Groups Policy](#) requires Council to approve the Terms of Reference (ToR) and appoint the Advisory Group membership including a Chairperson.

BACKGROUND:

The City's Advisory Groups Policy sets out that Council can establish an Advisory Group to:

- a) *facilitate Council Member, stakeholder and/or community input and involvement opportunities;*
- b) *provide advice; and*
- c) *support to the City, in regard to strategic, special interest and/or operational activities.*

This also provides a framework for the administration of Advisory Groups.

DETAILS:

Terms of Reference

Administration has drafted Terms of Reference for the Disability Access and Inclusion Advisory Group (DAIAG), as set out in **Attachment 1**.

The purpose of the DAIAG is to provide strategic, community-informed insights to support the City's development of the Disability Access and Inclusion Plan (DAIP), ensuring that lived experience and sector expertise inform the City's approach to access and inclusion across its services, facilities, programs and information.

The key objectives of the DAIAG are:

- ensuring the lived experiences of residents, workers, students and visitors inform the DAIP
- to review survey and workshop materials developed to inform the DAIP, providing feedback to enhance relevance, clarity and accessibility and to ensure alignment with the perspectives and lived experiences of people with disability
- strengthening consultation and engagement approaches for the development of the DAIP to ensure they are inclusive and accessible
- to provide insights on engagement activities conducted to support the development of the DAIP, ensuring they appropriately reflect access and inclusion considerations
- to identify barriers and opportunities to improve equitable access to the City's infrastructure, facilities, programs, events, information and services, to inform the development and priorities of the DAIP.

Membership of the DAIAG shall comprise the following persons as determined by Council:

- Up to three Council Members; and
- Up to eight community representatives with lived experience of disability, qualifications, expertise or experience in disability access and inclusion, advocacy, service provision, or related fields.

Nominations

Nominations for the DAIAG were open from 16 April 2026 to Wednesday 29 April 2026, with the closing date extended to Monday 11 May 2026 to allow additional opportunity for nominations. The opportunity was promoted through the City's website, LinkedIn page and Facebook page.

In addition to this, City officers directly contacted and distributed DAIAG information to relevant stakeholders including local service providers, community network groups and residents who had previously participated in consultation processes. Those who contributed to the development of the current Access and Inclusion Plan were also invited as well as those involved in the Residents with Access and Inclusion Needs Study, the Age-Friendly Strategy and the Seniors Needs Assessment, particularly where feedback relating to accessibility was provided. This approach ensured that people with lived experience and an established interest in access and inclusion were provided with the opportunity to remain informed and engaged in the DAIAG process.

The community nominations are included at **Attachment 2** and it is recommended that applicants 1-8 be appointed to the DAIAG.

LEGAL/POLICY:

In accordance with the Advisory Groups Policy, the purpose of the DAIAG is to provide advice to the City and to support Council in making informed decisions. It is not a decision-making body.

Clause 1.3 of the Advisory Groups Policy sets out:

1.3 *Advisory Groups will operate in accordance with the Terms of Reference approved by Council which provide:*

- a) *A clear statement of objective and the scope of activity to be undertaken.*
- b) *Membership/stakeholder representation.*
- c) *The operational and administrative framework by which activities are to occur.*

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to appoint new Council and community members to the Disability Access and Inclusion Advisory Group. The DAIAG would be administered in accordance with the Advisory Group Policy.

STRATEGIC IMPLICATIONS:

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

Enhanced Environment

Our parks and reserves are maintained, enhanced and are accessible for all members of the community.

Accessible City

Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.

Connected and Healthy Community

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

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

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This activity may have some negative environmental impacts.

PUBLIC HEALTH IMPLICATIONS:

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

Increased mental health and wellbeing

FINANCIAL/BUDGET IMPLICATIONS:

Staff resourcing to support the development of the DAIAG will be met within existing operational budgets.

It is proposed that independent community members on the DAIAG be provided with a sitting fee of \$200 per person, per meeting. This approach aligns with good practice principles outlined by the Western Australian Council of Social Service (WACOSS), the peak body for community services in Western Australia, as well as Australian Government Disability Gateway guidance, which both emphasise fair and appropriate remuneration for people with lived experience contributing their time, expertise and insight to advisory and consultation processes.

While the City does not currently provide sitting fees for other Advisory Groups, sitting fees are proposed for the DAIAG community members to recognise the focus on lived experience and the important role members will play in informing the development of the Disability Access and Inclusion Plan (DAIP).

Additional costs associated with the development of the DAIP, including consultancy support, accessibility services (such as Auslan interpretation) and broader community engagement activities are currently being scoped.

Once confirmed, a request for additional funding may be considered as part of the 2026/27 mid-year budget review process.

11.6 OUTCOME OF ADVERTISING AND ADOPTION OF AMENDED COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

- Attachments:**
1. **Draft Community and Stakeholder Engagement Policy** 
 2. **Draft Community and Stakeholder Engagement Policy with tracked changes** 
 3. **Community and Stakeholder Engagement Framework** 
 4. **Community Feedback Report** 

RECOMMENDATION:

That Council ADOPTS the amended Community and Stakeholder Engagement Policy at Attachment 1

PURPOSE OF REPORT:

To present the outcome of community consultation and seek approval of the amended Community and Stakeholder Engagement Policy at **Attachment 1**.

DELEGATION:

Section 2.7 of the *Local Government Act 1995* sets out the Role of Council as being to ‘determine the local government’s policies’. There is no delegation to Administration to make, review or repeal policies.

BACKGROUND:

At its 21 April 2026 meeting, Council approved conducting community consultation of its intention to amend the Community and Stakeholder Engagement Policy.

In accordance with the current [Community and Stakeholder Engagement Policy](#), community consultation was undertaken between Friday 1 May and Monday 25 May 2026.

The consultation was advertised on the City of Vincent website, in the enewsletter and on social media with community members being directed to Imagine Vincent to provide feedback:

- The consultation was live on Imagine Vincent from Friday 1 May to Monday 25 May 2026. There were 49 unique visitors to the page during this time.
- News item was published on the City’s website on Friday 1 May 2026, with four views.
- E- newsletter sent to over 10,000 subscribers. An article was included in 8 and 21 May editions.
- Facebook post with 937 views and LinkedIn post with 658 views.
- Notice placed on the notice board at the City’s Administration and Library and Local History Centre.

Three submissions were received as detailed at **Attachment 4**.

DETAILS:

Requirement for a documented City position (including community need or legislative requirement):

A documented policy position is required to:

- Meet strategic objectives set out in the Strategic Community Plan and Corporate Business Plan.
- Address community expectations for transparency, accountability and meaningful engagement.
- Provide clarity and consistency in engagement practices across the organisation.

The Community and Stakeholder Engagement Policy was amended to align with contemporary best practice, International Association of Public Participation (IAP2) Core Values and the City’s strategic objectives. The revised Policy focuses on principles and commitments, with operational guidance consolidated into the Community and Stakeholder Engagement Framework at **Attachment 3**.

The City has strengthened and embedded its engagement practices since the last Policy was adopted and the Strategy will be replaced with a more flexible Framework that supports continuous improvement while maintaining clear principles.

Summary of substantive changes to the Policy

Policy Area	Nature of Change	What has changed	Operational Impact
Policy Format & Framework	Processes moved into Framework.	Policy references Framework instead of detailing step-by-step guidelines.	Policy is high-level. Procedures can be updated when required. Core commitments remain the same.
Engagement Principles	Revised & expanded.	Five former principles reframed to six commitment- based principles.	Clear commitments. Engagement effort matched to project significance. Closing the loop aims to transparently inform the community (and Council) about feedback and reasons for decisions.
Engagement Timing (holidays)	Holiday rules made flexible.	Excluded Advertising Periods moved into the framework. The City will adjust or extend engagement timeframes if consultation overlaps holidays. Major engagements will not be launched during summer school holidays unless the engagement method is designed for that context.	More discretion, same fairness enabling timing to be determined on a case-by case basis. On occasion, there are benefits to engaging during school holidays when children and family are enjoying leisure time.
Minimum Consultation Periods	Roadworks and minor projects - faster turnaround.	Advertising timeframes for non-statutory engagements mostly unchanged except for minor works. Informing on small-scale minor or urgent works with low impact can be handled on an Ad hoc basis. Minimum period for informing on routine planned maintenance has changed from 14 days to a range of 7–14 days. City-wide and strategic projects remain 21 days	For very low-impact or urgent operational issues, a shorter notification period is warranted. Planned maintenance can be advertised for one week to speed up delivery. Most projects still have the same consultation duration.
Statutory Planning Consultation (Appendix)	No substantive change.	The development application and strategic planning advertising requirements in the Appendix remain the same as the old policy. New and amended Local Planning Policy newspaper advertising will be based on stakeholder analysis. Advertising for Strategic Planning matters will commence on the date the proposal is	Staff and applicants will follow the same standards as before, and the community will see no difference in how planning proposals are advertised under the new policy.

		published on the website and, where applicable, on the sign on site.	
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Submission details:

Three submissions were received during the consultation period, with one supportive of the revised policy, one undecided and one not supportive. Two comments were received relating to these responses:

‘Looking forward to your feedback. You never mention economics and costs. Who is and how much is being paid for all these extra services....we are already paying extensively in our rates.’

‘Can Vincent please actually respect the ‘consultation process’ and not go through the motions to be seen to be consulting when in fact the outcome has been determined before the process even starts. Thank you.’

It is uncertain which services are being referred to in the first comment.

Administration believes the issues in the second comment have been addressed under the new Framework which focuses on improved reporting to Council on consultation outcomes and closing the loop to inform the community as to how their feedback has informed a decision.

These responses do not substantially impact the proposed revised policy.

Examples of current / best practice:

The amended policy reflects contemporary local government practice by:

- Clearly separating policy intent from operational guidance.
- Supporting the policy with a management Framework that provides practical direction for implementation while remaining flexible and responsive over time.
- Enabling continuous improvement in engagement practice without requiring frequent policy amendments.

CONSULTATION/ADVERTISING:

No further consultation is required.

LEGAL/POLICY:

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

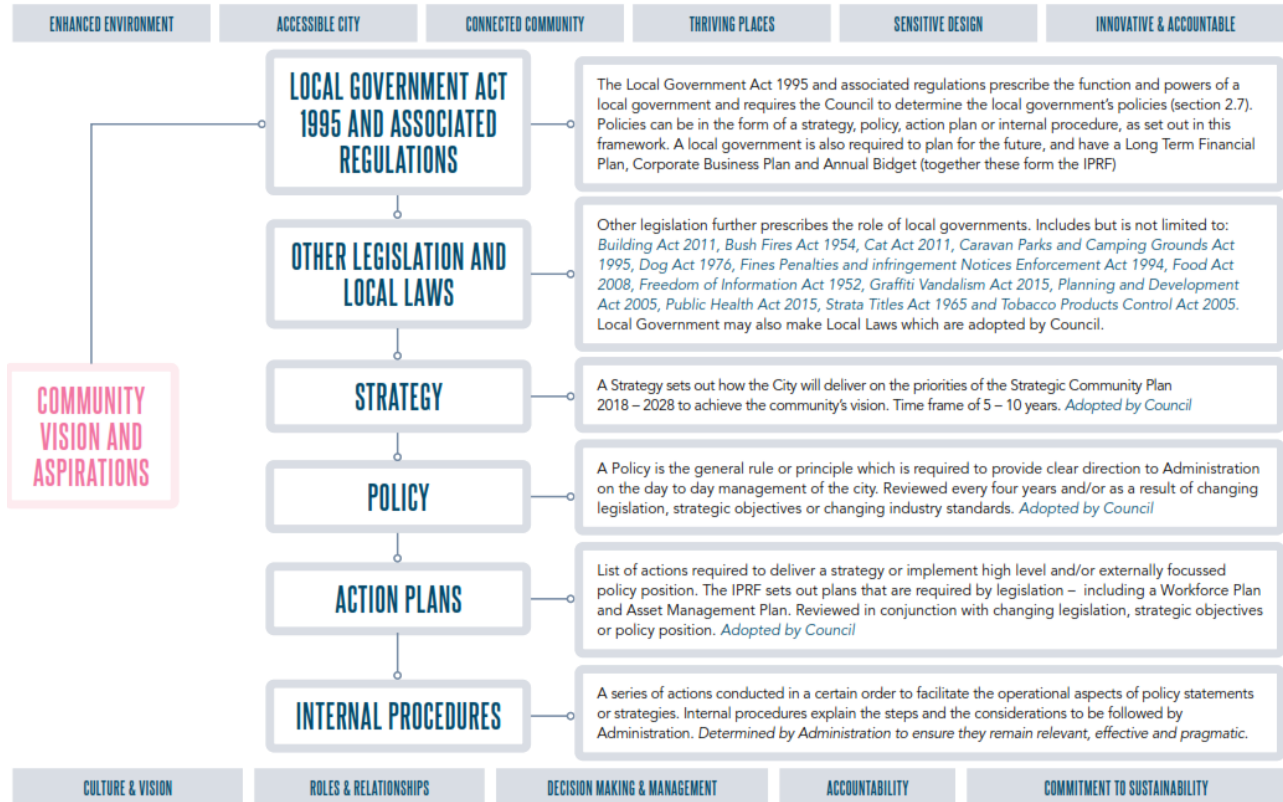
The City’s [Corporate Document Development Policy](#) sets out the process for the development and review of the City’s policy documents.

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 proposed policy is to provide a clear commitment to engaging effectively and inclusively with our diverse community.

LOCAL GOVERNMENT DECISION MAKING HIERARCHY



RISK MANAGEMENT IMPLICATIONS

Low: Adopting the proposed policy is low risk. It addresses community expectations for transparency, accountability and meaningful engagement and provides clarity and consistency in engagement practices.

STRATEGIC IMPLICATIONS:

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

Connected and Healthy Community

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

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the Sustainable Vincent Framework.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the City's Public Health Plan 2025-2030.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial or budget implications that come from adopting the revised Community and Stakeholder Engagement Policy. All costs associated with consultation will be met through the City's operational budget.

12 CHIEF EXECUTIVE OFFICER

12.1 ANNUAL REVIEW OF COUNCIL DELEGATIONS

Attachments: 1. Review of Register of Council Delegations 

RECOMMENDATION:

That Council:

1. **NOTES** the annual review of the delegations in accordance with Section 5.46(2) of the Local Government Act 1995, as outlined in this report; and
2. **DELEGATES** by **ABSOLUTE MAJORITY** the local government functions listed in the City's Register of Council Delegations, at Attachment 1.

PURPOSE OF REPORT:

To consider amendments to the City's Register of Delegations (Register), following a review as required under the *Local Government Act 1995* (Act).

DELEGATION:

In accordance with section 5.42 of the Act, the power to delegate local government powers and duties to the Chief Executive Officer (CEO) requires an absolute majority and vote.

BACKGROUND:

The purpose of delegating power is to enable routine decision making to be undertaken in a cost effective and efficient manner, or rapidly where a time imperative may be involved.

Council is required to make decisions of high importance, some of which require absolute majority decisions and cannot be delegated.

Council also has discretionary functions that involve making routine decisions that are high frequency and low risk. It is appropriate for Council to delegate these functions to the Chief Executive Officer (CEO).

The [Register of Delegations](#) sets out the powers and functions delegated from Council to the CEO.

All delegations made under the *Local Government Act 1995* (Act) must be made by absolute majority and recorded in a register. Sections 5.18 and 5.46 of the Act require that at least once every financial year, delegations are to be reviewed by the delegator for those delegations under the Act. The review also presents opportunity to review delegations made under other legislation.

Council undertook its last annual review of delegations in May 2025 and endorsed the proposed outcome of that review at its 13 May 2025 meeting.

The Department of Local Government, Industry Regulation and Safety have an [Operational Guideline](#) for Delegations, Authorisations and Acting through. This has been linked above for further information.

DETAILS:

The annual review of delegations by Council is a statutory requirement and is also necessary to ensure the delegations remain consistent with legislation and applicable to the City's current operational needs.

In March 2026, Administration undertook a review of Council's delegations. A 'tracked changes' version of the Council Delegations Register is at **Attachment 1**.

During the Council Briefing, further consideration of Delegation 2.2.20 identified the need to clarify the operation of the delegation and ensure appropriate separation between Council-level delegations and

operational controls. The proposed amendments provide greater clarity, reduce administrative inefficiencies, and align the delegation framework with contemporary governance practice.

As a result of this review the following changes to the Council delegations are proposed.

Delegation	Action	Comments
2.1.1 – Delegation to Behaviour Complaints Committee	Remove delegation from Register of Delegations	<p>Amendments to the <i>Local Government (Model Code of Conduct) Regulations 2021</i> effective 1 January 2026 provide that behavioural complaint functions are no longer capable of delegation under section 5.16 of the <i>Local Government Act 1995</i>.</p> <p>Council approved an updated delegation and adopted the supporting Code of Conduct, Behaviour Complaints Management Policy and Committee Terms of Reference at its March 2026 meeting (Item 12.1). Subsequently, the department have advised that functions under clauses 12 and 13 of the Model Code cannot be delegated. Instead, the functions must be exercised by Council or a committee or person authorised by Council under Regulation 14B.</p> <p>The committee continues to operate on the basis of that Council resolution and supporting governance documents, rather than as a formal delegation.</p>
2.2.18 – Disposing of Property by Leases and Licenses	Amend functions.	<p><u>Category 1 – Small Community Group</u></p> <ul style="list-style-type: none"> • Update to include authority to grant new licences. • Currently eight licensees in Category 1, all of whom are historic tenants who have transitioned under the new property framework. A new licence would only be required if one of the licensees no longer wishes to continue with their licence. • Delegating authority to approve new licences for this category will enable timely administrative decision-making for low-risk community uses, reduce delays associated with Council approval processes, and support continuity of community services. • These groups are low risk and the management fee does not usually exceed \$1,000. <p><u>Category 2 –</u></p> <ul style="list-style-type: none"> • Differentiate the two different types of Category 2 leases and licenses which are issued to Community Groups / Organisations and Sporting clubs. Typically, the leases and licenses associated with these two groups have different levels of complexity and it is therefore proposed to have different levels of delegation to manage these functions. • Introduce “Category 2 - Community Groups and Organisations”. • Update to include authority to grant new leases and licences. • Currently only two groups within this category. The authority to grant a new lease or licence to community groups will improve efficiency in turnaround time, ensuring sites are not left vacant for extended periods pending a Council decision. • Introduce “Category 2 – Sporting Clubs”. Retain existing delegation which relates to existing

Delegation	Action	Comments
		leases or licenses, no additional delegation is sought in relation to new leases or licenses. This category is more complex as clubs may seek grant funding to support upgrades of improvements to leased premises. Sporting groups have typically attracted a higher level of Council interest, and therefore Council oversight is retained for this category.
	Amend conditions.	Remove condition 3 as the City is no longer proposing to relocate its Works Depot to Mount Claremont before 2027 and any lease greater than 24 months would be presented to Council under condition 2 (c). Align conditions with amended functions.
2.2.20 – Defer payment, grant discounts, waive fees or write off debts	Amend condition c.	<p>Increase the maximum library fees or debts that may be waived or written off to \$150.</p> <ul style="list-style-type: none"> Amend condition (a) to include the words “<i>per transaction</i>” to clarify that the \$5,000 limit applies to each individual waiver or write-off. Remove fee-type specific limits (e.g. library fees and infringement debts) from the Council delegation. These limits will instead be managed through CEO sub-delegations under section 5.44 of the <i>Local Government Act 1995</i> as operational controls. The \$5,000 limit remains the extent of authority delegated by Council under section 6.12. Lower limits for specific debt types will be retained in sub-delegations. The library fee waiver limit will be increased from \$50 to \$150 to reflect rising costs and improve administrative efficiency.
16.1.1 – Determination of various applications for development approval under the City’s Local Planning Scheme	Amend express power or duty delegated.	To reflect current legislative requirements.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Section 5.46(2) of the Act requires Council to review of its delegations at least once every financial year.

RISK MANAGEMENT IMPLICATIONS

Risk Category	Risk Appetite/ Tolerance Statement	Descriptor/clarification
<i>Less than better practice for Governance,</i>	The City has a low risk tolerance for less than better practice decision making for governance, due diligence, accountability, and	The annual review and proposed amendments to the delegations register support this by ensuring delegations remain current, legally compliant, and

<i>Due diligence, Accountability and Sustainability</i>	sustainability, as measured by accepted industry standards and practices.	reflective of contemporary operational needs and legislative updates. This reduces the risk of inconsistent, inefficient, or outdated decision-making.
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Low: It is low risk for Council to approve proposed amendments and updates to the delegations register due to the conditions on the delegations which define clear authorities and accountabilities for City officers.

The annual review of delegations by Council is a statutory requirement and is also necessary to ensure the delegations remain consistent with legislation and applicable to the City’s current operational needs.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

Sustainable Vincent Framework

This does not contribute to any specific sustainability outcomes of the Sustainable Vincent Framework.

Enhanced Environment Strategy

This does not contribute to any specific sustainability outcomes of the City’s Enhanced Environment Strategy 2025-2030.

PUBLIC HEALTH IMPLICATIONS:

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

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

12.2 ADOPTION OF CORPORATE BUSINESS PLAN 2026/27 - 2029/30 AND THE FOUR YEAR CAPITAL WORKS PROGRAM 2026/27 - 2029/2030

Attachments: 1. Draft Corporate Business Plan 2026/27 - 2029/2030 

RECOMMENDATION:

That Council:

1. **ADOPTS BY ABSOLUTE MAJORITY** the City of Vincent Corporate Business Plan 2026/27 – 2029/30 at Attachment 1, including the Four Year Capital Works Program 2026/27 – 2029/30; and
2. **NOTES that:**
 - 2.1 **Financials in the Corporate Business Plan 2026/27 – 2029/30 are subject to change based on the figures adopted in the City’s Annual Budget 2026/27 and Long Term Financial Plan; and**
 - 2.2 **The Four Year Capital Works Program 2026/27 – 2029/30 will be included in the Corporate Business Plan 2026/27 – 2029/30 after adoption in the City’s Annual Budget 2026/27 and Long Term Financial Plan; and**
 - 2.3 **Final editorial, design and formatting of these documents will be determined by the Chief Executive Officer prior to publication.**

PURPOSE OF REPORT:

In accordance with section 5.56 of the *Local Government Act 1995* (the Act) and Regulation 19DA of the *Local Government (Administration) Regulations 1996* the City is required to plan for the future and have a four year Corporate Business Plan (CBP).

DELEGATION:

Regulation 19DA(6) of the *Local Government (Administration) Regulations 1996* requires an Absolute Majority decision to consider whether or not to adopt the corporate business plan.

BACKGROUND:

As part of the annual budget process, Administration has undertaken an annual review of all the City’s projects, programs and services to inform the CBP review in 2026.

DETAILS:**Annual Service Area Review**

Section 3.18 of the *Local Government Act 1995* provides the Functions of local governments and includes:

3.18. Performing executive functions

- (2) *In performing its executive functions, a local government may provide services and facilities.*
- (3) *A local government is to satisfy itself that services and facilities that it provides —*
 - (a) *integrate and coordinate, so far as practicable, with any provided by the Commonwealth, the State or any public body; and*
 - (b) *do not duplicate, to an extent that the local government considers inappropriate, services or facilities provided by the Commonwealth, the State or any other body or person, whether public or private; and*

(c) *are managed efficiently and effectively.*

The Corporate Business Plan identifies how the City will deliver on the Strategic Community Plan through strategic projects, services and the four year capital works program. In accordance with s3.18 above Administration undertakes an annual Service Delivery Review Program to provide insights for future corporate planning.

The Service Delivery Review Program involves assessing the teams overall Strategy House which informs the priorities for the team and reviewing each sub-service area by completing a Service on a Page (SOAP). The SOAPs are a snapshot of the service functions performed by a team and should align with the key functions identified in the Corporate Business Plan.

Corporate Business Plan 2026/27 – 2029/30

The updated Corporate Business Plan 2026/27 – 2029/30 (CBP), at **Attachment 1**, captures the City's strategic priorities, projects and initiatives. These are aligned to meet the Strategic Community Plan (SCP) priorities, the four-year Capital Works Program (CWP), projects, and programs.

Projects and initiatives in the CBP and CWP which are scheduled for 2026/2027 are funded in the Annual Budget 2026/27. The CBP is also aligned with the City's Long-Term Financial Plan (LTFP).

The Budget 2026/27 is being presented to Council for adoption at its 16 June 2026 Meeting (addressed in a separate item). Any amendments to the recommended Annual Budget 2026/27 will be made and reflected in the CBP prior to publishing.

The CBP provides a comprehensive overview of the City's commitments, resourcing and operations including all projects, programs, and initiatives for the next four years.

The key elements of the CBP are as follows:

- Strategic projects for 2026/27;
- SCP community priorities implemented through the CBP;
- Profiles of each service area, including their objective, allocated FTE, operating expenditure and key functions;
- Resources required to deliver priorities, projects, and initiatives. This includes employee costs, financial statements and organisational structures;
- Updates on the City's Risk Management Framework;
- Overview of the Vincent Underground Power Project, and other major projects; and
- Alignment with CEO KPIs.

As part of this review, the service area pages have been updated to remove reference to operating initiatives and instead incorporates information collected during the 2025 Annual Service Delivery Review Program. The operating initiatives were removed as they were not well understood, differed from operational delivery and were not being tracked. New Regulations are being developed for a Council Plan that will combine the Corporate Business Plan and the Strategic Community Plan and will require tracking of implementation. At this time, adding new items to the existing plan or investing resources in operating initiative tracking would not be beneficial.

Four Year Capital Works Program 2026/27 – 2029/30

The Four Year Capital Works Program (CWP) is an Annexure to the CBP and includes both a summary and detailed version of the capital works program for the next four years with a significant focus on planning for renewal of existing assets over building new infrastructure. This was reviewed as part of the development of the Long Term Financial Plan which will require adjustments to current planned capital expenditure in 2027/28 & 2028/29 to manage the City's cash flow requirements.

All projects detailed in the consecutive years 2027/28 to 2029/30 will depend on Council's approval in the relevant Annual Budget process informed by the 10 Year Long Term Financial Plan.

The Capital Works Program has been developed to meet anticipated community infrastructure needs and the future development of the City with the strategic direction for the Program provided by the Strategic Community Plan and Long Term Financial Plan.

CONSULTATION/ADVERTISING:



The CBP will be promoted through the City's website after adoption and publication.

Items listed in the Capital Works Program may be subject to community consultation as required by the City's [Community and Stakeholder Engagement Policy](#).

As each works item progresses the requirement for community engagement will be considered against the Community and Stakeholder Engagement Policy consistent with the City's Project Management Framework.

Organisation Implementation

Organisations lead engagement and seek input, shape the policies, projects and services for which they are responsible. This is a familiar and traditional approach to policy development, project management and service delivery.

Tension: People feel forced leading to an unresponsive process.

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

Required under regulations/legislation

A robust process to engage with the community and stakeholders

LEGAL/POLICY:

Local governments must prepare a plan for the future in accordance with section 5.56 of the *Local Government Act 1995*.

The development of a CBP covering a minimum four financial years is a requirement of regulation 19DA(1) and 19DA(2) of the *Local Government (Administration) Regulations 1996*.

Regulation 19DA(3) also requires a CBP to:

- a) set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government’s priorities for dealing with the objectives and aspirations of the community in the district;
- b) govern a local government’s internal business planning by expressing a local government’s priorities by reference to operations that are within the capacity of the local government’s resources; and
- c) develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.

RISK MANAGEMENT IMPLICATIONS

Risk Category	Risk Appetite and tolerance statement	description/clarifications
Governance, Due diligence, Accountability and Sustainability	The City has a low risk tolerance for less than better practice decision making for governance, due diligence, accountability, and sustainability, as measured by accepted industry standards and practices.	Adoption of the CBP ensures structured planning and alignment with the Strategic Community Plan and LTFP. It strengthens governance by clearly defining service objectives, resource requirements. Adoption of the CBP ensures structured planning and alignment with the Strategic Community Plan and LTFP. It strengthens governance by clearly defining service objectives, resource requirements.
Regulatory Compliance and Legal Obligations	The City has a very low risk appetite for breaches of legislation, professional standards or ethical requirements.	The CBP complies with section 5.56 of the <i>Local Government Act 1995</i> and Regulation 19DA of the <i>Local Government (Administration) Regulations 1996</i> , fulfilling legislative obligations for future planning and corporate business strategy.
Business Service Disruption	The City has a very low tolerance for risks that may result in disruption to the operation of the business.	The CBP consolidates strategic, financial and operational planning into one framework, reducing ad-hoc or reactionary decision-making. It enhances service delivery continuity and ensures consistent investment in infrastructure and community priorities.

Low: Adoption of the CBP 2026/27 – 2029/30 poses a low risk to the City. It complies with legislation, supports transparent and forward-looking planning, aligns with the SCP and LTFP, and reduces the likelihood of uncoordinated or inefficient service delivery.

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:

The CBP includes initiatives that contribute to the achievement of the City’s *Sustainable Vincent Framework 2025-2028*.

PUBLIC HEALTH IMPLICATIONS:

The CBP includes initiatives that contribute to the achievement of the City’s *Public Health Plan 2020-2025*.




FINANCIAL/BUDGET IMPLICATIONS:

Projects and initiatives in the CBP and CWP which are scheduled for 2026/2027 are funded in the Annual Budget 2026/27 presented to Council at its 16 June 2026 Meeting. Any amendments to the recommended Annual Budget 2026/27 will be changed and reflected in the CBP and CWP prior to publishing.

Projects and initiatives in the CBP scheduled from 2027/28 onward will be approved for delivery as part of next year's Annual Budget as informed by the Long Term Financial Plan.

The CBP and CWP reflect the LTFP approved by Council at its meeting 19 May 2026. The CBP and CWP are subject to the figures which are adopted by Council in the LTFP.

12.3 OUTCOME OF ADVERTISING AND ADOPTION OF AMENDED COUNCIL MEMBERS CONTINUING PROFESSIONAL DEVELOPMENT POLICY

- Attachments:**
1. **Council Members Continuing Professional Development Policy - 2026 review (clean)** 
 2. **Council Members Continuing Professional Development Policy - 2026 review (tracked)** 
 3. **Community Consultation Submissions - Council Members Continuing Professional Development Policy** 

RECOMMENDATION:

That Council **ADOPTS BY ABSOLUTE MAJORITY** the Council Members Continuing Professional Development Policy at Attachment 1.

PURPOSE OF REPORT:

To present the outcome of community consultation and seek approval of the proposed Council Members Continuing Professional Development Policy at **Attachment 1**.

DELEGATION:

Section 2.7 of the *Local Government Act 1995* sets out the Role of Council as being to ‘determine the local government’s policies’. There is no delegation to Administration to make, review or repeal policies.

BACKGROUND:

At its 21 April 2026 Meeting, Council approved conducting community consultation of its intention to amend the Council Members Continuing Professional Development Policy.

In accordance with the City’s [Community and Stakeholder Engagement Policy](#), community consultation was undertaken between 28th April 2026 to 20th May 2026, which is in excess of the 21 days required.

The policy was advertised on the City of Vincent website, social media and through the following public notices:

- The consultation webpage was published on the Imagine Vincent website from 28th April 2026 to 20th May 2026 with 13 views.
- News Item on the City’s website from the 28th April 2026; and
- Notice exhibited on the notice board at the City’s Administration and Library and Local History Centre.

Administration received 2 submissions, as summarised at **Attachment 3**.

DETAILS:**Community Consultation**

The draft Policy received a low number of submissions, with two responses provided during the consultation period.

The following themes were mentioned in the submissions:

- Concerns regarding the extent of community funding for professional development activities.
- Views on the distinction between role-related training and personal career development.
- Support for clear accountability and transparency measures (e.g. reporting and travel provisions).

Examples of community comments received include:

- *“Meeting requirements is perfectly fine. Developing a career can be achieved by the individual.”*
- *“The main beneficiary of such courses is the attendee, and not the community.”*

Submissions raised considerations regarding the balance between community-funded training and individual responsibility for professional development. These themes were already considered in the drafting of the Policy, which seeks to ensure that expenditure on professional development is aligned with governance responsibilities, legislative requirements, and community benefit.

Overall, the feedback does not identify any critical gaps, risks, or inconsistencies in the draft Policy. Instead, it reinforces the importance of maintaining a balanced and principles-based approach to professional development funding and accountability—an approach already embedded in the draft Policy.

No modifications to the draft Policy are required as a result of community feedback.

Requirement for a documented City position (including community need or legislative requirement):

Section 5.128 of the Act requires local governments to adopt a policy (by absolute majority) relating to the continuing professional development of council members.

Amendments to the Policy Objectives

The Policy Objectives have been refined to:

- *Addition:* Explicit reference to s.5.126 (mandatory training) and s.5.127 (annual training report) to strengthen legislative compliance.
- *Addition:* Emphasis on governance capability and informed decision-making to align with WALGA template and best practice.
- *Revision:* Broaden scope from “guidance” to “framework” to reflect a structured, strategic approach rather than procedural guidance.
- *Retention:* Commitment to continuing professional development remains but now linked to statutory obligations and strategic outcomes.

1.

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 Scope clause clarifying that the policy applies to Council Member training and continuing professional development, including mandatory training required under the *Local Government Act 1995*.
- Updated the Purpose and Objective to reference compliance with statutory reporting and policy requirements under the Act.
- Expanded the definition of eligible professional development to include formal qualifications, individual units of study, and CPD memberships, and require training to be delivered by recognised providers or professional organisations.
- Clarified the application and approval process, including required information for training requests and consideration of approval thresholds and travel locations.
- Introduced a limit on extended absences to ensure no more than two Council Members attend external professional development activities concurrently, unless otherwise resolved by Council.
- Strengthened knowledge-sharing requirements, requiring reports for all CPD activities within one month of attendance.
- Addition of a new Travel and Expenses section outlining arrangements for travel, accommodation, meals and incidental expenses in accordance with the Salaries and Allowances Tribunal Determination.
- Formally incorporated support for High Level Training Programs, including provisions for participation, membership contributions and knowledge sharing.
- Enhanced the Annual Training Report requirements by specifying key data fields and requiring the report to be presented to Council prior to publication on the City’s website.
- Acknowledged that mandatory training exemptions may apply under Regulation 36 of the *Local Government (Administration) Regulations 1996*.

CONSULTATION/ADVERTISING:

No further consultation is required.

LEGAL/POLICY:

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

The City’s [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:

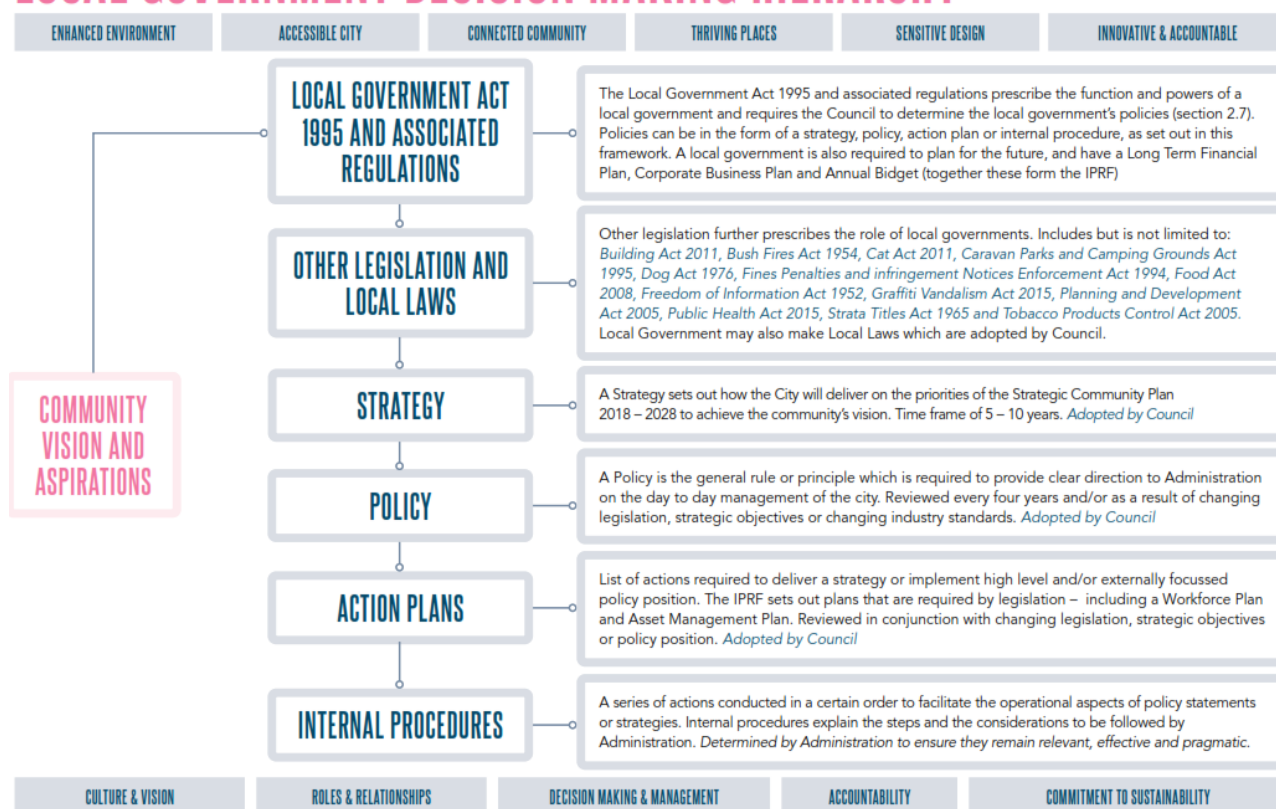
The purpose of a policy is to provide a general rule or principle to guide Administration and the community on the City’s decision making and advocacy;

The purpose of the proposed policy is to provide a clear and consistent framework to guide the continuing professional development (CPD) of Council Members, ensuring they are appropriately equipped to fulfil their statutory, governance and representative responsibilities.

The amendments provide a clearer, structured framework for induction, mandatory training, capacity building and continuing professional development, ensuring equitable access and consistent governance practices. Collectively, these changes support informed decision-making, enhance Council capability and ensure professional development delivers benefit to the Council, the organisation and the community.

Section 5.128 of the Act requires local governments to review its policy relating to the continuing professional development of council members after each ordinary election and prescribes that the local government may amend the policy (by absolute majority).

LOCAL GOVERNMENT DECISION MAKING HIERARCHY



RISK MANAGEMENT IMPLICATIONS

Risk Category	Risk Appetite/Tolerance Statement	Descriptor
Governance – Less than better-practice governance and due diligence	The City has a low risk tolerance for less than better-practice decision-making for	The amendments refine the policy framework, clarify scope, approval processes, reporting requirements and knowledge-sharing obligations, supporting consistent, transparent and

Risk Category	Risk Appetite/Tolerance Statement	Descriptor
	governance, due diligence, accountability and sustainability.	best-practice governance arrangements for Council Member development.
Values & Behaviours – Low individual and team performance	The City has a low risk appetite for behaviour or conduct which does not meet standards of integrity, performance excellence and accountability.	Strengthening the professional development framework for Council Members supports governance capability, ethical leadership and informed decision-making, aligning with the City's values and expectations of elected members.

Low: Adopting the proposed policy is low risk as the changes strengthen governance controls, legislative compliance and Council capability, and align with Council's adopted Risk Appetite and Tolerance Statements.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes.

PUBLIC HEALTH IMPLICATIONS:

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

FINANCIAL/BUDGET IMPLICATIONS:

Nil

12.4 FORMAL ESTABLISHMENT OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE AND APPOINTMENT OF DEPUTY OF THE PRESIDING MEMBER

- Attachments:
1. Deputy of the Presiding Member ARIC - Application 1 - Confidential
 2. Evaluation Matrix - Confidential

RECOMMENDATION:

That Council **BY ABSOLUTE MAJORITY:**

1. **ESTABLISHES** the Audit, Risk and Improvement Committee in accordance with sections 5.8 and 7.1A of the *Local Government Act 1995*.
2. **APPOINTS** the following members to the Audit, Risk and Improvement Committee for the term commencing 16 June 2026 and expiring on 16 October 2027:

Council Members:

- 2.1 Mayor Alison Xamon
- 2.2 Cr Alex Castle
- 2.3 Cr Reece Wheadon
- 2.4 Cr Ashlee La Fontaine

External Independent Members:

- 2.5 George Araj (Presiding Member)
- 2.6 Conley Manifis (Deputy Presiding Member)
- 2.7 Baptiste Isambert

3. **APPOINTS** Richard Thomas as the independent Deputy of the Presiding Member of the Audit, Risk and Improvement Committee in accordance with sections 7.1B and 5.11A of the *Local Government Act 1995*, for the term commencing 16 June 2026 and expiring on 16 October 2027.
4. **NOTES** that:
 - 4.1 the Deputy of the Presiding Member is not a standing member of the Committee and attends meetings only when deputising;
 - 4.2 the Deputy Presiding Member remains a standing committee member and may preside only where both the Presiding Member and the Deputy of the Presiding Member are unavailable.
 - 4.3 That these resolutions give effect to the formal re-establishment of a compliant Audit, Risk and Improvement Committee prior to 30 June 2026.

PURPOSE OF REPORT:

To formally re-establish the Audit, Risk and Improvement Committee and appoint its members, including the Deputy of the Presiding Member, to meet legislative requirements.

DELEGATION:

The establishment of the Committee and the appointment of committee members, the Presiding Member, the Deputy Presiding Member and a deputy of a committee member require an absolute majority of Council.

BACKGROUND:

At its Ordinary Meeting on 21 October 2025, Council appointed four Council Members and three external independent members to the City's Audit and Risk Committee for a term ending 16 October 2027, including George Araj as Chair, Conley Manifis as Deputy Chair and Baptiste Isambert as an independent member. The *Local Government Amendment Act 2024* introduced a new framework for Audit, Risk and Improvement Committees, commencing on 1 January 2026. These amendments require each local government to establish a compliant Audit, Risk and Improvement Committee and appoint an independent Deputy of the Presiding Member by 30 June 2026.

At its meeting on 21 April 2026, Council approved the updated Audit, Risk and Improvement Committee Terms of Reference and authorised the Chief Executive Officer to commence an Expression of Interest process to identify a suitably qualified candidate for appointment as the Deputy of the Presiding Member.

Advice received from the Department of Local Government, Industry Regulation and Safety confirmed that, as the City did not have a deputy of the Presiding Member appointed prior to 1 January 2026, the transitional provisions do not apply. The Committee must therefore be formally re-established by Council resolution before 30 June 2026.

This report gives effect to that advice by formally re-establishing the Committee and reappointing the existing members to align with the amended legislative framework while maintaining continuity of membership and expertise.

DETAILS:

Legislative context

The *Local Government Act 1995* requires each local government to establish an Audit, Risk and Improvement Committee and appoint its members, including a Presiding Member and, where applicable, a Deputy Presiding Member.

The Act also requires the appointment of a Deputy of the Presiding Member, which is a separate statutory role appointed under section 5.11A.

The *Local Government (Audit) Regulations 1996* provide transitional arrangements which only apply where all prescribed membership requirements were met at commencement, including the appointment of a deputy of the Presiding Member. As this requirement was not met, the Committee must be formally re-established.

Existing appointments and continuity of membership

The appointments proposed in this report preserve the structure previously approved by Council on 21 October 2025.

The current Council Members and external independent members have not been asked to re-nominate and no new recruitment process has been undertaken for these positions. Instead, Council is being asked to reappoint the existing members to reflect the formal re-establishment of the Committee and maintain continuity of knowledge, capability and oversight.

This approach aligns with the Terms of Reference, which provide for appointments for up to two years terminating on the day of the Ordinary Council elections and allow for reappointment.

Presiding Member, Deputy Presiding Member and Deputy of the Presiding Member

The roles of Deputy Presiding Member and Deputy of the Presiding Member are separate and are established under different provisions of the Act.

The Deputy Presiding Member is a standing member of the Committee who attends all meetings and may preside where both the Presiding Member and the Deputy of the Presiding Member are unavailable.

The Deputy of the Presiding Member is not a standing member of the Committee and attends only when deputising for the Presiding Member.

Terms of Reference

Council approved the updated Audit, Risk and Improvement Committee Terms of Reference on 21 April 2026.

The Terms of Reference set out the operational framework for the Committee, including its role, functions, membership structure and meeting arrangements.

No further approval of the Terms of Reference is required as part of this report.

Recruitment and selection process

In accordance with Council's resolution of 21 April 2026, the Chief Executive Officer commenced an Expression of Interest process to identify a suitably qualified candidate for appointment as the Deputy of the Presiding Member.

The process included:

- Public advertisement via the City of Vincent [Audit, Risk & Improvement Committee](#) web page and social media channels, with nominations open from Friday, 8 May 2026 to Friday, 22 May 2026;
- Assessment of applicants against predetermined merit-based criteria; and
- Evaluation of applications by Administration, with the final assessment reviewed by the CEO in accordance with Section 3 (Membership) of the ARIC Terms of Reference.

One application was received, as at **Attachment 1**. Richard Thomas is recommended for appointment. A summary of Richard Thomas' qualifications and experience, considered against relevant selection criteria in considering merit, is provided in **Attachment 2**.

Term of appointment

The proposed term of appointment, from 16 June 2026 to 16 October 2027, is consistent with standard practice for ARIC appointments and accords with the City's ARIC Terms of Reference. The Terms of Reference provide that appointments are for up to two years, concluding on the day of the Ordinary Council election, and may be renewed subject to Council approval.

LEGAL/POLICY:

This appointment ensures compliance with:

- Sections 7.1A and 7.1B of the Act;
- Section 5.11A of the Act; and
- Regulation 16 of the *Local Government Audit Regulations 1996*.

RISK MANAGEMENT IMPLICATIONS

The appointment supports regulatory assurance and governance continuity.

Failure to formally re-establish the Committee and appoint the required Deputy of the Presiding Member by 30 June 2026 would result in non-compliance with legislative requirements. The recommended approach mitigates this risk while maintaining continuity of governance oversight.

STRATEGIC IMPLICATIONS:

Innovative and Accountable

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

FINANCIAL/BUDGET IMPLICATIONS:

Meeting fees for independent members will be paid in accordance with Council's 21 April 2026 resolution and the applicable Salaries and Allowances Tribunal determination.

When presiding at a meeting, the Independent Deputy of the Presiding Member will be paid a meeting fee at the maximum rate permitted under the applicable Salaries and Allowances Tribunal determination, reflecting the full leadership and statutory responsibilities exercised.

No meeting fee is payable where the appointee attends a meeting in an observer capacity only.

12.5 INFORMATION BULLETIN

- Attachments:**
1. **Confirmed Minutes Sustainability Advisory Group on 11 February 2026** 
 2. **Confirmed Minutes Sustainability Advisory Group on 13 May 2026** 
 3. **Unconfirmed Minutes of the Mindarie Regional Council Meeting held on 30 April 2026** 
 4. **Unconfirmed Minutes of the Mindarie Regional Special Council Meeting held on 30 April 2026** 
 5. **Statistics for Development Services Applications as at the end of May 2026** 
 6. **Register of Legal Action and Prosecutions Monthly - Confidential**
 7. **Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 11 June 2026** 
 8. **Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel - Current** 
 9. **Register of Applications Referred to the Design Review Panel - Current** 
 10. **Register of Petitions - Progress Report June 2026** 
 11. **Register of Notices of Motion - Progress Report - June 2026** 
 12. **Register of Reports to be Actioned - Progress Report - June 2026** 
 13. **Council Workshop Items since 19 May 2026** 
 14. **Council Briefing Notes - 12 May 2026** 

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated June 2026.

13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**13.1 NOTICE OF MOTION - MAYOR ALISON XAMON - USE OF PERTH PARKING LEVY FUNDS IN VINCENT**

Attachments: Nil

That Council REQUESTS the Mayor and Chief Executive Officer to write to the Minister for Transport to request the use of the Perth Parking Levy to fund pedestrian and public transport improvements within Vincent including:

- **Pedestrian upgrades to East Parade including the installation of an interim signalised pedestrian crossing in the short-term, and the commencement of detailed planning for a future pedestrian overpass in the longer-term;**
- **The extension of the existing Blue CAT, including within the existing PPMA boundary of Vincent, to connect to the Leederville Town Centre; and**
- **The establishment of an east-west bus route to connect the Leederville Town Centre and the Claisebrook area that utilises Vincent Street as a principal corridor.**

REASON

The City contributes approximately \$450,000 per year to the Perth Parking Levy. Over time this represents a significant financial contribution by the City of approximately \$5 million over the past 15 years. This is in addition to the contribution from private landowners within these areas.

The City is broadly supportive of the intent of the Perth Parking Levy to fund improvements to reduce traffic congestion, increasing pedestrian safety, and improve the transport system for those who travel to, from and within central Perth.

Despite the City of Vincent's ongoing contribution, there has been no direct capital investment towards infrastructure improvements in Vincent through the Perth Parking Levy.

Recently, funding has been directed to projects in areas outside the Perth Parking Management Area (PPMA) or in local governments that do not directly contribute towards the Perth Parking Levy. These include the Green CAT bus extension to Leederville Train Station within the Town of Cambridge and the Boorloo Bridge into the Town of Victoria Park.

This motion seeks to advocate for proportionate and equitable investment from the Perth Parking Levy, commensurate with the City's ongoing financial contributions. Investment in Vincent would support the delivery of critical infrastructure projects that improve walkability and pedestrian safety, enhance access to public transport and strengthen connectivity within inner metropolitan Perth.

The need for infrastructure investment in Vincent is growing, particularly as the City plans to accommodate an additional 11,500 new homes by 2050 in line with the State Government's infill targets.

The Leederville Town Centre, Beaufort Street Town Centre, North Claisebrook and Pickle District areas will see significant growth in population density, placing pressure on existing transport and pedestrian networks.

Improvements are required to improve connectivity and support safe and accessible pedestrian movement around the East Perth Train Station and East Parade. In the short term, this could be facilitated through the installation of a signalised pedestrian crossing across East Parade. Over the long-term, there is an opportunity to deliver a more substantial outcome through a pedestrian overpass that integrates with the train station and future East Perth Power Station redevelopment.

The extension of the existing Blue CAT bus route through to the Leederville Train Station via Newcastle Street would strengthen connections between Leederville Town Centre, the emerging Pickle District (including the under-construction Sydney Charles Quarter development), the William Street Town Centre, Northbridge and the Perth CBD.

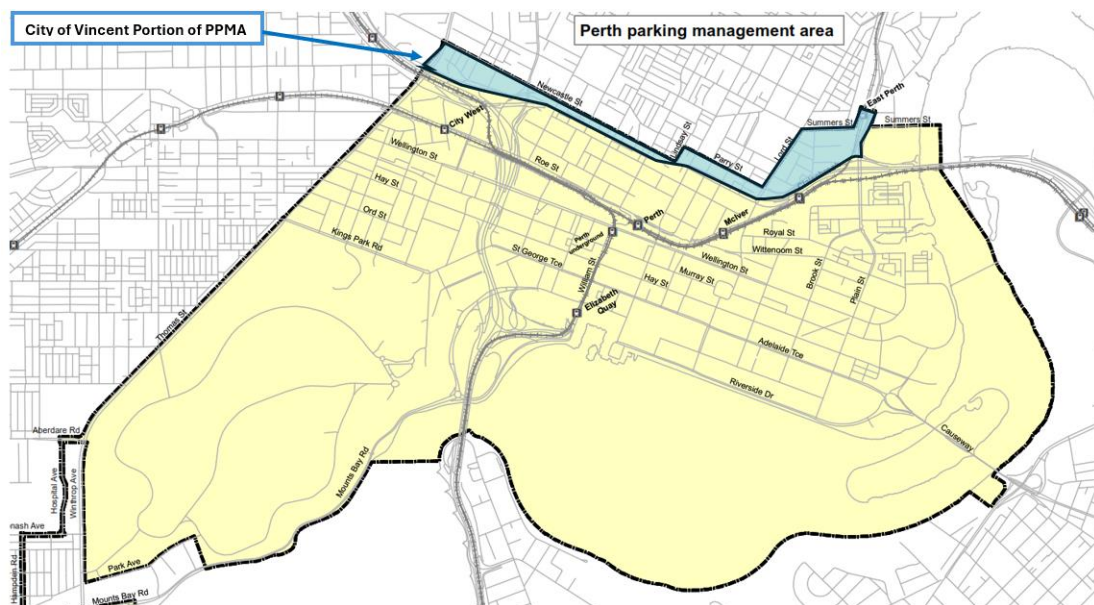
Vincent Street presents a strategic opportunity to function as a key east-west transit corridor. Establishing a new bus route along this corridor would unlock opportunities to improve connections between multiple town centres including Leederville, North Perth and Beaufort Street, as well as important destinations for the Vincent community like Leederville Oval, Vincent Library and Community Centre, Beatty Park Leisure Centre and Hyde Park.

ADMINISTRATION COMMENTS

Supported. This motion aligns with the City's strategic direction and existing work being progressed by Administration.

Background to Perth Parking Management Area

The PPMA collects funds through the annual licencing of non-residential parking towards the Perth Parking Levy applies to southern areas of Vincent including West Perth and Claisebrook and is managed by the Department of Transport and Major Infrastructure (DTMI).



Revenue raised by the PPMA has been used by DTMI to implement a range of initiatives including provision of the Free Transit Zone and CAT bus system, improvements for cyclists, pedestrians and buses, upgraded traffic management, and contributions towards significant transport infrastructure initiatives.

The only project in Vincent funded through the PPMA has been the completion of a strategic transport assessment of the Pickle District in September 2025. Outside of this the City has been unable to access funds towards capital infrastructure improvements despite its contributions over the past 15 years.

Consistency with Previous & Current Advocacy

The motion aligns with previous advocacy from Council and the City in relation to access to PPMA funds and improved pedestrian and public transport infrastructure, including:

- The Accessible City Strategy (ACS) that includes an action to advocate for use of the PPMA funds towards Vincent public transport services, transport studies, and transport infrastructure improvements.
- The draft Local Planning Strategy that includes an action to work with the State Government to investigate ways to improve connectivity, including east-west public transport.
- Council's submission in February 2026 on the State Government's Station Precincts Improvement Plan which advocated for the need for improved infrastructure in Claisebrook and Mount Lawley.

Strategic Planning & Future Transport Needs

The motion aligns with the City's planning for increased population growth and housing density in areas close to public transport and activity centres consistent with the draft Local Planning Strategy.

This includes the approved William Street, Beaufort Street Pickle District and North Claisebrook planning frameworks, the progression of the draft Leederville Precinct Structure Plan, and the State Government's Station Precincts initiative that seeks to deliver transit-oriented development around Claisebrook and Glendalough Train Stations.

To support this level of urban growth, investment in transport infrastructure would be required to improve movement and connectivity within and between these precincts. This includes pedestrian and cycling infrastructure, access to train stations, and public transport connections between activity centres.

Pedestrian & Public Transport Initiatives

The motion aligns with work already being progressed by Administration and focuses on advocating for the funding of these through the Perth Parking Levy.

From its discussions with the DTMI, Administration understands that Perth Parking Levy funds may be applied in areas ancillary to, not just areas that are wholly contained in, the PPMA boundary.

This provides an opportunity to consider broader infrastructure improvements of the nature identified in this motion including:

- East Parade Pedestrian Upgrades – There is currently inadequate pedestrian access across East Parade to East Perth Train Station including a lack of signalised intersections and safe crossing points, particularly for those with mobility challenges.

Administration has had discussions with relevant State Government stakeholders regarding both short- and long-term upgrades to address these issues.

A signalised pedestrian crossing is considered the most feasible short-term solution and would provide an interim improvement while a more comprehensive long-term outcome is planned. Longer-term improvements are likely to form part of broader infrastructure upgrades associated with the future redevelopment of the East Perth Power Station precinct.

- CAT Bus Extension – The Blue CAT bus currently operates within the City of Perth between Kings Park, Elizabeth Quay Bus Station and the Perth Busport travelling as north as Aberdeen Street. Recent stakeholder engagement, including through the Major Review of the ACS, has identified an opportunity to extend the service to the Leederville Train Station via Newcastle Street to better connect Leederville Town Centre, the Pickle District, and the William Street Town Centre.

Administration has discussed this opportunity with State Government stakeholders, but any extension is currently unfunded.

Funding to deliver this extension would greatly improve east–west connectivity within the inner city and support access to areas within Vincent that are planned for, and are beginning to experience, significant growth and redevelopment.

- East-West Bus Connection – Vincent currently lacks a dedicated east-west public transport service, with most existing routes operating in a north-south orientation. In this context, Vincent Street presents a strategic opportunity to function as a key east-west transit corridor.

This gap has been identified through Vincent's ACS and draft Local Planning Strategy as a key opportunity to improve connectivity across the City and enhance access to public transport.

Key destinations along this corridor include the Leederville, North Perth and Beaufort Street town centres, as well as the emerging North Claisebrook area.

These locations are already well-established destinations, attracting visitors and residents for retail, hospitality and recreation opportunities. Improving public transport connectivity would provide a viable alternative to private vehicle use, supporting increased visitation where demand already exists. In addition, these areas function as important employment hubs, with forecasts indicating continued growth in jobs, economic output and population in line with the draft Local Planning Strategy.

The proposed corridor would also improve access to key community destinations, including Leederville Oval, the Vincent Library and Community Centre and Hyde Park. Strengthening connections to these

facilities would enhance accessibility for residents and visitors, supporting more active and connected communities.

Administration has engaged with relevant State Government stakeholders and understands there is scope to consider a new east-west service. However, as with the other initiatives outlined above, delivery would be dependent on securing appropriate funding.

**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