



City of **Perth**

Agenda

Agenda Briefing Session

17 June 2025

Notice of Meeting

To the Lord Mayor and Councillors

The next Agenda Briefing Session will be held on Tuesday, 17 June 2025 in the Council Chamber, Level 9, 27 St Georges Terrace, Perth commencing at 5:00 PM.

Michelle Reynolds

Chief Executive Officer

12 June 2025

Information

This information is provided on matters which may affect members of the public. If you have any queries on procedural matters, please contact a member of the City's Governance team via governance@cityofperth.wa.gov.au.

Disclaimer

Members of the public should note that in any discussion during a meeting regarding any item, a statement or indication of approval by any council member, committee member or officer of the City is not intended to be, and should not be taken as, notice of approval from the City. No action should be taken on any item discussed at a meeting of a Committee prior to written advice on the Committee or Council's resolution being received.

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1. Declaration of Opening

2. Acknowledgement of Country/Prayer

3. Attendance

3.1 Apologies

3.2 Leave of Absence

Councillor Catherine Lezer (28 May 2025 to 23 June 2025, inclusive)

Councillor Viktor Ko (28 May 2025 to 1 September 2025, inclusive)

3.3 Applications for Leave of Absence

This item will be dealt with at the Ordinary Council Meeting.

4. Announcements by the Lord Mayor

5. Disclosures of Interests

6. Public Participation

6.1 Public Questions

This item will be dealt with at the Ordinary Council Meeting.

6.2 Deputations

7. Confirmation of Minutes

This item will be dealt with at the Ordinary Council Meeting.

8. Questions by Members which due Notice has been Given

This item will be dealt with at the Ordinary Council Meeting.

9. Correspondence

This item will be dealt with at the Ordinary Council Meeting.

10. Petitions

This item will be dealt with at the Ordinary Council Meeting.

11. Planning and Sustainability Alliance Reports

11.1 Hay Street Two-Way - Elder to Thomas - Draft Concept Plan

Responsible Officer	Maria Cooke – General Manager Planning and Sustainability
Voting Requirements	Simple Majority
Attachments	Attachment 11.1A – Hay Street - Two-Way - Elder to Thomas - Draft Concept Plan ↓

Purpose

To present the Draft Concept Plan Hay Street - Elder to Thomas and seek Council's approval to release it for community consultation.

Recommendation

That Council APPROVES the draft Concept Plan for the Hay Street Two Way (Elder to Thomas) as provided at **Attachment A**, for the purposes of community consultation.

Background

1. Since 2021, the City has been progressively converting sections of Hay Street to two-way traffic, along with making general improvements to the public realm where needed, to enhance connectivity along the entire length of the street.
2. Hay Street from Elder Street to Thomas Street is the remaining one-way street section for Hay Street heading west to Thomas Street. This project will finalise the two-way street conversion along the entire length of Hay Street.
3. The Draft Concept Plan was presented to Elected Members at an EMES held on 11 March 2025.
4. Overall project *objectives* include:
 - a. Strategic alignment with other City strategies and plans.
 - b. Greater amenity to support the future growth of the West Perth.
 - c. Improved permeability and safety achieved through the conversion of the street to two-way traffic.
5. Previous works completed along this section of Hay Street includes:
 - a. Lighting upgrade from Harvest Tce to George Street in 2022.
 - b. Lighting upgrade at Town Centre (from Colin Street to Outram Street) in 2023.
 - c. Minor Town Centre renewal including footpath and tree pit upgrades, furniture replacement in mid 2025.

Discussion

6. Works to convert the street to two-way traffic are predominantly restricted to modifications at the intersections including localised lighting upgrades to meet compliance.
7. Additional work is required to improve the geometry at the freeway exit on to Hay and George Streets. This includes addressing the current poor connection of the Principal Shared Path, which accommodates high volumes of bikes.
8. Other works include proposed modifications to the cross-section of the Hay Street Bridge. Initial assessments, supported by previous two-way design scenarios tested by Main Roads WA during the 2019 bridge modifications, indicate that the current two-way conversion proposal can be accommodated within the existing bridge structure. The City will continue to work closely with Main Roads WA as the Concept Plan is finalised to ensure the proposed two-way street conversion can be delivered within the current budget.
9. Converting Hay Street to a two-way road will enable the CAT bus to operate in both directions east of Outram Street, enhancing accessibility and convenience for commuters.
10. The City is currently negotiating with PTA to fund the future creation of these new CAT bus stops.
11. The following other key considerations will underpin further design development as the Concept Plan is finalised:
 - Transportation Modelling: key data required for Main Roads WA (MRWA) approval, assessing future traffic demand in a two-way scenario. Completion is expected by March 2026.

- MRWA Approval: the approval process is underway with signal modification approval anticipated by June 2026.
12. The following data analysis has been used to inform the draft Concept Plan:
- a. Pedestrian volumes, activity, and desire lines.
 - b. Principal Shared Path (PSP) cyclist volume and desire lines
 - c. Traffic data analysis and modelling.
 - d. On-street parking occupancy analysis.
 - e. Hay Street freeway bridge feasibility assessment.
 - f. Best practice and lessons learnt from previous projects.
 - g. Alignment with the City’s Design and Construction standards.
 - h. Internal and key stakeholder (PTA and Main Roads WA) feedback.
13. In addition, the draft Concept Plan package shows options for additional tree planting, lighting upgrades, and a refresh of the Town Centre including greening and public art. While the neighbourhood Town Centre refresh is currently out of scope and unbudgeted, it has been explored to establish a vision that can be pursued in the future subject to funding becoming available.
14. Outlined below are the key site issues in Hay Street West and how these have been addressed in the draft Concept Plan. The design also incorporates enhancements to pedestrian and cycling infrastructure, aligning with the City’s recently adopted Bike Plan and Walking in the City Plan:

Current site issue	Draft concept design deliverable
<p>Pedestrian and Cycling amenity.</p> <ul style="list-style-type: none"> • Poor connections at George Street to and from the popular Freeway PSP • Wide intersections with long crossing distances for pedestrians • Lack of bike head-start boxes at intersections. • Poor pedestrian amenity at Harvest Terrace intersection. 	<ul style="list-style-type: none"> • Installation of new pram ramps where required at intersections. • Shortened crossing distances some at intersections for improved accessibility • New bike head-start boxes with green surface treatment • Realignment of the bike path to improve Principal Shared Path connectivity at George Street • Raised pedestrian crossing at Harvest Terrace for enhanced safety.
<p>Vehicle access</p> <ul style="list-style-type: none"> • Vehicles travelling in the wrong direction of the road. • Access to the Town Centre is restricted to traffic coming from east to west, requiring longer routes to reach key destinations, particularly from Harvest Terrace (north of Hay St.) to Havelock Street. 	<ul style="list-style-type: none"> • Conversion of the street to two-way traffic creating a more legible and predictable environment for all road users. • Vehicle movement strengthened across Hay Street into adjacent streets and laneways.

15.	<ul style="list-style-type: none"> • Red CAT bus route restricted to one way operation which results in poor user experience. 	<ul style="list-style-type: none"> • CAT bus to operate in both directions east of Outram Street, enhancing accessibility and convenience for commuters. • Provision of loading zones access from both directions to support local businesses.
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The following key *considerations* will also underpin further design development as the plan is finalised:

- a. Ease of ongoing maintenance.
- b. Crime prevention through environmental design.
- c. Relevant Australian Standards and Disability Discrimination Act (DDA) 1995.
- d. Traffic modelling.
- e. Road Safety Audits.

Consultation

16. Public consultation will be undertaken after Council approval of the Draft Concept Plan.
17. At this stage, community consultation is intended to be primarily informative, aiming to clearly communicate that proposed changes are limited to the intersections. Insights from previous community engagement exercises, including pro-forma responses received during consultation on the Hay Street – William to Elder – Revitalisation Project, suggest that a registered survey may be required to capture and manage public feedback effectively.

Decision Implications

18. If Council supports the *recommendation*, the draft Concept Plan for the Hay Street Two way (Elder to Thomas) will be presented to stakeholders and the community for feedback.
19. If Council does not *support* the recommendation, the draft Concept Plan cannot be released for community consultation and finalised.

Strategic, Legislative and Policy Implications

Strategy	
Strategic Pillar (Objective)	Liveable
Related Documents (Issue Specific Strategies and Plans):	Corporate Business Plan 2022/23 - 2025/26 Local Planning Strategy Urban Greening Strategy 2023 – 2036 Transport Strategy Two Way Streets Program Urban Forest Plan 2016

	Street Tree Guide Sustainability Strategy 2022-2032 Sustainability Implementation Plan Social, Health and Wellbeing Strategy 2023 – 2033 Public Lighting Framework
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Legislation, Delegation of Authority and Policy	
Legislation:	Nil.
Authority of Council/CEO:	CEO approval required to progress the attached draft concept plan to community consultation.
Policy:	Nil.

Financial Implications

20. The cost estimate for the two-way street conversion works based on the draft Concept Plan is **~\$8,641,089** ex GST which includes an escalation cost of 15% if works were to commence in 2027.
21. An updated cost estimate will be prepared once the concept has been refined and finalised, incorporating the results of the Road Safety Audit and feedback from Main Roads WA on any required changes to the signalised intersections.
22. The following budgets have been allocated to Hay Street West in the City’s Long Term Financial Plan, which will be adjusted to suit *the* cost estimate and proposed timing of delivery:

FY 2024/25	FY 2026/27	FY 2027/28	FY 2027/28
\$330,000	\$500,000	\$6,000,000	3,000,000
Draft concept plan	Detailed design and approvals	Construction	Construction

Further Information

23. Nil.



Acknowledgment of Country

The City of Perth acknowledges the traditional custodians of the land that we are situated on, the Whadjuk people of the Nyoongar nation and Aboriginal people from other lands. We celebrate the continuing traditions, living culture, and the spiritual connection to Boorloo and the Derbal Yerrigan. We offer our respects to Elders past and present.

Nyoongar Translation

The City of Perth kadij kalyakool moondang-ak kaaradj midi boodjar-ak ngala nyinny, Whadjuk Noongar yoongar wer bandany Aboriginal yoongar yooarme boodjar-ool. Ngalangwoola Boorloo wer Derbal Yerrigan kalyakoorl, wongin kadadjiny wer, wirn-yoodan. Ngalang kaditj Birdiya koora wer yeyi moondang-ak kaaradjiny.

Disclaimer

The information provided within this study does not claim to be comprehensive. The study is a snapshot in time. The City of Perth does not accept any responsibility or liability for any loss or other consequence which may result from any reliance on the information contained in this study.



Image: Hay Street and Colin Street Intersection

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11.2 Draft Bonus Plot Ratio Local Planning Policy

Responsible Officer	Maria Cooke – General Manager Planning and Sustainability
Voting Requirements	Simple Majority
Attachments	Attachment 11.2A – Draft Bonus Plot Ratio Local Planning Policy ↓ Attachment 11.2B – Draft Bonus Plot Ratio Local Planning Policy - Summary of Objectives and Key Requirements ↓ Attachment 11.2C – Draft Bonus Plot Ratio Local Planning Policy - Example Calculations ↓

Purpose

For Council to consider the preparation and advertising of the draft *Bonus Plot Ratio Local Planning Policy*.

Recommendation

That Council RESOLVES to prepare and advertise the draft *Bonus Plot Ratio Local Planning Policy* as shown in **Attachment A** to this report.

Background

Current Scheme and Local Planning Policy

1. City Planning Scheme No. 2 (CPS2) and Local Planning Scheme No. 26 applies plot ratio across the city, in the form of base plot ratio and bonus plot ratio.
2. Plot ratio is a development control which determines how much floorspace can be developed on a lot and is expressed as a ratio of floorspace to land area. For example, a 5:1 plot ratio on a 1,000m² lot, would enable 5,000m² of floorspace to be developed on the lot.
3. The base plot ratio, in conjunction with building heights and setbacks, form the primary development controls for the city.
4. Bonus plot ratio is also available in various areas of the city, being used to incentivise developments that deliver:
 - a. conservation of a heritage-protected place;
 - b. a public facility (such as pedestrian link, public space, or public toilets) that would make a significant contribution to the amenity of the locality;
 - c. additional 'Residential' development on a site; and/or
 - d. delivery of a high-quality hotel.
5. The current scheme sets the amount of bonus and categories for which bonus plot ratio can be awarded. The current *Bonus Plot Ratio Policy* (current LPP) guides the calculation of bonus plot ratio and sets key considerations for the assessment of applications for development approval. The also sets criteria that developments are required to meet to be granted bonus plot ratio, and the necessary documentation required to accompany an application for development approval.
6. The current LPP will be replaced by the draft *Bonus Plot Ratio Local Planning Policy*.

Local Planning Strategy

7. The City's *Local Planning Strategy* (Strategy) outlines the strategic direction for the future planning and development of the city, including the new local planning scheme and supporting local planning policies. The Strategy was adopted by Council on 13 December 2022 and endorsed by the Western Australian Planning Commission (WAPC) on 30 May 2023.
8. The Strategy includes actions to investigate the use of bonus plot ratio provisions to incentivise the delivery of:
 - a. affordable and diverse housing
 - b. community infrastructure
 - c. cultural infrastructure
 - d. design excellence
 - e. sustainable buildings
 - f. heritage conservation
 - g. pedestrian links
 - h. public spaces
 - i. residential development

- j. supermarkets in the East Perth and West Perth neighbourhoods
 - k. a central community gathering space in the West Perth neighbourhood; and
 - l. other neighbourhood priorities as appropriate (land uses, built form, public realm, and infrastructure).
9. The Strategy also has actions to remove existing bonus plot ratio provisions for hotels and other short-stay accommodation, and to place the majority of bonus plot ratio development controls within local planning policies rather than the Scheme.

Draft Local Planning Scheme No. 3

10. On 30 April 2024, Council resolved to seek approval from the WAPC to advertise draft *Local Planning Scheme No. 3* (draft LPS3). This will replace existing local planning schemes within the city, noting that the State Government will be preparing an Improvement Scheme over the Crawley-Nedlands area.
11. The draft LPS3 sets the maximum base plot ratios across the scheme area, and the areas that are eligible for bonus plot ratio and the maximum bonus plot ratios that may be achieved in these areas.
12. To guide the application of bonus plot ratio, draft LPS3 sets out that:
- a. bonus plot ratio may be granted for the delivery of one or more of the community benefits or strategic outcomes identified in a local planning policy. Community benefit and strategic outcome are defined in the draft LPS3.
 - b. bonus plot ratio may only be granted where it does not have a significant adverse effect on the cultural heritage significance, amenity, streetscape, or character of the area and adjoining properties.
 - c. the amount of bonus plot ratio granted should be proportionate to the value of the community benefit or strategic benefit provided.
 - d. A register of bonus plot ratio shall record places that have been approved for bonus plot ratio, the amount of plot ratio, and the approved community benefit or strategic outcome as identified in a local planning policy.
13. The draft *Bonus Plot Ratio Local Planning Policy* (draft LPP) will be advertised concurrently with the draft LPS3.

Discussion

14. The draft LPP (**Attachment A**) identifies ten community benefits and strategic outcomes, consistent with the Strategy, and incentivises their delivery via bonus plot ratio:

Community benefits:

- a. Affordable rental housing
- b. Community infrastructure
- c. Cultural infrastructure
- d. Pedestrian links
- e. Public spaces

Strategic outcomes:

- a. Design excellence
- b. Environmentally sustainable design
- c. Heritage conservation
- d. Residential development
- e. Supermarkets

-
15. The draft LPP applies to land identified as eligible for bonus plot ratio on the LPS3 Maximum Bonus Plot Ratio Plan and includes locations across the city, except for the Crawley-Nedlands neighbourhood where an Improvement Scheme is to be prepared by the State Government.
 16. To assist in the preparation of the draft LPP, an advisory consultancy was engaged to provide advice on the viability of the proposed plot ratio bonuses and policy requirements. Their advice was based on industry knowledge, engagement with key stakeholders in the development industry and the City's design review panel, and the outcomes of high-level scenario testing on a range of potential development sites.
 17. The overarching objectives of the draft LPP are:
 - *To encourage the delivery of specific community benefits and strategic outcomes where there is an identified or demonstrated social, economic, and/or environmental need.*
 - *To ensure that the proposed community benefit or strategic outcome is proportionate to the amount of bonus plot ratio granted.*
 - *To ensure that the proposed development demonstrates a high standard of design.*
 - *To ensure that where bonus plot ratio is granted, it enhances the existing or desired character of the area.*
 18. The provisions of the draft LPP have been developed based on the following guiding principles:
 - a. There is a clear pathway for developments to be able to maximise the use of bonus plot ratio, such as allowing multiple community benefits/strategic outcomes. This is also achieved through having a broad application of some community benefits/strategic outcomes, where appropriate.
 - b. Clarity and simplicity in application and ease of understanding of requirements. This encourages uptake by the development industry and enables simpler consideration of site potential through the early design process.
 - c. Minimised subjectivity in requirements to ensure consistent and fair application to proposals.
 - d. The amount of bonus plot ratio offered is proportionate to the community benefit/strategic outcome being delivered.
 19. The general provisions of the draft LPP, that are applicable to all proposals seeking bonus plot ratio, set out:
 - a. multiple community benefits/strategic outcomes may be permitted as part of a single development and the corresponding bonus plot ratio combined, up to the maximum bonus plot ratio permitted under LPS3, to encourage the delivery of multiple community benefits/strategic outcomes within a single development.
 - b. where community benefits/strategic outcomes are site or location-specific, they are to be prioritised over those that are more general in nature.
 - c. all applications for development approval are to be accompanied by a comprehensive planning report justifying how the proposal meets the relevant objectives and provisions of the draft LPP and the broader planning framework, allowing the decision maker to determine whether requirements are satisfied for bonus plot ratio to be granted.
 20. Each community benefit/strategic outcome is provided with a separate objective and accompanying provisions that provide the amount of bonus plot ratio that may be granted, development and application requirements, and conditions of approval. A summary of the objectives and requirements for each community benefit/strategic outcome is provided in **Attachment B**.

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21. While community infrastructure has been identified in the draft LPP, only an objective has been included at this time. Following completion of the City's Community Infrastructure Plan, the policy will be reviewed and amended relevant requirements for community infrastructure. This will be subject to further approval by Council and separate community consultation.
 22. The amount of bonus plot ratio offered takes the form of a fixed percentage of the maximum bonus plot ratio, except for affordable rental housing and heritage conservation. For example, the amount of bonus plot ratio for environmentally sustainable design ranges from 5% for Green Star Certified buildings achieving four stars, up to 25% for buildings achieving six stars.
 23. Using a fixed percentage provides consistency and certainty to prospective developers on what may be achieved and makes it easier to calculate the total bonus plot ratio where a proposal includes more than one community benefit/strategic outcome. Examples of how bonus plot ratio is calculated for a development are provided in **Attachment C**.
 24. The bonus plot ratio available for affordable rental housing is set at four times the floor area of the affordable rental housing being delivered, rather than a fixed percentage, as it is directly proportional to the number of affordable rental dwellings. This approach has been based on consultancy advice and would allow for two or three additional dwellings for each affordable dwelling to be constructed and sold on the open market, intended to make the bonus more attractive to developers.
 25. The bonus plot ratio for heritage conservation is expressed as either up to 30%, or up to 50% for more extensive conservation works. Given the variable nature of conservation works and to ensure that the amount of bonus plot ratio granted is proportionate, the City will determine the amount of bonus plot ratio granted to be proportionate to the extent of works.
 26. The development requirements for each community benefit/strategic outcome set out what a development proposal must achieve for bonus plot ratio to be granted. These include items such as:
 - a. written confirmation from future operators that their requirements are met (e.g., Department of Housing and Works for affordable rental housing).
 - b. identified strategic need in the case of public spaces and pedestrian links.
 - c. minimum design standards, such as landscaping and lighting for public spaces and pedestrian links.
 - d. a conservation management plan in the case of a heritage protected place.
 - e. a design competition having been undertaken by the proponent where a bonus is sought for design excellence.
 27. Key application requirements set out the documentary evidence and development plans that are to be submitted with an application for development approval to demonstrate a proposal can meet the necessary development requirements for bonus plot ratio to be granted.
 28. Conditions of approval for each community benefit/strategic outcome outlines the necessary conditions that are to be imposed on a development approval to ensure that the community benefit/strategic outcome for which bonus plot ratio has been granted is delivered and thereafter maintained.
 29. Any variation to the draft LPP will only be considered where it can be adequately demonstrated that development will be consistent with the relevant objective(s) and the overarching objectives of the policy.

Consultation

30. The LPS Regulations require the draft LPP to be advertised for 21 days; however, due to its relationship with draft LPS3, the draft LPP will be advertised concurrently for 90 days, once the WAPC has given its consent to advertise LPS3.

Decision Implications

31. If Council supports the recommendation, the draft LPP will be advertised with draft LPS3 and the suite of key supporting policies.
32. If Council does not support the recommendation, draft LPS3 will be advertised without one of the key supporting policies and various actions contained in the Strategy will not be implemented.

Strategic, Legislative and Policy Implications

Strategic Community Plan	
Strategic Pillar (Objective)	Liveable
Related Documents (Issue Specific Strategies and Plans):	Local Planning Strategy The draft LPP aligns with the Local Planning Strategy by implementing bonus plot ratio provisions to deliver identified community benefits and strategic outcomes.

Legislation, Delegation of Authority and Policy	
Legislation:	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i> , Schedule 2, clauses 3 and 4. This report details how the draft LPP is based on sound town planning principles and addresses operational considerations in relation to the matters specified therein, in accordance with clause 3, whilst the recommendation seeks Council's resolution to prepare and advertise the policy in accordance with clause 4.
Authority of Council/CEO:	The LPS Regulations require that if the local government resolves to prepare a local planning policy, the local government must advertise the proposed policy in the prescribed manner.
Policy:	Nil.

Financial Implications

33. An amount of \$67,000 has been set aside in the project budget to advertise and undertake consultation on the new LPS3 and key supporting local planning policies.
34. This will enable community information sessions with information boards, hire of the City of Perth library auditorium, public notices, and advertisements in newspapers, as well as letters to all city ratepayers.

Further Information

35. Nil.

11.3 Draft Transfer of Plot Ratio Local Planning Policy

Responsible Officer	Maria Cooke – General Manager Planning and Sustainability
Voting Requirements	Simple Majority
Attachments	Attachment 11.3A – Draft Transfer of Plot Ratio Local Planning Policy ↓

Purpose

For Council to consider the preparation and advertising of the draft *Transfer of Plot Ratio Local Planning Policy*.

Recommendation

That Council RESOLVES to prepare and advertise the draft *Transfer of Plot Ratio Local Planning Policy* as shown in **Attachment A** to this report.

Background

Current Scheme and Local Planning Policy

1. City Planning Scheme No. 2 (CPS2) and Local Planning Scheme No. 26 applies plot ratio across the city, in the form of base plot ratio and bonus plot ratio.
2. Plot ratio is a development control which determines how much floorspace can be developed on a lot and is expressed as a ratio of floorspace to land area. For example, a 5:1 plot ratio on a 1,000m² lot, would enable 5,000m² of floorspace to be developed on the lot.
3. A base plot ratio applies to each lot and, in conjunction with building heights and setbacks, form the primary development controls for the city.
4. Bonus plot ratio is also available in various areas of the city, being used to incentivise certain types of development, including those that result in the conservation of places recorded in the City's Heritage List, or located within a heritage area.
5. Transfer of plot ratio is a further incentive for the conservation of heritage-protected places and applies when a place cannot be developed to the maximum base plot ratio without compromising their cultural heritage significance. In such instances, a heritage-protected place may be approved as a donor site and a portion of its unused plot ratio transferred (sold) to a recipient site.
6. The current *Transfer Plot Ratio Local Planning Policy* (current LPP) guides the determination of transferable plot ratio and sets out:
 - a. key considerations for the assessment of requests for approval of a place as a donor site;
 - b. the necessary documentation required to accompany a request;
 - c. the process for transfer of plot ratio to a recipient site; and
 - d. the process for the return of unused transferable plot ratio to a donor site.
7. The current LPP will be replaced by the draft *Transfer of Plot Ratio Local Planning Policy*.

Local Planning Strategy

8. The City's *Local Planning Strategy* (Strategy) outlines the strategic direction for the future planning and development of the city, including the new local planning scheme and supporting local planning policies. The Strategy was adopted by Council on 13 December 2022 and endorsed by the Western Australian Planning Commission (WAPC) on 30 May 2023.
9. The Strategy includes an action to review the use of transfer of plot ratio provisions to improve conservation outcomes in relation to cultural heritage.

Draft Local Planning Scheme No. 3

10. On 30 April 2024, Council resolved to seek approval from the WAPC to advertise draft *Local Planning Scheme No. 3* (draft LPS3). This will replace existing local planning schemes within the city noting that the State Government will be preparing an Improvement Scheme over the Crawley-Nedlands area.
11. The draft LPS3 sets the maximum base plot ratios across the scheme area, and the areas that are eligible for bonus plot ratio and the maximum bonus plot ratios that may be achieved in these areas.
12. To guide the application of transfer of plot ratio, draft LPS3 includes provisions relating to:
 - a. matters to be considered for a heritage-protected place to become registered as a donor site;

- b. matters to be considered for plot ratio to be transferred to a recipient site, including the increase in plot ratio on a recipient site cannot exceed the plot ratio shown on the Maximum Bonus Plot Ratio Plan; and
 - c. the City maintaining a Register of Transfer of Plot Ratio by the City.
13. The draft *Transfer of Plot Ratio Local Planning Policy* (draft LPP) will be advertised concurrently with the draft LPS3.

Discussion

14. The draft LPP (**Attachment A**) details the requirements and processes for a heritage-protected place to become a donor site for transfer of plot ratio, and the process for the transfer to a recipient site, providing further clarity around the requirements of draft LPS3.
15. The draft LPP applies to heritage-protected places as prospective donor sites, and land identified as eligible for bonus plot ratio on the LPS3 Maximum Bonus Plot Ratio Plan as prospective recipient sites. This includes locations across the city, except for the Crawley-Nedlands neighbourhood where an Improvement Scheme is to be prepared by the State Government.
16. The objectives of the draft LPP are:
 - *To offer the owners of heritage-protected places an alternative to maximising the development potential of those places, where maximising development would have adverse impacts on their cultural heritage significance.*
 - *To facilitate binding commitments for the conservation of heritage-protected places.*
 - *To ensure that the development and adaptation of heritage-protected places is appropriate.*
 - *To make provision for the use of transferable plot ratio on appropriate recipient sites.*
17. The general provisions set out that:
 - a. a request may be lodged for approval of a heritage-protected place as a donor site.
 - b. at least 10% of the unused base plot ratio is to be retained on the donor site to accommodate development or adaptive reuse, guided by a Conservation Management Plan. This is consistent with the current LPP.
 - c. only the balance of the unused base plot ratio may be made available for transfer from the donor site.
18. For donor sites, the draft LPP sets out that any request for approval is to be accompanied by:
 - a. plans and details of the place as existing and proposed.
 - b. the proportions of plot ratio to be retained and transferred.
 - c. a supporting statement from a suitably qualified heritage professional.
 - d. a Conservation Management Plan unless the place is within a heritage area and has been assessed as having no cultural heritage significance.
19. For recipient sites, the draft LPP sets out that:
 - a. the proportion of plot ratio transferred to a recipient site may not result in an increase in plot ratio that exceeds the maximum bonus plot ratio on a site.

- b. all applications for development approval seeking to utilise transferable plot ratio are accompanied by a copy of the contract of sale of that plot ratio and an application for development approval form signed by the owners of both the donor and recipient sites.
 - c. once the transfer process is complete, the transferable plot ratio is to remain with the recipient site, even if the ownership of the recipient site changes or the development approval lapses.
20. The draft LPP also allows for unused transferable plot ratio to be returned to the donor site. However, a heritage agreement that has been applied to the donor site under the provisions of LPS3 would remain in place.
21. The details to be included on the Register of Transfer of Plot Ratio, required under draft LPS3, are set out in the draft LPP as follows:
- a. approvals of donor sites and their proportion of plot ratio available for transfer.
 - b. development approvals on recipient sites and the proportion of plot ratio allocated to them.
 - c. returns of transferable plot ratio.
22. Any variation to the draft LPP will only be considered where it can be adequately demonstrated that the specifics of the transfer of plot ratio will be consistent with the objectives of the policy.

Consultation

23. The LPS Regulations require the draft LPP to be advertised for 21 days; however, due to its relationship with draft LPS3, the draft LPP will be advertised concurrently for 90 days, once the WAPC has given its consent to advertise LPS3.

Decision Implications

24. If Council supports the recommendation, the draft LPP will be advertised with draft LPS3 and the suite of key supporting policies.
25. If Council does not support the recommendation, draft LPS3 will be advertised without one of the key supporting policies and the relevant action contained in the Strategy will not be implemented.

Strategic, Legislative and Policy Implications

Strategic Community Plan	
Strategic Pillar (Objective)	Liveable
Related Documents (Issue Specific Strategies and Plans):	Local Planning Strategy The draft LPP aligns with the Local Planning Strategy, as it is based on a review of the use of transfer of plot ratio provisions to improve conservation outcomes in relation to cultural heritage.

Legislation, Delegation of Authority and Policy	
Legislation:	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i> , Schedule 2, clauses 3 and 4.

	This report details how the draft LPP is based on sound town planning principles and addresses operational considerations in relation to the matters specified therein, in accordance with clause 3, whilst the recommendation seeks Council's resolution to prepare and advertise the policy in accordance with clause 4.
Authority of Council/CEO:	The LPS Regulations require that if the local government resolves to prepare a local planning policy, the local government must advertise the proposed policy in the prescribed manner.
Policy:	Nil.

Financial Implications

26. An amount of \$67,000 has been set aside in the project budget to advertise and undertake consultation on the new LPS3 and key supporting local planning policies.
27. This will enable community information sessions with information boards, hire of the City of Perth library auditorium, public notices, and advertisements in newspapers, as well as letters to all city ratepayers.

Further Information

28. Nil.

12. Community Development Alliance Reports

Nil.

13. Infrastructure and Operations Alliance Reports

Nil.

14. Commercial Services Alliance Reports

Nil.

15. Corporate Services Reports

15.1 Monthly Financial Statements - April 2025

Responsible Officer	Michael Kent – General Manager Corporate Services
Voting Requirements	Simple Majority
Attachments	<p>Attachment 15.1A – Statement of Financial Activity P10-25 ↓</p> <p>Attachment 15.1B – Notes to Statement of Financial Activity P10-25 ↓</p> <p>Attachment 15.1C – Supplementary Notes to SFA P10-25 ↓</p> <p>Attachment 15.1D – Monthly Financial Statistics P10-25 ↓</p> <p>Attachment 15.1E – Statement of Financial Position P10-25 ↓</p> <p>Attachment 15.1F – Alliance Variances P10-25. ↓</p> <p>Attachment 15.1G – Capital_Variances P10-25 ↓</p> <p>Attachment 15.1H – Investment Report P10-25 ↓</p> <p>Attachment 15.1I – Rates Monthly Report P10-25. ↓</p>

Purpose

This suite of reports provides Council with timely, meaningful financial insights regarding the City’s operating activities, financial performance, and financial position.

Recommendation

That Council RECEIVES the following financial reports for the period ended 30 April 2025:

- a. Statement of Financial Activity (SFA) - **Attachment 15.1A.**
- b. Notes on Significant Variances - **Attachment 15.1B.**
- c. Supplementary Notes to the Statement of Financial Activity - **Attachment 15.1C.**
- d. Monthly Financial Statistics - **Attachment 15.1D.**
- e. Statement of Financial Position - **Attachment 15.1E.**
- f. Alliance Operating Variances - **Attachment 15.1F**
- g. Capital Variances - **Attachment 15.1G**
- h. Investment Report - **Attachment 15.1H.**
- i. Rates Monthly Debtors Report - **Attachment 15.1I.**

Background

1. Presentation of a monthly financial report to Council is both a statutory obligation and good financial management practice that:
 - a. Demonstrates the City's commitment to managing its operations in a financially responsible and sustainable manner.
 - b. Provides timely identification of variances from budget expectations for revenues and expenditures and identification of emerging opportunities or changes in economic conditions.
 - c. Ensures proper accountability to the community for the use of financial resources.
2. Preparation of a monthly Statement of Financial Activity (SFA) is the minimal statutory requirement of the *Local Government Act 1995* and regulation 34 of the *Local Government (Financial Management) Regulations 1996*. It is also a responsible financial management practice to allow Council to effectively execute their financial management responsibilities.
3. Financial information that is required to be reported directly to Council monthly includes:
 - a. Operational financial performance against budget expectations.
 - b. Explanations for identified variances from expectations.
 - c. Financial position of the City at each given month end.
4. This statutory financial information is supported by additional supplementary information including investments performance and reports on rates and general debtors.

Understanding the Financials

5. When reading the financial information provided in this report, 'variances' (deviations from budget expectations) are classified as being either:
 - a. Favourable variance.
 - b. Unfavourable variance.
 - c. Timing variance.
6. A timing variance relates to a budgeted revenue or expense that has not occurred at the time it was expected, but which is still expected to occur within the budget year. That is, the financial transaction will still occur - but just in a different month. There should be no impact on the projected budget surplus by year end.
7. A realised favourable or unfavourable variance is different to a timing variance. It represents a genuine difference between the actual and budgeted revenue or expenditure item.
8. A realised favourable year to date variance on a revenue item is a positive outcome for the City as it increases the projected budget surplus. An unfavourable variance on a revenue item has the opposite effect, resulting a decrease to the projected budget surplus.
9. A realised favourable variance on an expenditure item may have either of two causes - one being a saving because the outcome was achieved for a lesser cost, which has the effect of increasing the projected budget surplus. The other cause may be that the proposed expenditure may not have been undertaken and is not expected to be incurred in that financial year. Whilst this may seem positive from the financial position perspective, it may not be a positive outcome for the community if the service or project is not delivered.

10. A realised unfavourable year to date variance on an expenditure item, (over-expenditure) results in a decrease to the projected budget surplus.
11. The Schedule of Significant Variances (**Attachment 15.1B**) provides commentary on whether the nature of the variance is savings related, timing related or otherwise.
12. If a realised favourable or unfavourable variance is material in value (of significant size), it will be amended through a formal budget review process.

Discussion

13. It is a statutory requirement to present a set of Monthly Management Accounts within two months of the end of the month to which they refer.
14. The SFA by Nature & Type - **Attachment 15.1A** presents a whole of organisation perspective on the attainment of revenue and expenditure targets overall - classified by nature and type.
15. The headline data from the SFA at month end is shown in Table 1 below.

Table 1:

Item Details	Annual Budget	YTD Budget	YTD Actual 24/25	Variance	F/ U
Operating Revenue	\$ 124.47 M	\$ 106.23 M	\$ 110.29 M	\$ 4.06 M	F
Rates Revenue	\$ 107.29 M	\$ 107.29 M	\$ 107.81 M	\$ 519 K	F
Cash Operating Exp	\$ 190.37 M	\$ 154.64 M	\$ 132.89 M	\$ 7.38 M	F
Non-Operating Revenue	\$ 7.13 M	\$ 1.62 M	\$ 4.40 M	\$ 2.78 M	F
Property, Plant & Equip	\$ 30.57 M	\$ 14.58 M	\$ 13.39 M	\$ 1.19 M	F
Capital - Infrastructure	\$ 35.80 M	\$ 26.56 M	\$ 23.27 M	\$ 3.29 M	F
Capital Contributions	\$ 17.75 M	\$ 0.00 M	\$ 0.00 M	\$ 0.00 M	-

16. Material operating revenue and expenditure variances from **Attachment 15.1A** are detailed (with explanatory comments) in the Notes on Significant Variances (**Attachment 15.1B**).
17. Each line item listed in the SFA by Nature & Type **Attachment 15.1A** can be cross referenced (using the Note reference) back to the relevant note.
18. Examining the SFA (**Attachment 15.1A**) in more detail; the aggregation of operating revenues and operating expenses reflects a year-to-date Net Cash Position from Operations of \$70.84M compared to a year-to-date budget of \$58.89M. This is a favourable variance of \$11.95M at the end of the month.
19. Investing activities reflect a result of (\$33.57M) compared to a year-to-date budget of (\$39.52M). This is a favourable variance of (\$5.95M).
20. Construction of infrastructure to month end is \$3.29M behind budget expectations.
21. Acquisition of non-infrastructure to month end is \$1.19M behind budget expectation.
22. Adjusting for opening funds (Net Current Position), generates the Budget Deficiency before Rates. This then indicates the Amount Required to be Raised from Rates. The difference between the Rates amount, and the Deficiency before Rates, is the Closing Position.

23. The SFA for the period to 30 April shows that a rate yield of \$107.81M has been levied compared to the budget of \$107.29M - noting that heritage rates concessions may reduce that amount in future.
24. The disclosed SFA Closing Position of \$77.49M compares favourably to the projected year to date budget closing position of \$60.09M - due to the revised (higher) opening position and other improved operating revenue items which were approved in mid-year budget review.
25. Key financial statistics at each month end are presented graphically in **Attachment 15.1D** as an alternative representation of the data.
26. The Net Current Position Note (**Attachment 15.1C**) at month end reflects an indicative adjusted Net Current Position value of \$77.49M compared the year to date value of \$60.09M and a year-end budget projection of \$7.95M.
27. Headline data from this month's Net Current Position report is shown in Table 2 below.

Table 2:

Item Details	June 24 Actual	June 25 Annual Budget	April 25 Actual
Current Assets	\$ 243.55 M	\$ 209.91 M	\$ 276.44M
Current Liabilities	(\$ 40.98 M)	(\$ 42.93 M)	(\$ 36.69 M)
Unadjusted Net Assets	\$ 202.57 M	\$ 166.98 M	\$ 239.76 M
Less Restricted Items & Adjustments	(\$ 175.05 M)	(\$ 159.03 M)	(\$ 162.26 M)
Adjusted Net Current Position	\$ 27.52 M	\$ 7.95 M	\$ 77.49 M

28. The Net Current Position at year end is impacted by the factors noted at paragraph 24 above.
29. A Statement of Financial Position as at month end (showing 2023/24 Actual balances, the Revised 2024/25 Budget and the 2024/25 Year to Date Actual balances) is presented as **Attachment 15.1E**.
30. In line with recent local government financial management reporting changes, **Attachments 15.1A** to **Attachment 15.1C** form the portion of monthly management accounts that is a statutory obligation.
31. The remaining **attachments 15.1D through to 15.1I** are supplementary information provided to give Council additional transparency of the City's financial management performance.
32. **Attachment 15.1H** - Investment Report for April 2025 presents detail of the City's cash investment portfolio in terms of performance, percentage exposure of total portfolio by credit risk, counterparty exposure and maturity profile.
33. The report indicates the City has adequate cash flow to meet its financial obligations as and when they will fall due; and it has achieved compliance with the various Investment Policy limits.
34. **Attachment 15.1I** - Rates Debtors provides a monthly update and analysis of rates collections by differential property rating category and overall. The 2024/25 rates notices were issued on 26 July and all four instalment dates out of four have passed. Collections currently represent 99% of total rates collectable.

Consultation

35. Nil.

Decision Implications

36. Council’s acknowledgement of receiving the Statement of Financial Activity and supporting documents will meet its statutory obligation in respect of overseeing the City’s financial resources.

Strategic, Legislative and Policy Implications

Strategy	
Strategic Pillar (Objective)	A Well-Governed City
Related Documents (Issue Specific Strategies and Plans):	Nil.

Legislation, Delegation of Authority and Policy	
Legislation:	<p>Section 6.4(1) and (2) of the Local Government Act 1995 Regulation 34(1) of the Local Government (Financial Management) Regulations 1996</p> <p>This section of the Act and the related regulation prescribe the requirement to prepare and present to Council a Monthly Financial Report including a Statement of Financial Activity (SFA). That Statement of Financial Activity (SFA) should contain:</p> <ul style="list-style-type: none"> • Annual Budget estimates, and approved revisions to these for comparison purposes. • Actual amounts of income and expenditure to the end of the month of the SFA. • Material variances between the comparable amounts and commentary on reasons for these variances. <p>The Monthly Financial Report should also contain:</p> <ul style="list-style-type: none"> • A Statement of Financial Position at the end of the month. • An explanation of the composition of the Net Current Position at the end of the month to which the SFA relates. <p>Any other information which the local government deems relevant.</p>
Authority of Council/CEO:	The above legislation prescribes that this report be presented to Council on a monthly basis.
Policy:	CP 2.1 Management of Investments.

Financial Implications

37. There are no direct financial implications of receiving this report as it reflects a historical accounting of financial transactions. When material variances are noted, appropriate remedial action will be initiated by the administration in a timely and prudent manner.

Further Information

38. Nil.

15.2 Schedule of Accounts Paid - April 2025

Responsible Officer	Michael Kent – General Manager Corporate Services
Voting Requirements	Simple Majority
Attachments	Attachment 15.2A – Schedule of Accounts Paid - April 2025 ↓

Purpose

For Council to note details of payments made under delegated authority for the month of April 2025.

Recommendation

That Council:

1. RECEIVES the Schedule of Accounts Paid for the period ended 30 April 2025 as attached as **Appendix 15.2A**.
2. RECORDS in the Ordinary Council Meeting minutes the summary of accounts paid being:

Total Accounts Paid	
Municipal Fund	\$19,159,922.67
Trust Fund	0
Total - All Funds	\$19,159,922.67

Background

1. In accordance with Regulation 13(2) and 13(3) of the *Local Government (Financial Management) Regulations 1996*, where this power has been delegated, a list of payments for each month is to be compiled and presented to the Council. The Chief Executive Officer is delegated this authority under Delegation 2.14.
2. This authority has then been subdelegated by the Chief Executive Officer.
3. The listing of payments with full disclosure of all required information, is presented as an attachment to this report.
4. The listing of payments was made available to the Elected Members via the Council Hub, ahead of the agenda distribution, to provide additional time for review.
5. This summary report then facilitates the acknowledgement of the listing having been received.

Discussion

6. The Schedule of Accounts Paid (**Attachment 15.2A**) contains the following payments made under Delegated Authority 2.14 - Payments from the Municipal & Trust Fund:

Schedule of Accounts Paid – April 2025		
Municipal Fund		
EFT & Cheque Payments	Direct Creditor Payments	15,002,858.04
Sub Total - EFT & Cheques		15,002,858.04
Direct Debits	Bank Charges and Merchant Fees	18,093.38
Sub Total - Direct Debits		18,093.38
Payroll	04/04/2025	2,052,618.50
	18/04/2025	2,054,687.27
Sub Total - Payroll		4,107,305.77
Corporate Cards		31,665.48
Sub Total - Cards		31,665.48
Total per Attachment 15.2A		19,159,922.67
Total Payments from Municipal Fund		19,159,922.67
Investments in Term Deposits		0
Trust Fund		
Trust EFT & Cheques		0
Total - Trust Funds		0

Consultation

7. Nil.

Decision Implications

8. Council’s acknowledgement of receiving the Schedule of Accounts Paid will meet its statutory obligation under Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*.

Strategic, Legislative and Policy Implications

Strategy	
Strategic Pillar (Objective)	Prosperous
Related Documents (Issue Specific Strategies and Plans):	Annual Budget

Legislation, Delegation of Authority and Policy	
Legislation:	<p>Section 6.10 of the <i>Local Government Act 1995</i>. Regulation 13(1) of the <i>Local Government (Financial Management) Regulations 1996</i>.</p> <p>This section of the Act and the related regulation prescribes the requirement to prepare a list of all payments made for each month and to present them to Council. The Schedule of Accounts Paid (the ‘list’) should contain, for each payment:</p> <ul style="list-style-type: none"> • Payee Name. • Amount of the Payment. • Date of the Payment. • Sufficient information to identify the transaction.
Authority of Council/CEO:	In accordance with Regulation 13(2) and 13(3) of the <i>Local Government (Financial Management) Regulations 1996</i> , where this power has been delegated, a list of payments for each month is to be compiled and presented to the Council.
Policy:	Nil.

Financial Implications

9. There are no direct financial implications of receiving this report as it reflects a historical accounting of financial transactions that were provided for in the adopted budget (as amended).

Further Information

10. Nil.

15.3 Register of Delegations and Authorisations - Annual Review 2025

Responsible Officer	Michael Kent – General Manager Corporate Services
Voting Requirements	Absolute Majority
Attachments	Attachment 15.3A – Attachment A Register of Delegations and Authorisations 2025 (Council Draft 11062025) ↓ Attachment 15.3B – Attachment B Register of Delegations and Authorisations 2025 (CEO Draft 11062025) ↓ Attachment 15.3C – Attachment C Summary Table - Annual Review of Register of Delegations and Authorisations 2025 (11062025) ↓

Purpose

For Council to complete the review of its delegations as required by sections 5.18 and 5.46 of the *Local Government Act 1995*.

Recommendation

That Council:

1. REVIEWS its delegations made under the *Local Government Act 1995* in accordance with sections 5.18 and 5.46 of the Act;
2. DELEGATES its functions as set out in the Register of Delegations and Authorisations (**Attachment A**); and
3. AUTHORISES employees of the City of Perth strictly as set out in the Register of Delegations and Authorisations (**Attachment A**) and any other administrative or non-material changes to the Register.

Background

1. Sections 5.18 and 5.46 of the *Local Government Act 1995* (Act) require Council to review its delegations to Committees of Council and the CEO each financial year. The last review for financial year 2023/2024 was considered by Council at its meeting on 25 June 2023.
2. The annual review requires Council and the CEO to consider if:
 - a. there are any changes in legislation affecting current delegations and authorisations;
 - b. the current delegations and authorisations are fit for purpose and promote efficient and effective decision making; and
 - c. the conditions on delegations and authorisations are appropriate and ensure the delegator has appropriate oversight over decision making.
3. The City's *Register of Delegations and Authorisations* (Register) captures all delegations and authorisations made by Council and the CEO as delegators under various legislation.
4. The review of the Register is undertaken in two parts:
 - a. The first part was undertaken by the CEO who recently completed their review for 2024/2025 as a delegator under the Act. Changes to the Register given effect to by the CEO's review are marked-up as indicated in Attachment B *Register of Delegations and Authorisations 2025 (CEO Draft 11062025)*.
 - b. The second part is the review subject of this report which encompasses all delegations and authorisations **made by Council**, for which the proposed changes are marked-up as indicated in Attachment A *Register of Delegations and Authorisations 2025 (Council Draft 11062025)*.

Amendments since 25 June 2024

5. Since the 2023/24 annual review, the CEO has approved (where it was in her power to do so) the following changes to the Register:

Version	Decision Reference	Synopsis of Changes
22.0	CEO Briefing Note 9791/25	On 11 February 2025 the CEO approved the amendment of Delegation 2.15 <i>Defer, Grant Concessions, Waive or Write Off Debts</i> to ensure an existing delegation to the role of Alliance Manager Parking Services was included in the CEO's conditions for that delegation.
23.0	CEO Briefing Note 20772/25	On 8 February 2025 the CEO approved the amendment of Delegation 2.25 <i>Withdrawal and Extension time for payment of Infringement Notices</i> to restore to the Register the same delegation to City staff with the following roles: <ul style="list-style-type: none"> • Supervisor Legal Compliance and Infringement Services; • Infringement Services Officer; and • Legal Compliance Prosecutor.
24.0	CEO Confirmation 48769/25	On 7 March 2025 the CEO approved the amendment to the Register to include the change of name to the

Planning and Sustainability Alliance, including the role of General Manager Planning and Sustainability.

Discussion

6. The 2024/2025 annual review of the Register has sought to identify:
 - a. any necessary amendments to delegations or authorisations that are required to maintain currency with legislation;
 - b. any opportunities for improvement to the clarity and usefulness of the Register;
 - c. any opportunities to improve the efficiency and appropriateness of delegations and authorisations which in turn serves to minimise steps in decision-making processes, enabling decisions to be made faster and more responsive to the needs of stakeholders; and
 - d. changes to reflect the realignment of City Alliances and creation of or deletion of staff roles.
7. The extent of this annual review initiated by the Administration consisted of:
 - a. circulating the current Register to General Managers, Alliance Managers and other employees with delegated authority for feedback;
 - b. a review of the legislation containing powers to delegate to determine if any amendments were made since the time of the last annual review and if so, whether they impact the existing instruments of delegation;
 - c. consulting guidelines and templates issued by the Department of Local Government, Sport and Cultural Industries (DLGSCI) and WALGA.
8. A low number of actions are proposed for Council approval as evidenced by the tracked changes as indicated in Attachment A. This is attributable to:
 - a. the Register remaining aligned with DLGSCI Local Government Operational Guideline *Delegations, Authorisations and Acting Through* and the WALGA template for delegations;
 - b. amendments to the Register approved by Council (and the CEO) on an ad hoc basis over 2024/2025; and
 - c. amendments made to legislation, regulations, or local laws since the last annual review that require the modification of existing instruments of delegations or the implementation of new delegations.
9. The proposed actions for Council's consideration as part of their annual review are detailed in the Summary Table at Attachment C *Summary Table - Annual Review of Register of Delegations and Authorisations 2025 (11062025)*. Other minor changes have been actioned such as spelling corrections, grammar and formatting improvements.

Consultation

10. WALGA was contacted for clarifications relating to their template delegations.

Decision Implications

11. Council is required to review its delegations under the Act at least once every financial year. Failure to complete the review will mean the City is in breach of the Act.
12. By delegating the functions of Council under the Act and other legislation, and by authorising employees under applicable legislation, decisions on the matters delegated or subject of a Council authorisation will be undertaken by City employees.

Strategic, Legislative and Policy Implications

Strategy	
Strategic Pillar (Objective)	A Well-Governed City
Related Documents (Issue Specific Strategies and Plans):	Nil

Legislation, Delegation of Authority and Policy	
Legislation:	<i>Local Government Act 1995.</i>
Authority of Council/CEO:	Council is a delegator under the <i>Local Government Act 1995</i> and is required to review its delegations at least once every financial year pursuant to sections 5.18 and 5.46(2) of the Act. Council deciding to delegate or authorise functions requires an absolute majority of Council in accordance with the various legislation under which the delegation is made.
Policy:	Nil.

Financial Implications

Nil.

Further Information

Nil.

16. Engagement and Activations Alliance Reports

16.1 Economic Development Strategy 2025-2028

Responsible Officer	Andrew Lane – General Manager Engagement and Activation
Voting Requirements	Simple Majority
Attachments	Attachment 16.1A – Economic Development Strategy 2025-2028 ↓

Purpose

For Council to revoke the City’s current Economic Development Strategy (2022-32) and to endorse a revised Economic Development Strategy (2025-28) that captures the City’s current priorities and key initiatives.

Recommendation

That Council:

1. REVOKES the City’s current Economic Development Strategy (2022-32).
 2. ADOPTS the City’s revised Economic Development Strategy (2025-28) (**Attachment A**), noting that:
 - a. The revised Economic Development Strategy (2025-28) attached to this report may be formatted (including structurally) and further graphically designed following adoption before it is made available; and
 - b. Minor typographical amendments, that do not affect the materiality of the document, may also be made to improve the presentation and/or make corrections.
-

Background

1. At its 26 April 2022 Ordinary Council Meeting, Council adopted the City's current Economic Development Strategy 2022-32 (current ED Strategy (2022-32)).
2. Since the current ED Strategy (2022-32) was adopted in April 2022, the landscape for the City's economic development actions has changed. Particularly:
 - the current ED Strategy (2022-32) was developed through a post COVID-19 lens, following a period of great uncertainty,
 - the 10-year duration of the current ED Strategy (2022-32) limits the City's ability to quickly respond to further changes in the economic development landscape, and
 - a Service Review in August 2024 examining the City's role in facilitating economic development recommended the City update the current ED Strategy (2022-32), refresh its priority areas and shorten its timeframe.
3. Furthermore, following a review of the City's Economic Development function undertaken in 2024, the current ED Strategy (2022-32) was determined as being no longer current.

Discussion

4. Consequently, a revised ED Strategy (2025-28) has been developed to:
 - concentrate efforts on a shorter period (three years compared to 10 years) to minimise the risk of strategic uncertainty,
 - provide greater focus on a smaller number of critical key priorities (four compared with six),
 - have greater emphasis on a concentrated number of initiatives (16 compared with 44) that are within the City's remit to deliver or advocate,
 - focus monitoring and evaluation efforts on a concentrated number of relevant economic outcomes (seven compared with 27), and
 - deliver a greater return on the City's investment in economic development.
5. The revised ED Strategy (2025-28) aligns with the City's Strategic Community Plan and Corporate Business Plan. It draws on relevant key inputs from the current ED Strategy (2022-32) as well as a Technical Report prepared by consultancy Urbis in 2022 following a period of intensive stakeholder engagement.
6. The relevant inputs from the 2022 Technical Report include consideration for:
 - 'regional trends and influences - research and analysis of key trends that are shaping cities and economies'. This included consideration for megatrends such as: e-commerce, remote working; extended lifespans, digitalising production, climate change and the need for decarbonisation, and shifting geopolitical dynamics.
 - 'benchmarking of economic attributes - an assessment of key economic attributes of the city of Perth against comparable city centres'. This included consideration of Perth's liveability index score (sixth globally), competitiveness, innovation index, quality of living, cost of living index, and housing affordability index; and

- ‘sector profiles - summaries of ten key sectors’ contribution to the city’s economy, key strengths / constraints and outlook’. This includes assessment of major sector infrastructure and assets, sector workforce profiles, key sector stakeholders, and sector opportunities and threats.

7. Strategy Objectives: the revised ED Strategy (2025-28) establishes a clear set of economic development objectives for the City that include:

Objective	Purpose of objective
1. being even more engaging and appealing to existing and prospective city businesses, investors and people (workers, residents, students and visitors).	<ul style="list-style-type: none"> • supports the economic wellbeing of rate-paying city properties and businesses. • strengthens the city’s attractiveness as a vibrant destination to live, work, study, invest and visit – driving population growth, commercial activity and cultural vitality.
2. having an informed and well-connected Capital City business community	<ul style="list-style-type: none"> • enables collaboration, innovation and more effective decision-making by improving access to sector networks, information and business opportunities. • enables a stronger local economy by building trust and shared intelligence across sectors.
3. valuing and encouraging entrepreneurship, knowledge-based businesses, and economic diversity	<ul style="list-style-type: none"> • builds resilience and future-proofs the city’s economy by nurturing sectors that create high-value jobs and generate innovative businesses. • reduces economic vulnerability by supporting a broad mix of sectors and diverse business models.
4. having a clear point of differentiation to be more competitive domestically and internationally, and	<ul style="list-style-type: none"> • improves economic resilience and encourages an offering that is difficult for competitors to replicate. • positions Perth as a unique and desirable location, enhances brand recognition and market visibility in crowded and competitive markets.
5. a clear, consistent and timely economic development narrative	<ul style="list-style-type: none"> • builds stakeholder confidence and alignment by articulating a compelling economic vision and the progress made towards achieving that vision. • ensures that the city’s economic strengths, opportunities and achievements are effectively communicated to internal and external audiences.

8. Capital City – Key Priorities: the revised ED Strategy (2025-28) highlights key priorities critical to the success of a Capital City and articulates the City’s role in delivering those four priorities. These are:

1. Business support, retention and attraction.

- Why this is priority is important:

- To effectively compete domestically and internationally to retain and attract businesses, the city must offer a supportive operating environment, and a point of differentiation to existing and prospective businesses.
 - The City's role is to:
 - Provide a professional, client-oriented approach to support existing and prospective businesses to grow and develop via a central point of contact.
 - Support existing and emerging business networks to thrive (sector-based and precinct-based), anticipate their collective needs, and develop timely and effective responses.
 - Positively influence the city's business mix to differentiate it domestically and internationally.
2. Investment attraction and economic diversification.
- Why this is priority is important:
 - Investor confidence in the economic performance of the city, and in the professionalism of the City of Perth is critical to attracting investment and achieving the targets in the City's Strategic Community Plan.
 - Economic diversification is fundamental to the long-term resilience and sustainability of the city's economy.
 - The City's role is to:
 - Promote the City as an attractive investment destination.
 - Proactively seek investment in areas related to the City's Strategic Community Plan, and in sectors that are sustainable and diversify the economy.
3. City vibrancy and customer experience.
- Why this is priority is important:
 - By attracting more people to the city, more regularly, and for longer periods of time, there are greater opportunities for local businesses to attract customers.
 - To effectively compete domestically and internationally to attract people, the City must offer points of differentiation within an overall enjoyable experience.
 - The City's role is to:
 - Create a dynamic, active and attractive city that encourages visitation, greater dwell time, and spending by effectively managing critical enablers such as: high quality urban design; safety and security; accessibility and legibility; public amenities; and cleanliness.
 - Develop and deliver a compelling year-round marketing events program.
 - Influence precinct development and leasing strategies to add to the city's points of differentiation.
4. Promote and leverage the economic story.
- Why this is priority is important:
 - To stand out in a competitive landscape, the City must promote a compelling economic story supported by clear data.

- The City's role is to:
 - Gather primary and secondary data on critical economic indicators, undertake in-depth analysis and share it with a clear and compelling narrative that informs decision-making and promotes the city's attractiveness.
 - Promote the city as an attractive place for businesses and investors.
 - Advocate for greater public investment in the city where it adds value to the city's differentiation and economic diversity.
- 9. A draft Implementation Plan for 2025-26 Financial Year will be finalised detailing key activities and timeframes in accordance with the revised ED Strategy (2025-28) objectives and priorities.
- 10. Elected Members will receive regular progress reports.

Consultation

11. Development of the revised ED Strategy (2025-28) involved limited new consultation with stakeholders. This is because:
 - The Chamber of Commerce and Industry WA (CCIWA) provided consultancy support in the development of the revised ED Strategy (2025-28) and fed consolidated views from its 8,500 members (state-wide) into strategic direction of the document.
 - In developing the current ED Strategy (2022-32), the City engaged with over 50 stakeholder groups to obtain input into the current Strategy's themes and major features. Where still relevant, this content has been distilled and integrated into the revised ED Strategy (2025-28).
 - The stakeholders involved in the 2022 consultation included organisations still highly relevant to the City including (but are not limited to):
 - Asia Business Council WA,
 - Australia India Business Council,
 - Australian Hotels Association,
 - Business Events Perth,
 - Chamber of Commerce and Industry WA,
 - Chamber of Minerals and Energy,
 - Major Universities,
 - Major property owners, developers and leasing agents,
 - Spacecubed,
 - StartupWA,
 - State Government agencies, and
 - a range of representatives from major institutions and attractions.

Decision Implications

12. If Council does not endorse the revised ED Strategy (2025-28), the City recommends initiating a new review of the current ED Strategy (2022-32) which will cause delays to the development and delivery of the Implementation Plan.

Strategic, Legislative and Policy Implications

Strategy	
Strategic Pillar (Objective)	Prosperous
Related Documents (Issue Specific Strategies and Plans):	Strategic Community Plan

Legislation, Delegation of Authority and Policy	
Legislation:	<p>Section 2.7(2)(b) of the Local Government Act 1995</p> <p>This section refers to Council’s role in determining the local government’s policies.</p> <p>Section 8(1) of the City of Perth Act 2016</p> <p>Establishes the unique role the City of Perth holds and calls for the City to “use its best endeavours to strike an appropriate balance among the complementary and competing civic, economic, social, cultural and environmental considerations, including considerations relating to visitors and tourists.”</p>
Authority of Council/CEO:	<p>Under section 2.7(2)(b) of the Local Government Act 1995 and section 8 of the City of Perth Act 2016 the Council can determine the policies and strategies enable the City to achieve its objects under the <i>City of Perth Act 2016</i>.</p>
Policy:	Nil.

Financial Implications

13. Nil. However, endorsement of the Economic Development Strategy does not have any financial implications, but initiatives and subsequent actions will form part of the City’s annual budget and business planning process and be subject to future Council decisions

Further Information

14. Nil.

17. Chief Executive Officer Reports

17.1 Proposed Policy - Electoral Activities and Signage Policy

Responsible Officer	Michelle Reynolds – Chief Executive Officer
Voting Requirements	Simple Majority
Attachments	Attachment 17.1A – Proposed Electoral Activities and Signage Policy ↓ Attachment 17.1B – Proposed Electoral Activities and Signage Policy - Feedback ↓

Purpose

To present the Electoral Activities and Signage Policy to Council for consideration.

Recommendation

That Council

1. ADOPTS the Electoral Activities and Signage Policy, as provided in **Attachment A**.
 2. APPROVES minor typographical amendments, where the materiality of the policies is not affected, and placing the policies in future new templates may be made to improve the presentation and/or make correction.
-

Background

1. The City of Perth (the City) currently regulates election signage in accordance with the Deemed Provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015*.
2. The Planning and Development Regulations provide an exemption from the need to obtain Planning Approval to erect election signage on private property within 36 days of a Local Government Election.
3. This means that candidates may currently only erect election signage within 36 days of the Election, without requiring planning approval. Should candidates wish to erect election signage prior to 36 days of the Election, an application for Planning Approval will need to be submitted and assessed.
4. The proposed policy (**Attachment A**) will formalise the Council's position in relation to election campaigning activities and signage for electoral purposes in public places, while requiring that safety and consideration for community members is maintained.

Discussion

5. The policy proposes to allow election activities and signage throughout the City of Perth during an election period. The policy is intended to apply to a short window of time, namely 8 weeks prior to an election date until 48 hours following the close of polls.
6. The intent of the policy is to apply a flexible approach to accommodating temporary short term election related activities and signage within the City of Perth and to clearly outline the City's requirements in relation to such matters.
7. It is anticipated that this policy will provide clarity to both candidates and the community about when, where and under what circumstances it is appropriate to hold election campaign activities and erect electoral signage.
8. The City reviewed the conditions and guidelines that have been produced by Main Roads WA, and where practicable, have aligned the policy to those guidelines.

Consultation

9. Elected Members were provided an opportunity to provide feedback on the proposed policy.
10. One elected member provided feedback and that feedback has been considered, and where practicable the proposed policy has been updated.

Decision Implications

11. Adoption of the policy will enable the City to be consistent in its approach to election related activities and signage and provide clarity to both candidates and the community about when, where and under what circumstances it is appropriate to hold election campaign activities and erect signage in the City of Perth.

Strategic, Legislative and Policy Implications

Strategy	
Strategic Pillar (Objective)	A Well-Governed City
Related Documents (Issue Specific Strategies and Plans):	Nil

Legislation, Delegation of Authority and Policy	
Legislation:	<i>Local Government Act 1995</i> <i>Local Government (Elections) Regulations 1997</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> <i>City of Perth Thoroughfares and Public Places Local Law</i>
Authority of Council/CEO:	Council Section 2.7(2)(b) of the <i>Local Government Act 1995</i> prescribes one of the roles of Council is to determine the local government's policies.
Policy:	Local Planning Policy Signs

Financial Implications

Nil.

Further Information

12. Nil.

17.2 Amendment to 2025 Council Meeting Schedule - October 2025

Responsible Officer	Michelle Reynolds – Chief Executive Officer
Voting Requirements	Simple Majority
Attachments	Nil.

Purpose

To amend the adopted 2025 Council and Committee Meeting Schedule to cancel the Ordinary Council Meeting, currently scheduled to be held on 28 October 2025, to accommodate a Special Council Meeting following the 2025 Ordinary Election.

Recommendation

That Council APPROVES an amendment to the adopted 2025 Council and Committee Meeting Schedule to:

1. Cancel the Ordinary Council Meeting being held on 28 October 2025; and
 2. Call a Special Council Meeting to be held in the Council Chambers at Council House, 27 St Georges Terrace, Perth, on 28 October 2025 at 5:00pm, for the purpose of:
 - a. Electing a Deputy Lord Mayor;
 - b. Assigning seating in the Council Chambers in accordance with the Standing Orders;
 - c. Appointing/Nominating Elected Members to Committees and External Bodies; and
 - d. Considering items determined by the CEO to be time sensitive due to the cancellation of the October 2025 Ordinary Council Meeting.
-

Background

1. Clause 7.2 of the City's *Standing Orders Local Law 2009* requires that, at the first Council meeting following each ordinary election, the CEO must allocate a position at the Council table to each elected member by random draw.
2. Schedule 2.3, Division 2, Clause 7(1)(a) of the *Local Government Act 1995* (the Act) states that the position of Deputy Lord Mayor must be elected as the first matter dealt with at the first meeting of Council after an ordinary election day.
3. Section 5.4 of the Act provides that Ordinary Council Meetings are to be held if approved by the Council.
4. In addition, Section 5.3 and 5.4 of the Act also states that a Special Council Meeting may be held as determined by the Council.
5. Council approved the 2025 Council and Committee Meeting Schedule at the Ordinary Council Meeting held on 19 November 2024, which included an Ordinary Council Meeting scheduled for 28 October 2025.

Discussion

6. It is recommended that the ABS and the OCM, currently scheduled to be held on the 21 and 28 October 2025 respectively, are cancelled and that Council call a Special Council Meeting (SCM) to be held on the 28 October 2025 in place of the OCM.
7. The CEO has the authority to cancel an ABS, however only Council may cancel Ordinary Council Meetings (OCM) that they have previously resolved to schedule.
8. Holding a Special Council Meeting in place of the currently scheduled Ordinary Council Meeting will:
 - a. Provide time for newly elected members to be introduced to Council decision-making processes.
 - b. Restrict the business of the meeting to matters that are required to be dealt with at the first meeting following an election, ensuring clarity of purpose and avoiding the requirement for newly elected members to prematurely consider complex or contentious matters; and
 - c. Allow newly elected members sufficient time to review future agendas and prepare for informed decision-making through the usual process of ABS and OCM
9. Given the timing of the ordinary election 2025, to be held in the third week of October, newly elected members will not have the opportunity to participate in an Agenda Briefing Session prior to the October Ordinary Council Meeting. This means that they would not have the usual opportunity to ask questions and seek further information in the usual way before being asked to participate in Councils formal decision-making.
10. Point 2d. has been recommended in the purpose wording to accommodate any items that may have become time-sensitive due to the cancellation of the October Ordinary Council Meeting and the Caretaker Period in September.
11. Since most Committee appointments expire on the day of each ordinary election (as per Section 5.11 of the Act), it is also considered appropriate to nominate and appoint members to Committees and External Bodies as soon as practicable following the ordinary election.

Consultation

12. Nil.

Decision Implications

13. If Council agree to cancel the October 2025 Ordinary Council Meeting and call a Special Council Meeting, the administration will comply with the relevant legislative notice provisions and provide an updated meeting schedule on the City’s website and to elected members.

Strategic, Legislative and Policy Implications

Strategy	
Strategic Pillar (Objective)	A Well-Governed City
Related Documents (Issue Specific Strategies and Plans):	Committees, Sessions and External Bodies Register

Legislation, Delegation of Authority and Policy	
Legislation:	<i>Local Government Act 1995</i>
Authority of Council/CEO:	Given Council approved the above-mentioned meeting dates at the November 2024 Ordinary Council Meeting, it is prudent for Council to decide on any amendments to this schedule.
Policy:	Nil.

Financial Implications

14. Nil.

Further Information

15. Nil.

18. Committee Reports

Nil.

19. Motions of which Previous Notice has been Given

This item will be dealt with at the Ordinary Council Meeting.

20. Matters for which the meeting may be closed

In accordance with Section 5.23(2)(c) of the Local Government Act 1995, the following Item 20.1 and its attachments are confidential.

20.1 Variation to Contract 204-24 Hay Street Two-way Conversion

Responsible Officer	Allan Mason – General Manager Infrastructure and Operations
Voting Requirements	Simple Majority
Attachments	Attachment 20.1A – Hay Street Two-way – Summary of Variations

21. Urgent Business

This item will be dealt with at the Ordinary Council Meeting.

22. Closure