

# AGENDA.

## Ordinary Council Meeting

27 May 2025

### Notice of Meeting

Mayor and Councillors

The next Ordinary Council Meeting of the City of South Perth Council will be held on Tuesday 27 May 2025 in the City of South Perth Council Chamber, corner Sandgate Street and South Terrace, South Perth commencing at 6.00pm.



GARRY ADAMS  
ACTING CHIEF EXECUTIVE OFFICER

23 May 2025

# Acknowledgement of Country

Kaartdjinin Nidja Nyungar Whadjuk Boodjar Koora Nidja Djining Noonakoort kaartdijin wangkiny, maam, gnarnk and boordier Nidja Whadjuk kura kura.

We acknowledge and pay our respects to the traditional custodians of this land, the Whadjuk people of the Noongar nation and their Elders past and present.

## Our Guiding Values



## Disclaimer

The City of South Perth disclaims any liability for any loss arising from any person or body relying on any statement, discussion, recommendation or decision made during this meeting.

Where an application for an approval, a licence or the like is discussed or determined during this meeting, the City warns that neither the applicant, nor any other person or body, should rely upon that discussion or determination until written notice of either an approval and the conditions which relate to it, or the refusal of the application has been issued by the City.

# Contents

<b>1.</b>	<b>DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS</b>	<b>5</b>
<b>2.</b>	<b>DISCLAIMER</b>	<b>5</b>
<b>3.</b>	<b>ANNOUNCEMENTS FROM THE PRESIDING MEMBER</b>	<b>5</b>
<b>4.</b>	<b>ATTENDANCE</b>	<b>5</b>
<b>4.1</b>	<b>APOLOGIES</b>	<b>5</b>
<b>4.2</b>	<b>APPROVED LEAVE OF ABSENCE</b>	<b>5</b>
<b>5.</b>	<b>DECLARATIONS OF INTEREST</b>	<b>5</b>
<b>6.</b>	<b>PUBLIC QUESTION TIME</b>	<b>5</b>
<b>6.1</b>	<b>RESPONSES TO PREVIOUS QUESTIONS TAKEN ON NOTICE</b>	<b>5</b>
<b>6.2</b>	<b>PUBLIC QUESTION TIME: 27 MAY 2025</b>	<b>5</b>
<b>7.</b>	<b>CONFIRMATION OF MINUTES AND TABLING OF NOTES OF BRIEFINGS</b>	<b>6</b>
<b>7.1</b>	<b>MINUTES</b>	<b>6</b>
7.1.1	Ordinary Council Meeting Held: 22 April 2025	6
<b>7.2</b>	<b>CONCEPT BRIEFINGS</b>	<b>6</b>
7.2.1	Concept Briefings and Workshops	6
7.2.2	Council Agenda Briefing - 20 May 2025	7
<b>8.</b>	<b>PRESENTATIONS</b>	<b>7</b>
<b>8.1</b>	<b>PETITIONS</b>	<b>7</b>
<b>8.2</b>	<b>GIFTS / AWARDS PRESENTED TO COUNCIL</b>	<b>7</b>
<b>8.3</b>	<b>DEPUTATIONS</b>	<b>7</b>
<b>9.</b>	<b>METHOD OF DEALING WITH AGENDA BUSINESS</b>	<b>7</b>
<b>10.</b>	<b>REPORTS</b>	<b>8</b>
<b>10.1</b>	<b>STRATEGIC DIRECTION 1: COMMUNITY</b>	<b>8</b>
10.1.1	Major Community Recreation Infrastructure Project - Challenger Reserve Masterplan	8

<b>10.3</b>	<b>STRATEGIC DIRECTION 3: ENVIRONMENT (BUILT AND NATURAL)</b>	<b>13</b>
10.3.1	Network Renewal Underground Program (NRUPP) Project - Kensington	13
10.3.2	Proposed Change of Use - Single House to Unhosted Short-Term Rental Accommodation - Lot 7, No.185 Mill Point Road, South Perth	19
10.3.3	RFT 14/2024 - Supply and Application of Fertilisers, Herbicides, Pesticides and Soil Ameliorants - Panel Arrangement	26
10.3.4	RFT 03/2024 - Supply, Installation and Maintenance of Bus Shelters with Advertising Space	30
<b>10.4</b>	<b>STRATEGIC DIRECTION 4: LEADERSHIP</b>	<b>36</b>
10.4.1	Listing of Payments April 2025	36
10.4.2	Monthly Financial Statements April 2025	39
10.4.3	Audit, Risk and Governance Committee - Appointment of Presiding Member and Deputy Presiding Member	42
10.4.4	Chief Executive Officer Selection Committee - Appointment of Deputy Presiding Member	45
<b>11.</b>	<b>APPLICATIONS FOR LEAVE OF ABSENCE</b>	<b>47</b>
<b>12.</b>	<b>MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN</b>	<b>47</b>
<b>13.</b>	<b>QUESTIONS FROM MEMBERS</b>	<b>47</b>
13.1	RESPONSE TO PREVIOUS QUESTIONS FROM MEMBERS TAKEN ON NOTICE	47
13.2	QUESTIONS FROM MEMBERS: 27 MAY 2025	47
<b>14.</b>	<b>NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING</b>	<b>47</b>
<b>15.</b>	<b>MEETING CLOSED TO THE PUBLIC</b>	<b>47</b>
15.1	MATTERS FOR WHICH THE MEETING MAY BE CLOSED	47
15.1.1	Councillor Code of Conduct	47
<b>16.</b>	<b>CLOSURE</b>	<b>47</b>

# Ordinary Council Meeting - Agenda

## 1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

## 2. DISCLAIMER

## 3. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

The Mayor (or Deputy Mayor acting in the position of Mayor) will present a report of the Mayoral engagements and meetings attended in the Mayor's capacity since the last Council Meeting. A summary of the report will be provided in the Minutes.

## 4. ATTENDANCE

### 4.1 APOLOGIES

### 4.2 APPROVED LEAVE OF ABSENCE

Nil.

## 5. DECLARATIONS OF INTEREST

- Mayor Greg Milner – Impartiality Interest in Item 10.1.1 as 'over the years, I have developed positive working relationships with many local sporting organisations and community clubs that might potentially be affected by (or have an interest in) this Item.'

## 6. PUBLIC QUESTION TIME

### 6.1 RESPONSES TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

### 6.2 PUBLIC QUESTION TIME: 27 MAY 2025

## 7. CONFIRMATION OF MINUTES AND TABLING OF NOTES OF BRIEFINGS

### 7.1 MINUTES

#### 7.1.1 Ordinary Council Meeting Held: 22 April 2025

##### Officer Recommendation

That the Minutes of the Ordinary Council Meeting held 22 April 2025 be taken as read and confirmed as a true and correct record.

### 7.2 CONCEPT BRIEFINGS

#### 7.2.1 Concept Briefings and Workshops

Officers of the City/Consultants and invited third party guests provided Council with an overview of the following matter at Concept Briefings and Workshops:

Date	Subject	Attendees
6 May 2025	Budget Workshop 2	Mayor Greg Milner and Councillors André Brender-A-Brandis, Mary Choy, Nic Coveney, Jennifer Nevard, Hayley Prendiville, Bronwyn Waugh.
12 May 2025	Strategies and Plans Framework and Council Plan Briefing	Mayor Greg Milner and Councillors André Brender-A-Brandis, Mary Choy, Blake D'Souza, Jennifer Nevard, Hayley Prendiville, Bronwyn Waugh.
13 May 2025	Local Planning Policy Framework Briefing	Mayor Greg Milner and Councillors André Brender-A-Brandis, Blake D'Souza, Jennifer Nevard, Hayley Prendiville.

#### Attachments

Nil.

## 7.2.2 Council Agenda Briefing - 20 May 2025

Officers of the City presented background information and answered questions on Items to be considered at the May Ordinary Council Meeting at the Council Agenda Briefing held 20 May 2025.

### Attachments

7.2.2 (a): Briefing Notes

#### Officer Recommendation

That Council notes the following Council Briefings/Workshops were held:

- 7.2.1 Concept Briefings and Workshops
- 7.2.2 Council Agenda Briefing - 20 May 2025

## 8. PRESENTATIONS

### 8.1 PETITIONS

Nil.

### 8.2 GIFTS / AWARDS PRESENTED TO COUNCIL

Nil.

### 8.3 DEPUTATIONS

Deputations were heard at the Council Agenda Briefing held 20 May 2025.

## 9. METHOD OF DEALING WITH AGENDA BUSINESS

## 10. REPORTS

### 10.1 STRATEGIC DIRECTION 1: COMMUNITY

#### 10.1.1 Major Community Recreation Infrastructure Project - Challenger Reserve Masterplan

File Ref: D-25-15129  
Author(s): Donna Shaw, Director Development and Community Services  
Reporting Officer(s): Garry Adams, A/ Chief Executive Officer

##### Summary

The purpose of this report is to present the Options Assessment for the community recreation facilities at Challenger Reserve.

The City has developed an Options Assessment in accordance with Council's previous resolution to review and compare four options for the Challenger Reserve community recreation facilities, namely:

1. Maintain the existing facilities for existing users;
2. Enhance the existing facilities for existing users;
3. Replace the existing facilities with comparable, or enhanced facilities broadly consistent with the current site configuration; or
4. Co-locate the facilities to include existing and other reasonably identifiable complementary potential users.

The Options Assessment supports a hybrid outcome for the community recreation facilities at Challenger Reserve that combines parts of Option 2 and 4.

##### Officer Recommendation

That Council:

1. Notes the Challenger Reserve Options Assessment and the feedback provided by the user groups outlining their operational facility requirements.
2. Requests the Chief Executive Officer to prepare and undertake stakeholder consultation on a revised Challenger Reserve Concept Design/Masterplan that incorporates:
  - (i) Enhancement of the existing tennis facilities for the Manning Tennis Club; and
  - (ii) Provision of a multi-purpose building to accommodate both exclusive use and shared spaces for Manning Memorial Bowling Club, South Perth United Football Club, South Perth Junior Cricket Club and South Perth Bridge Club.



3. Requests the Chief Executive Officer to present a report to Council on the revised Challenger Reserve Concept Design/Masterplan, including costings, and the outcomes of the stakeholder consultation by no later than March 2026.

## Background

The City recognises the need to provide contemporary community infrastructure to achieve the vision of creating an inclusive, safe, connected and engaged community, and has been reviewing the demand for community infrastructure across the district.

Challenger Reserve, which adjoins Sandon Park in Manning, is currently home to tennis, bowls and soccer clubs. It has a playground and cricket wicket and is also used by local residents for informal recreation purposes.

The Community Recreation Facilities Plan 2019-2033 (CRFP) recommended developing a masterplan to investigate co-location and amalgamation of facilities to incorporate:

- Critical upgrade of sports oval floodlights at Challenger Reserve;
- Demolition of the Challenger Pavilion;
- Redevelopment of multi-purpose community building to accommodate exclusive use and shared spaces for Manning Bowling Club, South Perth United Football Club, Manning Tennis Club and South Perth Junior Cricket Club; and
- Installation of synthetic cricket pitch and associated works to enable a relocation of South Perth Junior Cricket Club from Victoria Park to Challenger Reserve.

Following stakeholder and community engagement in early 2020, the Challenger Reserve Concept Plan was drafted and included both higher priority essential and lower priority staged discretionary works. Implementation of higher priority items was recommended to occur progressively over 20 years, which was estimated at approximately \$9.9m (as at 2022).

A new multi-purpose sports facility was intended to be delivered by 2029. A copy of the Challenger Reserve Concept Plan and Indicative Implementation Plan are contained as **Attachment (a)** and **Attachment (b)** respectively.

The City sought Council endorsement to progress with major community infrastructure projects, and at its meeting held 10 December 2024, Council resolved to request the Chief Executive Officer to:

*“Develop a full options assessment for Challenger Reserve which will include at least the following options:*

- i. Maintain the existing facilities for existing users;*
- ii. Enhance the existing facilities for existing users;*
- iii. Replace the existing facilities with comparable, or enhanced facilities broadly consistent with the current site configuration; and*
- iv. Co-located facilities to include existing and other reasonably identifiable complementary potential users and to be designed:*
  - a) with existing user groups that agree in principle to be part of any co-located facility, and*

- b) *to meet the existing and future foreseeable requirements (e.g. storage space, permanent display and function areas, bar and kitchen) of the existing users and the reasonably identifiable complementary potential users."*

The City has undertaken a high-level review of the options, with a view for Council to progress with an option prior to detailed concepts, independently reviewed cost estimates and community consultation being undertaken.

This report presents the outcomes of the assessment for Challenger Reserve. Further details are available in the Challenger Reserve Options Assessment contained as **Attachment (c)**.

### Comment

#### Cost Estimates

The following table is a summary of the cost of each option. Details of each option and exclusions are contained within the Options Assessment.

Option	Estimated Cost
Option 1 - Maintain existing facilities	\$840,264
Option 2 – Enhance existing facilities	\$4,690,056
Option 3 – Replace existing facilities	\$7,761,360
Option 4 – Co-located facility	\$7,211,008

#### Future Stages

- If Council provides endorsement for the City to progress further planning and/or investigations for the hybrid option, the City would engage appropriate consultants to design and undertake cost estimates for the option.
- Stakeholder and community engagement would then be undertaken for the design.
- Depending on the value of the works, the City intends to oversee the development of a business case. The business case would comprise the relevant information to assist with future decision-making on the proposal, such as: objectives, definition/scope, benefits, risks, costs, funding sources etc; and would be presented to Council for approval.
- Detailed building designs would then be prepared, following which funding would be allocated/ sourced to commence construction.

### Consultation

#### User Group Consultation

The City met with five clubs, considered significant users of proposed facilities at Challenger Reserve. This included Manning Bowling Club, Manning Tennis Club, South Perth United Football Club, South Perth Junior Cricket Club and South Perth Bridge Club.

Although the South Perth Bridge Club is not a current user, the City undertook consultation with the Club as they had previously been considered in a prior Masterplan for Challenger Reserve, and the Club is a compatible and aligned activity to those activities already on site. Inclusion of the Club would also enable the City to consider future options for their current site at 2 Brittain Street, Como.

User group consultation was undertaken between February and April 2025. Details of the feedback from user groups is contained in the Options Assessment.

#### Future Engagement

Future engagement on the project will be focused on ensuring the proposed facility generally meets community aspirations and user group needs, as well as consultation with relevant State Sporting Associations.

#### **Policy and Legislative Implications**

Nil.

#### **Financial Implications**

The Community Facilities Reserve in the 2024/25 adopted Annual Budget provides \$19,267,496 which would be available for the project.

Should Council progress with community and stakeholder consultation for a hybrid outcome for the community recreation facilities at Challenger Reserve that combines parts of Option 2 and 4, the City would engage a consultant to prepare the concept design and have the plan costed. Use of approximately \$350,000 from the reserve is recommended for this purpose.

During the 2025 State Government Election campaign, Geoff Baker MLA announced several commitments for local clubs that operate from City property or commitments directly for the City, including \$90,000 for the Manning Bowling Club. Other external project funds may be sought from grants and club/user contributions.

#### **Key Risks and Considerations**

<b>Risk Event Outcome</b>	<b>Reputational Damage</b>  Deals with adverse impact upon the professional reputation and integrity of the City and its representatives whether those persons be appointed or elected to represent the City. The outcome can range from a letter of complaint through to a sustained and co-ordinated representation against the City and or sustained adverse comment in the media.
<b>Risk rating</b>	Medium
<b>Mitigation and actions</b>	The main aim of an options assessment was to undertake a high level review to investigate, describe and assess issues relating to each option. The risk of reputational damage in accepting the Officer's recommendation to proceed with a hybrid-option is medium. Whilst accepting the Officer's recommendation does not tie the City into any financial commitments at this time, there may be stakeholder and community expectation that Council progress and ultimately deliver the option.

### Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2021-2031](#):

Strategic Direction:	Community
Aspiration:	Our diverse community is inclusive, safe, connected and engaged
Outcome:	1.2 Community infrastructure
Strategy:	1.2.3 Plan for and promote the development of recreation facilities to service City of South Perth needs

### Attachments

10.1.1 (a):	Challenger Reserve Concept Plan
10.1.1 (b):	Challenger Reserve Indicative Implementation Plan
10.1.1 (c):	Challenger Reserve Options Assessment

## 10.3 STRATEGIC DIRECTION 3: ENVIRONMENT (BUILT AND NATURAL)

### 10.3.1 Network Renewal Underground Program (NRUPP) Project - Kensington

File Ref: D-25-15130  
Author(s): Jan Augustin, Manager Engineering Services  
Abrie Lacock, Manager Finance  
Reporting Officer(s): Anita Amprimo, Director Infrastructure Services

#### Summary

This report discusses the provision of underground power in the Kensington area. As this is the final project to have the whole of South Perth undergrounded, a few remnants outside of Kensington are also included in the contract area. These properties are in South Perth, Collier Reserve and Waterford Triangle. Together these form the project area as part of the Western Power Network Renewal Underground Program Pilot Tranche 2 (NRUPP T2).

The City recommends that Council accept the offer from Western Power and proceed with the project by authorising the Chief Executive Officer to sign the funding agreement.

#### Officer Recommendation

That Council:

1. Authorises the Chief Executive Officer to sign the Western Power “Network Renewal Underground Program Pilot Tranche 2 (NRUPP T2) Co-Funding Agreement – N0573981 South Perth Kensington” for the delivery of underground power to Kensington, South Perth, Collier Reserve and Waterford Triangle project areas, as contained in **Confidential Attachment (a)**; and
2. Notes that options relating to the underground power charge, including repayment options, and funding will be considered by Council as part of the development of the 2025/26 Annual Budget.

#### Background

In 1996, the State Underground Power Program (SUPP) was established as a State Government initiative through the Office of Energy with involvement by Western Power and participating local governments to improve the reliability of electricity supply after a severe storm affected the Perth Metropolitan area. At the commencement of the SUPP program, Council resolved to progress a ‘whole of city’ approach to underground power. The City successfully participated in five of the six SUPP rounds, and delivered projects for Como, South Perth, Como East, Salter Point, Manning, and Collier. Following the conclusion of the SUPP project, Western Power expanded its focus to include a broader range of project types. The current Retrospective Underground Project (RUP) for South Perth and Hurlingham is scheduled for completion in July 2025.

The City’s final project, located in Kensington also includes remnant properties in South Perth, Collier Reserve and Waterford Triangle, is being delivered in partnership with Western Power. The project aims to replace overhead distribution assets with underground infrastructure.

This initiative is expected to provide the following benefits:

- improved network safety;
- improved network reliability;
- improved streetscapes and visual amenity;
- potential for improved property values;
- reduced vegetation trimming and tree lopping costs; and
- reduced network maintenance costs.

Initially, the City applied for Kensington East and West as separate projects under the SUPP program and previously was unsuccessful to progress with these projects. The SUPP program concluded in 2024. However, Western Power proposed co-funding them as a joint project through the Network Renewal Undergrounding Program Pilot (NRUPP). This initiative later expanded to also include remnant properties in South Perth, Collier Reserve and Waterford Triangle.

While both programs aim to transition overhead power lines to underground systems, SUPP was a broader, long-term initiative with shared funding among multiple stakeholders, whereas NRUPP is a targeted pilot focused on renewing aging infrastructure in partnership with local governments.

The Kensington, South Perth, Collier Reserve, and Waterford Triangle NRUPP project background to date:

- **25 March 2022:** Western Power issued a formal program invite letter to the City.
- **29 March 2022:** Elected Member Briefing – Kensington East & West NRUPP T2.
- **4 April 2022:** Memorandum of Understanding signed between Western Power and the City of South Perth.
- **20 June 2022:** Presentation to the Executive Management Team – The Kensington NRUPP proposal expanded to include Waterford Triangle and remaining overhead power lines across Collier Reserve.
- **6 November 2024:** The draft Co-Funding Agreement is finalised, outlining the responsibilities and commitments of all parties involved. At this stage, the agreement did not include financial contributions.
- **18 December 2024:** Western Power completes the detailed design phase including street light locations and primary equipment.
- **18 February 2025:** Western Power completes the evaluation of the Construction Panel Request for Quotation (RFQ).
- **9 April 2025:** Western Power issued the Draft Co-Funding Agreement including the E10 price estimate.
- **30 April 2025:** Western Power issued the amended Draft Co-Funding Agreement including the E10 price estimate.

Following completion of the four areas contained in the project area, all residential properties within the City will be connected to underground power.

**Comment**

Underground power projects have seen significant cost increases, driven by market conditions, construction contractor rates, traffic management requirements, and material costs. In response, Western Power has substantially increased its cost contributions. This is primarily due to the rising cost of the alternative, rebuilding overhead networks. Contributions are based on long-term avoided costs, including capital replacement, reduced operating expenses, improved reliability, and future network upgrades. These factors are evaluated over a 50-year period, reflecting the efficiency and long-term benefits of underground infrastructure.

The average cost per unit or dwelling of the Kensington, South Perth, Collier Reserve and Waterford Triangle NRUPP T2 is estimated at \$4,930.

The payment schedule (cash call) to Western Power are outlined in the Project Co-Funding Agreement shown at **Confidential Attachment (a)**. The first cash call is planned to be 30 September 2025. This will allow Council to adopt the 2025/26 Annual Budget, facilitating the inclusion of these underground power charges in the 2025/26 Rates notice to be issued in August 2025. The timing of the cash calls is similar to those agreed for the South Perth and Hurlingham project. The charging model, repayment options, and the funding is anticipated to be similar to the South Perth and Hurlingham project.

If the project is endorsed and the funding agreement signed, it is expected that construction will commence in Quarter 3 of 2025 and take approximately 18 months to complete.





**Figure 1:** Kensington, Collier Reserve and Waterford Triangle project area



### Consultation

The 2016 SUPP survey results showed strong community support for underground power in Kensington East and West.

Information relating to Kensington underground Power has been updated on the City's website to advise residents that Council will be considering this project for construction.

The next stage of consultation will include:

- An announcement letter with a project fact sheet/brochure.
- A community information session (co-hosted with Western Power).
- Ongoing engagement throughout construction.

As the Waterford Triangle project area was not part of the SUPP process initially, a resident survey was not undertaken. It is proposed to invite all affected residents, including Waterford Triangle residents, to the planned underground power community information session.

In 2023, the City received a petition requesting underground power in Kensington and it was supported by 500 verified signatures. The petition was presented to Council at its meeting held 27 June 2023, as follows:

*'We the undersigned electors of the City of South Perth request:*

*That the City of South Perth approve funding for Underground Power in Kensington as part of the City's 2023/24 Annual Budget.*

*For the following reasons:*

1. *In all rounds of Underground Power funding to date, Kensington has not been successful, and its status is that of the last suburb in the City of South Perth to be considered for Underground Power. If it is not successful in this round, a risk exists that the end-of-life pole infrastructure in Kensington will be replaced by Western Power and that Underground Power may not be considered within Kensington for a period of 20 years.*
2. *As a consequence of 1. Kensington residents have been denied a benefit enjoyed by residents in other South Perth suburbs and therefore treated unequally; and*
3. *Existing pole infrastructure in Kensington is prone to outages and maintenance of overhead power lines routinely results in the desecration of street trees involving a loss of tree canopy and streetscape values.'*

Elected Members have been engaged via ongoing website updates, briefing sessions and Councillor bulletins concerning the project.

### Policy and Legislative Implications

The proposal to charge the directly benefiting residents of the project is outlined within the *Local Government Act 1995*.

### Financial Implications

If the funding agreement is endorsed, the total cost to residents within the project area is anticipated to be approximately \$10,500,000. The average price per unit or dwelling is estimated to be \$4,930.

The 2025/26 Annual Budget will include the underground power charging model, resident repayment options, and funding to finance the project over the period will be adopted by Council at its meeting to be held 24 June 2025.

### Key Risks and Considerations

<b>Risk Event Outcome</b>	<b>Reputational Damage</b> Deals with adverse impact upon the professional reputation and integrity of the City and its representatives whether those persons be appointed or elected to represent the City. The outcome can range from a letter of complaint through to a sustained and co-ordinated representation against the City and or sustained adverse comment in the media.
<b>Risk rating</b>	Medium
<b>Mitigation and actions</b>	Approval of the project in a timely manner.

### Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2021-2031](#):

Strategic Direction:	Environment (Built and Natural)
Aspiration:	Sustainable, liveable, diverse and welcoming neighbourhoods that respect and value the natural and built environment
Outcome:	3.3 Enhanced environment and open spaces
Strategy:	3.3.3 Improve the amenity value and sustainable uses of our streetscapes, public open spaces and foreshores

### Attachments

<b>10.3.1 (a):</b>	Network Renewal Underground Program Pilot Tranche 2 (NRUPP T2) Co-Funding Agreement - N0573981 South Perth Kensington ( <i>Confidential</i> )
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### 10.3.2 Proposed Change of Use - Single House to Unhosted Short-Term Rental Accommodation - Lot 7, No.185 Mill Point Road, South Perth

Location: Lot 7, 185 Mill Point Road, South Perth  
Ward: Mill Point Ward  
Applicant: Insight Urbanism Pty Ltd  
File Reference: D-25-15131  
DA Lodgement Date: 6 February 2025  
Author(s): Fiona Mullen, Manager Development Services  
Reporting Officer(s): Donna Shaw, Director Development and Community Services

#### Summary

The purpose of this report is to consider an application for development approval for a Change of Use from a Single House to Unhosted Short-Term Rental Accommodation on Lot 7, No. 185 Mill Point Road, South Perth.

The item is referred to Council, as the proposed land use falls outside the delegation to Officers.

For the reasons outlined in this report, it is recommended that the application be approved subject to conditions.

#### Officer Recommendation

That pursuant to the provisions of the City of South Perth Local Planning Scheme No. 7, the application for development approval for a Change of Use from Single House to Unhosted Short-Term Rental Accommodation at Lot 7, No. 185 Mill Point Road, South Perth **be approved** subject to the following conditions:

1. The Management Plan shall be implemented and adhered to at all times, to the satisfaction of the City of South Perth.
2. The approval is valid for a period of 12 months only from the date of the determination. The applicant will be required to lodge a subsequent application to extend the term of the approval and in determining such an application, the City of South Perth will have regard to the performance of the Unhosted Short-Term Rental Accommodation over the previous period.

**Note:** The City will include any relevant advice notes in the determination notice.

<b>Applicant</b>	Insight Urbanism Pty Ltd
<b>Landowner</b>	Rolen Pty Ltd

### Development Site Details

The development site details are as follows:

<b>Zoning</b>	Residential
<b>Density coding</b>	R40
<b>Lot area</b>	680m <sup>2</sup>

### Comment

#### (a) Background

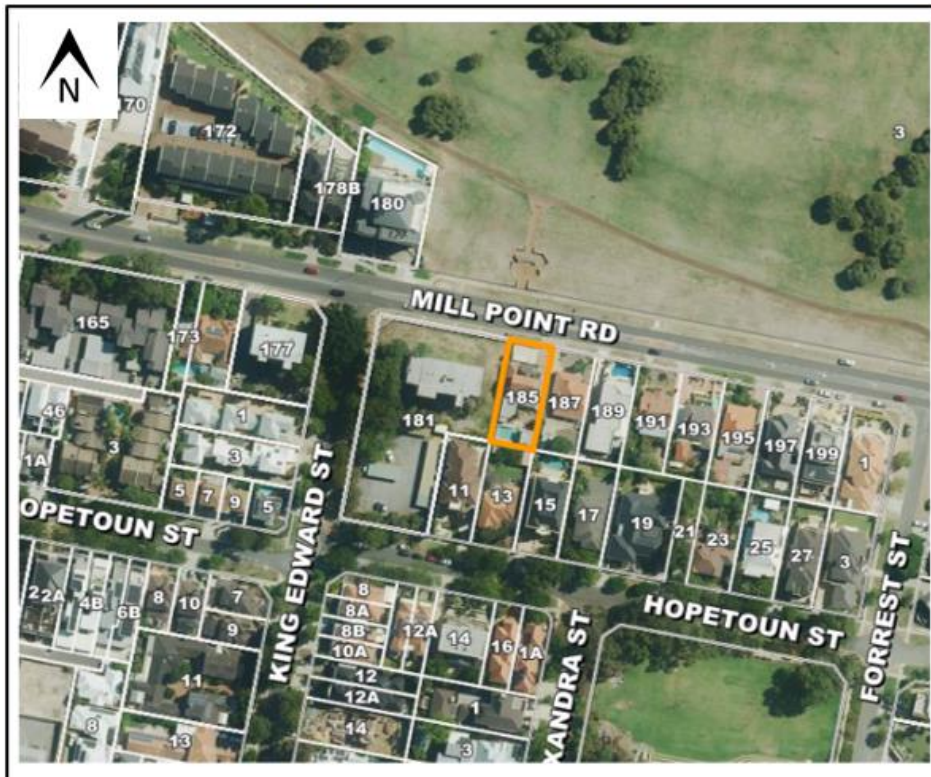
On 6 February 2025, the City received an application for a Change of Use from a Single House to Unhosted Short-Term Rental Accommodation (Unhosted STRA) on Lot 7, No. 185 Mill Point Road, South Perth.

Following completion of the advertising period, the City sought further clarification on details of the operation of the Unhosted STRA, which was received on 16 April 2025.

#### (b) Description of the Surrounding Locality

The existing development is a Single House with frontage to Mill Point Road.

The site is located to the south of Sir James Mitchell Park. The surrounding locality comprises of public open space and residential development, as seen in **Figure 1** below:



**Figure 1:** Aerial image of subject site.

**(c) Description of the Proposal**

The applicant is seeking a Change of Use from a Single House to Unhosted STRA.

The applicant has submitted a Management Plan in support of the proposal. Details of the proposal are as follows:

- Maximum of eight guests is proposed;
- The dwelling has four bedrooms and two bathrooms;
- Check-in time is from 2:00pm to 9:00pm and check-out time is 8:00am Monday to Saturday and 9:00am Sunday and Public Holidays;
- Minimum of five-night stay;
- Parties and gatherings are prohibited;
- Quiet hours are between 9:00pm – 7:00am Monday to Saturday and 9:00pm – 9:00am on Sunday and Public Holidays;
- Guests directed to park in the four allocated on-site car parking bays;
- Complaints management handled directly by the Management Company ‘Guest Concierge’ who are available 24/7 with contact details provided upon booking;
- Guests screened by management company ‘Guest Concierge’ at time booking request is received; and
- Waste collection to be in accordance with the City of South Perth requirements.

The Development Plans and Management Plan submitted as part of this application are contained in **Attachment (a)**.

**(d) Land Use**

Holiday Accommodation is currently a ‘D’ (Discretionary) use in the Residential zone under the Local Planning Scheme No. 7 (LPS 7) which means that the use is not permitted unless the local government has exercised its discretion by granting development approval. Whilst land use permissibility is yet to be confirmed for Unhosted STRA as Scheme Amendment No.1 to LPS 7 is awaiting final approval by the Minister for Planning, the City is treating the use as a ‘D’ use consistent with the previous land use definition, although it is noted that advertising was undertaken by the City given potential impacts to neighbouring properties.

The purpose of the Scheme Amendment No.1 is to introduce new and revised land use classes and general definitions to facilitate State Government reforms for short-term rental accommodation.

**(e) Local Planning Policy 2.5 – Unhosted Short Term Rental Accommodation**

Local Planning Policy 2.5 – Unhosted Short-Term Rental Accommodation (Policy) was adopted by Council at its meeting held 25 March 2025 and seeks to facilitate the provision of self-contained visitor accommodation for short-term occupancy and guide decision-making in respect to the appropriateness of various forms of tourist accommodation facilities, as determined by the locality, the appropriateness of facilities and scale of the proposal.

The development application has been assessed against the Policy and where discretion is sought against the provisions of the Policy, these are addressed below:

Requirement	Assessment
<p><u>5.6 Location Requirements</u></p> <p>5.6.4 In locations where objections to the development is received from neighbours, any approval granted must first be a time limited approval for 12 months, to properly assess the impact on the neighbours and amenity.</p>	<p>One objection was received during the consultation period. For this reason, a condition is recommended to limit the approval validity to a maximum 12 months.</p>

(f) **Western Australian Planning Commission Position Statement: Planning for Tourism and Short-Term Accommodation (Statement)**

The intent of the statement is to:

- Guide the appropriate location and management of tourism and short-term rental accommodation land uses through the planning framework;
- Facilitate acceptable development of new and evolving tourism opportunities;
- Provide a high-level of amenity in tourism areas; and
- Deliver quality land use outcomes.

In accordance with Clause 67(2) (e) of the Deemed Provisions of the Regulations, due regard must be given to the Statement when assessing a development application. The proposal is considered to satisfactorily address all relevant considerations outlined in the Statement.

(g) **Planning and Development (Local Planning Schemes) Regulations 2015 and *Short-Term Rental Accommodation Act 2024***

On 18 September 2024 the State Government released amendments to the Regulations relating to STRA.

Whilst Unhosted STRA is exempt from the requirement to obtain development approval if the property is not used as an Unhosted STRA for no more than 90 nights in a relevant 12-month period, the applicant seeks approval for an unlimited number of nights in a 12-month period and development approval is therefore required.

Under the *Short-Term Rental Accommodation Act 2024*, all providers of STRA within Western Australia, both hosted and un-hosted, were required to register their properties by 1 January 2025.

This Unhosted STRA is currently registered with Department of Energy, Mines, Industry Regulation and Safety.



**(h) Compatibility and Amenity**

Clause 67(2)(m) and Clause 67(2)(n) of the Deemed Provisions requires the local government to have regard to the compatibility of the proposal with its setting as well as amenity considerations (including environmental, character and social impacts).

The proposed Unhosted STRA is compatible with the wider character and amenity of the area as the proposed use and operation is minor in scale and intensity, hosting a maximum of eight guests (two per bedroom) which is consistent with the expected number of persons within a dwelling.

If managed appropriately, the use is compatible with the surrounding residential context. Additionally, the use will be required to comply with the requirements of the Environmental Protection (Noise) Regulations 1997.

The proposed development is considered satisfactory in this respect subject to compliance with the submitted Management Plan, which is recommended as a condition.

**(i) Carparking**

Clause 67(2)(s) of the Deemed Provisions requires the local government to have regard to the arrangements for the manoeuvring and parking of vehicles. In relation to on-site parking, a minimum of four car parking bays are provided within the garage and driveway area. Adequate parking existing onsite for the proposed Unhosted STRA as only two car parking bays are required in this location under the Residential Design Codes.

**(j) Consultation**

Consultation has been undertaken for this proposal to the extent and in the manner required by the Regulations and Local Planning Policy 6.1 – Advertising of Planning Proposals.

The application was advertised for a period of 14 days between 7 March 2025 and 21 March 2025 in the following manner:

- A total of 48 letters were sent to owners and occupiers of all properties adjoining and adjacent; and
- A copy of the application was made available for review on the City's website.

At the close of the consultation period, one submission was received. A Schedule of Submissions is contained in **Attachment (b)**.

Matter	Comment
<u>Land Use</u>  The proposal for Unhosted Short Term Rental Accommodation (USTRA) for the property or for any property in the City of South Perth is strongly opposed.	The property is within the 'Residential' zone. Pursuant to the LPS 7, 'Unhosted Short-Term Rental Accommodation' is a land use that can be considered within the 'Residential' zone.

<u>Impact on Property Values</u>  The proposal will lower the value of properties in our City.	Perceived impact to property values is not a valid consideration when determining a development application.
<u>Safety and Amenity</u>  The use of a property for short term rental accommodation compromises the safety and peace of permanent residents.	The users of the USTRA are bound by a Management Plan and Code of Conduct that screens guests initially, with a specified minimum length of stay of five nights to deter short-term gatherings and a 48-hour booking cut-off time to also deter last minute bookings.

### Policy and Legislative Implications

In accordance with the Regulations, the local government may determine an application for development approval by:

- (a) granting development approval with no conditions; or
- (b) granting development approval with conditions; or
- (c) refusing to grant development approval.

### Financial Implications

This determination has some financial implications, to the extent that if the applicant were to make an application for review of the decision, the City may need to seek representation at the State Administrative Tribunal.

### Key Risks and Considerations

<b>Risk Event Outcome</b>	<b>Reputational Damage</b>  Deals with adverse impact upon the professional reputation and integrity of the City and its representatives whether those persons be appointed or elected to represent the City. The outcome can range from a letter of complaint through a sustained and co-ordinated representation against the City and or sustained adverse comment in the media.
<b>Risk rating</b>	Low
<b>Mitigation and actions</b>	Risk acceptable with adequate controls, managed by routine procedures and monitoring.



### Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2021-2031](#):

Strategic Direction:	Environment (Built and Natural)
Aspiration:	Sustainable, liveable, diverse and welcoming neighbourhoods that respect and value the natural and built environment
Outcome:	3.2 Sustainable built form
Strategy:	3.2.1 Develop and implement a sustainable local planning framework to meet current and future community needs

### Conclusion

One objection was received during the consultation period and the City acknowledges the concerns raised by the submitter that the land use, if not managed appropriately, has the potential to result in adverse impacts to nearby residents. Notwithstanding, the proposal is a land use that can be considered in the Residential zone.

Notwithstanding, the proposal is unlikely to result in ongoing adverse impacts to adjacent properties if managed appropriately in accordance with the submitted Management Plan. A condition is recommended to limit the approval validity to a maximum 12 months in accordance with the Policy.

### Attachments

10.3.2 (a):	Development Plans and Management Plan
10.3.2 (b):	Schedule of Submissions

### 10.3.3 RFT 14/2024 - Supply and Application of Fertilisers, Herbicides, Pesticides and Soil Ameliorants - Panel Arrangement

File Reference: D-25-15132  
Author(s): Geoff Colgan, Manager Parks and Environment  
Reporting Officer(s): Anita Amprimo, Director Infrastructure Services

#### Summary

This report considers submissions received from the advertising of Tender 14/2024 for the Supply and Application of Fertilisers, Herbicides, Pesticides and Soil Ameliorants.

This report will outline the assessment process used during evaluation of the tenders received and recommend approval of a tender panel that provides the best value for money and level of service to the City.

#### Officer Recommendation

That Council:

1. Accepts the tenders submitted by Baileys Fertilisers, Greenway Turf Solutions, and Living Turf to form a panel for the Supply and Application of Fertilisers, Herbicides, Pesticides and Soil Ameliorants in accordance with Tender Number 14/2024 for the period of three years with an option to renew for a further 24 months at the City's sole discretion;
2. Accepts the estimated tender price included in **Confidential Attachment (a)**;
3. Notes that estimated tender price will be included in the Ordinary Council Meeting Minutes; and
4. Authorises the Chief Executive Officer to execute the contract with Baileys Fertilisers, Greenway Turf Solutions, and Living Turf for the Supply and Application of Fertilisers, Herbicides, Pesticides and Soil Ameliorants.

#### Background

A Request for Tender (RFT) 14/2024 for the Supply and Application of Fertilisers, Herbicides, Pesticides and Soil Ameliorants to form a panel arrangement was advertised in The West Australian and via Tenderlink on Saturday 18 January 2025 and closed at 2:00 pm on Tuesday 18 February 2025.

Tenders were invited as a Schedule of Rates.

The contract is for a period of three years. The contract includes one option to extend the contract for an additional 24 months exercisable at the sole discretion of the City.

**Comment**

At the close of the tender advertising period six submissions had been received and these are tabled below:

TABLE A – Tender Submissions

<b>Tender Submissions</b>
Australian Agribusiness Holdings Pty Ltd trading as Nuturf
Baileys Fertilisers
Environmental Industries
Greenway Turf Solutions
Living Turf
UGC Group

The Tenders were reviewed by an Evaluation Panel and assessed according to the qualitative criteria detailed in the RFT, as per Table B below.

TABLE B - Qualitative Criteria

<b>Qualitative Criteria</b>	<b>Weighting %</b>
1. Demonstrated Experience and Key Personnel	20%
2. Capacity to Supply and Deliver Goods Within Timeframes	20%
3. Demonstrated Capacity to Supply Apply Products	20%
4. Risk Management & Product Quality Assurance	20%
5. Pricing	20%
<b>Total</b>	<b>100%</b>

Based on the assessment of all submissions received for Tender (RFT) 14/2024 for the Supply and Application of Fertilisers, Herbicides, Pesticides and Soil Ameliorants, it is recommended that the tender submission from Baileys Fertilisers, Greenway Turf Solutions, and Living Turf be accepted by Council.

More detailed information about the assessment process can be found in the Recommendation Report – **Confidential Attachment (a)**.

**Consultation**

Public tenders were invited in accordance with the *Local Government Act 1995*.

### Policy and Legislative Implications

Section 3.57 of the *Local Government Act 1995* - tenders for providing goods or services:

- (1) *A local government is required to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods or services.*
- (2) *Regulations may make provision about tenders.*

Regulation 11 of the Local Government (Functions and General) Regulations 1996 - when tenders have to be publicly invited:

- (1) *Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than \$250 000 unless subregulation (2) states otherwise.*

The following Council Policies also apply:

- Policy P605 - Purchasing
- Policy P607 -Tenders and Expressions of Interest.

### Financial Implications

The full cost of the annual works is included in the draft 2025/26 operational and capital budgets. The costs for the subsequent years will be sought in the future City operational and capital budgets for the life of the contract.

### Key Risks and Considerations

<b>Risk Event Outcome</b>	<b>Environmental Damage</b>  Includes any detrimental impact upon the natural environment within the City. This includes pollutant spillages and leakages, failure to maintain or enhance the natural environment within the City or its connections with its natural or municipal neighbours.
<b>Risk rating</b>	Low
<b>Mitigation and actions</b>	City officers will be supervising the application of products to ensure risk mitigation.

### Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2021-2031](#):

Strategic Direction:	Environment (Built and Natural)
Aspiration:	Sustainable, liveable, diverse and welcoming neighbourhoods that respect and value the natural and built environment
Outcome:	3.3 Enhanced environment and open spaces
Strategy:	3.3.3 Improve the amenity value and sustainable uses of our streetscapes, public open spaces and foreshores

### Attachments

10.3.3 (a):	Recommendation Report ( <i>Confidential</i> )
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### 10.3.4 RFT 03/2024 - Supply, Installation and Maintenance of Bus Shelters with Advertising Space

File Reference: D-25-15218  
Author(s): Jan Augustin, Manager Engineering Services  
Abrie Lacock, Manager Finance  
Reporting Officer(s): Anita Amprimo, Director Infrastructure Services

#### Summary

At its meeting held 22 April 2025, Council resolved to accept the tender submitted by 'yStop' for the Supply, Installation and Maintenance of Bus Shelters with Advertising Space in accordance with Tender Number 03/2024 and to authorise the Chief Executive Officer to execute the contract with 'yStop'.

The City and 'yStop' were unable to form a contract and in accordance with Regulation 18(6) of the Local Government (Functions and General) Regulations 1996, Council can accept the most advantageous tender from the other (remaining) tenderers.

This report considers the submissions received from the advertising of Tender 03/2024 for the Supply, Installation and Maintenance of Bus Shelters with Advertising Space.

This report will outline the original assessment process used during evaluation of the tenders received. It considers the subsequent events and recommends approval of an alternative tender that provides the best value for money and level of service to the City.

#### Officer Recommendation

That Council:

1. Accepts the tender submitted by 'oOh!media Street Furniture Pty Ltd' for the Supply, Installation and Maintenance of Bus Shelters with Advertising Space in accordance with Tender Number 03/2024 for the initial period of 10 years inclusive, with two options to extend the contract for an additional five years;
2. Accepts the proposed licence fee offer for Category 1 restrictions, included in **Confidential Attachment (a)**;
3. Notes that the proposed licence fee will be included in the Ordinary Council Meeting Minutes; and
4. Authorises the Chief Executive Officer to execute the contract with 'oOh!media Street Furniture Pty Ltd' for the Supply, Installation and Maintenance of Bus Shelters with Advertising Space.

### Background

A Request for Tender (RFT) 3/2024 for the Supply, Installation and Maintenance of Bus Shelters with Advertising Space was advertised on TenderLink WA on 14 December 2024 and closed at 2:00 pm (AWST) on 11 February 2025.

Tenders were invited as a Schedule of Rates, i.e. in addition to the supply, installation and maintenance of the bus shelters with the advertisements, tenderers were requested to submit a proposed schedule of annual fixed license fee income that is payable to the City for each bus shelter included in the tender. The licence fee, in the Schedule of Rates equates to the City's annual revenue generation over the contract period.

A previous version of Tender 03/2023 for the Supply, Installation and Maintenance of Bus Shelters with Advertising Space was advertised during the 1<sup>st</sup> quarter of the 2023 calendar year. It contained advertising restrictions as stated in Category 1 below. Council at its meeting held 23 May 2023 resolved to decline all submissions in response to RFT 03/2023 and mandated the City to impose additional restrictions on the advertisements and signs to be placed on bus shelters. Following amendments, the City advertised RFT 03/2024 Supply, Installation and Maintenance of Bus Shelters with Advertising Space which added the additional advertising restrictions, categorised as Category 2 (see below under Restrictions on advertisement and signs).

The contract is for the period of 10 years with two options to extend the contract for an additional five years.

### Tender Update

At its meeting held 22 April 2025, based on the assessment of all submissions received for Tender 03/2024 the Supply, Installation and Maintenance of Bus Shelters with Advertising Space, it was recommended that the tender submission from 'yStop' be accepted by Council. Council at this meeting resolved as follows:

#### *That Council:*

1. *Accepts the tender submitted by 'yStop' for the Supply, Installation and Maintenance of Bus Shelters with Advertising Space in accordance with Tender Number 03/2024 for the initial period of 10 years inclusive, with two options to extend the contract for an additional five years;*
2. *Accepts the proposed licence fee offer for Category 1 restrictions of \$300,000 p.a, included in **Confidential Attachment (a)**;*
3. *Authorises the Chief Executive Officer to execute the contract with 'yStop' for the Supply, Installation and Maintenance of Bus Shelters with Advertising Space.*

During the contract finalisation yStop indicated that their submission included a significant error in the licence fee offer. yStop then put forward a substantially amended licence fee offer, therefore the City and yStop were unable to form a contract as accepting this offer is contrary to the Council resolution.

In accordance with Regulation 18(6) of the Local Government (Functions and General) Regulations 1996, if the contract has not been entered into Council can as an alternative accept the most advantageous tender from the other tenderers. As a result of the above, this report now recommends that Council accept the tender submitted by oOh!media Street Furniture Pty Ltd.

The Recommendation Report that was a Confidential Attachment to the Ordinary Council Meeting held 22 April 2025 has not been significantly altered, other than to add a note under section 7 'Recommendation' that provides further detail about why the original recommendation has become irrelevant and the Council resolution is inexecutable.

It should also be noted that a reassessment of the tenderers was not performed. This Council Report now recommends that the next most advantaged offer as per the assessment is accepted. More detailed information about the assessment process can be found in the Recommendation Report – **Confidential Attachment (a)**.

### Comment

At the close of the tender advertising period three submissions had been received and these are tabled below:

TABLE A – Tender Submissions

Tender Submissions
Claude Outdoor Pty Ltd
oOh!media Street Furniture Pty Ltd
Global Smart Cities Pty Ltd, Trading as: yStop

The Tenders were reviewed by an Evaluation Panel and assessed according to the qualitative criteria detailed in the RFT, as per Table B below.

TABLE B - Qualitative Criteria

Qualitative Criteria	Weighting
1. Demonstrated Experience	15%
2. Organisational Capacity	10%
3. Design/Appearance	30%
4. Licence Fee Offer	45%
<b>Total</b>	<b>100%</b>

For information on the bus stop locations in the district, a map with specific locations is contained at **Attachment (b)**.

### Restrictions on Advertisements and Signs

The Contractor shall only provide advertisements and signs which comply with State and Federal legislation, local laws, the City's Signs Policy (P308) and any codes of conduct established by the advertising industry, and which exhibit high quality graphic design and finish.



Tenderers were required to provide City licence fee revenue information for both categories (1 and 2) as detailed below:

Category 1

Without limiting the generality of the foregoing, the Contractor must:

- a) not display any advertisement which in the opinion of the City is political, religious or pornographic in nature or likely to be considered offensive;
- b) not display any advertisement depicting smoking, vaping or a tobacco product or vaping product; not display any advertisement which resembles any traffic sign or has the appearance of giving any instruction or other direction to traffic or which constitutes a traffic hazard;
- c) not display any signs or advertisement which the City considers, in its reasonable opinion, to be immoral or offensive;
- d) comply with the Alcohol Advertising Pre-vetting System (AAPS) developed by the Outdoor Advertising Association of Australia, or any other similar document or regime, and will display the relevant AAPS approval on all advertisement for alcohol; and
- e) not to include audio content.

Category 2

Without limiting the generality of the foregoing, the Contractor must:

- a) not display any advertisement which in the opinion of the City is political, religious or pornographic in nature or likely to be considered offensive;
- b) not display or promote the smoking, vaping, tobacco products or vaping products;
- c) not display any advertisement which resembles any traffic sign or has the appearance of giving any instruction or other direction to traffic or which constitutes a traffic hazard;
- d) not display any signs or advertisement which the City considers, in its reasonable opinion, to be immoral or offensive;
- e) not display or promote alcoholic products or the consumption of alcohol;
- f) not display or promote energy drinks, fermented drinks, sugar sweetened and intensely sweetened drinks or the consumption of such. Definitions are per State Government Health Dept. 'The Healthy Options WA How to Classify Food and Drinks Guide' latest revision;
- g) not display or promote discretionary or fast foods, and where an entity retailing such provides a public drive through in person order & collect service at any of their food outlets, within the State boundary. The term 'discretionary food' is per the Australian Dietary Guidelines latest revision;
- h) not display or promote gambling in any form or any entity associated with such. The State Government Lottery West is excluded from this restriction; and
- i) not to include audio content.

**Consultation**

Public tenders were invited in accordance with the *Local Government Act 1995*.

### Policy and Legislative Implications

Section 3.57 of the *Local Government Act 1995* - tenders for providing goods or services:

- (1) *A local government is required to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods or services.*
- (2) *Regulations may make provision about tenders.*

Regulation 11 of the Local Government (Functions and General) Regulations 1996 - when tenders have to be publicly invited:

- (1) *Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than \$250 000 unless subregulation (2) states otherwise.*

The following Council Policies also apply:

- Policy P605 - Purchasing
- Policy P607 -Tenders and Expressions of Interest

### Financial Implications

This contractual agreement is related to the generation of revenue as a licence fee for advertising space in addition to the supply, installation, and maintenance of bus shelters. It does not have any cost implications for the City.

### Key Risks and Considerations

<b>Risk Event Outcome</b>	<b>Reputational Damage</b>  Deals with adverse impact upon the professional reputation and integrity of the City and its representatives whether those persons be appointed or elected to represent the City. The outcome can range from a letter of complaint through to a sustained and co-ordinated representation against the City and or sustained adverse comment in the media.
<b>Risk rating</b>	Medium
<b>Mitigation and actions</b>	Restrictions on advertisements and signs to comply with State and Federal legislations, local laws, the City's Sign Policy (P308) and any codes of conduct established by the advertising industry, and which exhibit high quality graphic design and finish.

### Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2021-2031](#):

Strategic Direction:	Economy
Aspiration:	A thriving City activated by attractions and opportunities that encourage investment and economic development
Outcome:	2.1 Local business and activated places
Strategy:	2.1.1 Ensure that the City is an attractive place for commercial activity

### Attachments

10.3.4 (a):	Recommendation Report ( <i>Confidential</i> )
10.3.4 (b):	Bus Stop Locations

## 10.4 STRATEGIC DIRECTION 4: LEADERSHIP

### 10.4.1 Listing of Payments April 2025

File Ref: D-25-15133  
Author(s): Abrie Lacock, Manager Finance  
Reporting Officer(s): Danielle Cattalini, A/ Director Corporate Services

#### Summary

This report presents to Council a list of accounts paid under delegated authority between 1 April 2025 to 30 April 2025 for information. It also includes purchase card transactions between 1 March 2025 to 31 March 2025 in line with new legislative requirements. The City made the following payments:

EFT Payments to Creditors	(428)	\$7,124,433.05
Cheque Payments to Creditors	(1)	\$7.10
<b>Total Monthly Payments to Creditors</b>	<b>(429)</b>	<b>\$7,124,440.15</b>
EFT Payments to Non-Creditors	(41)	\$61,673.78
Cheque Payments to Non-Creditors	(9)	\$4,792.98
<b>Total EFT &amp; Cheque Payments</b>	<b>(479)</b>	<b>\$7,190,906.91</b>
Credit Card Payments	(83)	\$23,769.73
Fleet Card Payments	(53)	\$4,024.80
<b>Total Payments</b>	<b>(615)</b>	<b>\$7,218,701.44</b>

#### Officer Recommendation

That Council receives the Listing of Payments for the month of April 2025 as detailed in **Attachment (a)**.

#### Background

Council has delegated to the Chief Executive Officer (CEO) the exercise of power to make payments from its 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 CEO is to be prepared each month and presented to Council at the next Ordinary Meeting of the Council after the list is prepared. The Local Government (Financial Management) Regulations 1996 have been amended. Regulation 13A have been inserted requiring payments made with purchase cards to be included in the list of accounts paid.

**Comment**

The payment listing for April 2025 is included in **Attachment (a)**.

The attached report includes a “Description” for each payment. The City’s officers have used best endeavours to redact (in black) information of a private or confidential nature.

The report records payments are classified as:

- Creditor Payments

These include payments by both cheque and EFT to regular suppliers with whom the City transacts business. The reference numbers represent a batch number of each payment.

- Non-Creditor Payments

These are one-off payments that include both cheque and EFT that are made to individuals/suppliers who are not listed as regular suppliers. The reference numbers represent a batch number of each payment.

- Purchase Cards

Purchase card payments are included in the listing of payments as required by the amended Regulations. The amended Regulations requires the City to prepare a list of the payments made with each card and to present it to Council. Due to the time lag between receiving the statements and the successful acquittal of transactions in the City’s system this listing will always be for the month preceding the month for which creditor and non-creditor payments are being reported.

Details of payments made by direct credit to employee bank accounts, in accordance with contracts of employment, are not provided in this report for privacy reasons. The payments of bank fees, such as merchant service fees which are directly debited from the City’s bank account in accordance with the agreed fee schedules under the contract for provision of banking services, are also not provided in this report.

**Consultation**

Nil.

**Policy and Legislative Implications**

Regulations 12, 13(1) and 13A of the Local Government (Financial Management) Regulations 1996. Policy P602 Authority to Make Payments from the Municipal and Trust Funds.

**Financial Implications**

The payment of authorised amounts is within existing budget provisions.

**Key Risks and Considerations**

<b>Risk Event Outcome</b>	<b>Legislative Breach</b> Refers to failure to comply with statutory obligations in the manner in which the City, its officers and Elected Members conduct its business and make its decisions and determinations. This embraces the full gamut of legal, ethical and social obligations and responsibilities across all service areas and decision making bodies within the collective organisation.
<b>Risk rating</b>	Low
<b>Mitigation and actions</b>	Monthly Financial reporting timelines exceeding statutory requirements.

**Strategic Implications**

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2021-2031](#):

Strategic Direction:	Leadership
Aspiration:	A local government that is receptive and proactive in meeting the needs of our community
Outcome:	4.3 Good governance
Strategy:	4.3.1 Foster effective governance with honesty and integrity and quality decision making to deliver community priorities

**Attachments**

<b>10.4.1 (a):</b>	Listing of Payments April 2025
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## 10.4.2 Monthly Financial Statements April 2025

File Ref: D-25-15136  
Author(s): Abrie Lacock, Manager Finance  
Reporting Officer(s): Danielle Cattalini, A/ Director Corporate Services

### Summary

The monthly Financial Statements are provided within **Attachments (a)–(i)**, with high level analysis contained in the comments of this report.

### Officer Recommendation

That Council notes the Financial Statements and report for the month ended 30 April 2025.

### Background

Regulations 34(1) of the Local Government (Financial Management) Regulations 1996, requires each local government to present a Statement of Financial Activity reporting on income and expenditure as set out in the annual budget. Regulation 34(3) specifies that the nature or type classification must be used. In addition, regulation 34(5) requires a local government to adopt a percentage or value to report on material variances between budgeted and actual results. In addition to the above, Regulation 35 requires a local government to present a Statement of Financial Position. The 2024/25 budget adopted by Council at its meeting held 25 June 2024, determined the material variance amounts of \$10,000 or 10% for the financial year. The Financial Management Reports contains an Original and Revised Budget column for comparative purposes.

### Comment

The Local Government (Financial Management) Regulations 1996 requires that a Statement of Financial Position and a Statement of Financial Activity are produced monthly. The Statement of Financial Activity is a financial report unique to local government drawing information from other reports to include operating revenue, expenditure, capital income, expenditure, loan funding and transfers to and from reserves.

Monetary policy measures taken by the Reserve Bank of Australia (RBA) appears to be achieving its objective of lowering inflation in Australia. The March 2024 quarter to March 2025 quarter Perth CPI of 2.8%, as well as the national CPI for the same period of 2.4%, are trending down with CPI remaining in the target range of between 2% and 3%.

To curb the high inflation the RBA have raised interest rates. At its February meeting the RBA decided to cut the cash rate by 25 basis points to 4.10%, however it decided to leave the cash rate target unchanged at 4.10% at its 1 April 2025 meeting.

Michele Bullock (Governor) of the RBA also made the following statement at a media conference on the 1 April 2025: “The Board is focused on risks to activity and inflation in Australia. But there’s also a lot of uncertainty around the global outlook at the moment. One of the things we’re cautious about is that policy unpredictability overseas could lead to slower growth. The implications for inflation here, though, in Australia are less clear.”

Council adopted the mid-year budget review at its meeting held 25 February 2025, reflecting a forecasted operating surplus of \$1.81m as opposed to the original budgeted operating surplus of \$0.55m. The year-to-date budget versus actual expenditure have been updated to reflect the revised budget. Budget phasing has also been revised as part of the review this is demonstrated by the lower year-to-date (YTD) variances between revised budget and actual results. The City continues to prudently manage its finances whilst remaining conscious of the need to provide quality services to our community.

Actual income from operating activities for April year-to-date (YTD) is \$71.74m in comparison to budget of \$70.59m, favourable to budget by \$0.79m or 1.11%. Actual expenditure from operating activities for April is \$57.57m in comparison to the budget of \$58.36m, favourable to budget by \$0.79m or 1.35%. The April Net Operating Position of \$14.17m is \$1.57m favourable in comparison to budget.

Actual Capital Revenue is \$2.08m, lower than the budget of \$2.91m. Actual Capital Expenditure YTD is \$9.37m in comparison to the budget of \$11.29m, \$1.92m lower than budget. A variance analysis is provided within **Attachment (e)** titled Significant Variance Analysis.

Cash and Cash Equivalents amounted to \$84.31m. Consistent with previous monthly reports, the Cash and Cash Equivalents balance is contained within the Statement of Financial Position. In addition, further detail is included in a non-statutory report (All Council Funds).

Banks have been pricing in the anticipated rate cut by the RBA, offering average interest rates of 4.09% for investments under 12 months. The City holds a portion of its funds in financial institutions that do not invest in fossil fuels. Investment in this market segment is contingent upon all the other investment criteria of Policy P603 Investment of Surplus Funds being met. At the end of April 2025, the City held 47.01% of its investments in institutions that do not provide fossil fuel lending. The Summary of Cash Investments illustrates the percentage invested in each of the non-fossil fuel institutions and the short-term credit rating provided by Standard & Poors for each of the institutions.

### Consultation

Nil.

### Policy and Legislative Implications

This report is in accordance with the requirements of the Section 6.4 of the *Local Government Act 1995* and regulation 34 of the Local Government (Financial Management) Regulations 1996.

### Financial Implications

The preparation of the monthly financial reports occurs from the resources provided in the annual budget.



### Key Risks and Considerations

<b>Risk Event Outcome</b>	<b>Legislative Breach</b> Refers to failure to comply with statutory obligations in the manner in which the City, its officers and Elected Members conduct its business and make its decisions and determinations. This embraces the full gamut of legal, ethical and social obligations and responsibilities across all service areas and decision making bodies within the collective organisation.
<b>Risk rating</b>	Low
<b>Mitigation and actions</b>	Monthly Financial reporting timelines exceeding statutory requirements.

### Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2021-2031](#):

Strategic Direction:	Leadership
Aspiration:	A local government that is receptive and proactive in meeting the needs of our community
Outcome:	4.3 Good governance
Strategy:	4.3.1 Foster effective governance with honesty and integrity and quality decision making to deliver community priorities

### Attachments

10.4.2 (a):	Statement of Financial Position
10.4.2 (b):	Statement of Change in Equity
10.4.2 (c):	Statement of Financial Activity
10.4.2 (d):	Operating Revenue and Expenditure
10.4.2 (e):	Significant Variance Analysis
10.4.2 (f):	Capital Revenue and Expenditure
10.4.2 (g):	Statement of Council Funds
10.4.2 (h):	Summary of Cash Investments
10.4.2 (i):	Statement of Major Debtor Categories

### 10.4.3 Audit, Risk and Governance Committee - Appointment of Presiding Member and Deputy Presiding Member

File Ref: D-25-15137  
Author(s): Toni Fry, Manager Governance  
Reporting Officer(s): Danielle Cattalini, A/ Director Corporate Services

#### Summary

This report seeks the appointment of the Presiding Member and Deputy Presiding Member for the Audit, Risk and Governance Committee.

#### Officer Recommendation

That Council:

1. In accordance with section 5.12 (1) of the *Local Government Act 1995*, appoints \_\_\_\_\_ as the Presiding Member of the Audit, Risk and Governance Committee.
2. In accordance with section 5.12 (2) of the *Local Government Act 1995*, appoints \_\_\_\_\_ as the Deputy Presiding Member of the Audit, Risk and Governance Committee.

**Absolute Majority Required**

#### Background

The Audit, Risk and Governance Committee (the Committee) is established under Section 7.1A of the *Local Government Act 1995*.

The Committee currently meets on a quarterly basis. Its role is defined in accordance with Regulation 16 of the Local Government (Audit) Regulations 1996 and it does not have any delegated authority.

The Committee comprises of five Elected Members and two independent members:

- Mayor Greg Milner;
- Councillor André Brender-A-Brandis;
- Councillor Glenn Cridland;
- Councillor Jennifer Nevard;
- Councillor Bronwyn Waugh;
- Mr Warwick Gately; and
- Ms Shona Zulsdorf.

At the Committee meeting held 13 November 2023, the Presiding Member and Deputy Presiding Member were elected, in accordance with Section 5.12 and Schedule 2.3 of the *Local Government Act 1995*. At this meeting Mayor Greg Milner was elected as Presiding Member and Councillor Bronwyn Waugh was elected as Deputy Presiding Member.

### Comment

The *Local Government Amendment Act 2024* proclaimed on 6 December 2024 introduced new provisions to improve transparency and clarity in the operation of Council committees. One key change is to the process for appointing the Presiding Member and Deputy Presiding Member. Under the amended section 5.12 of the Act, these roles must now be appointed by an absolute majority of Council, rather than being elected by the committee via secret ballot.

Local governments are required to appoint these roles by 1 July 2025.

Further, once section 87 of the *Local Government Amendment Act 2024* comes into effect, local governments will be required to appoint independent persons as the Presiding Member and Deputy Presiding Member. While there is currently no requirement to appoint an independent Presiding Member or Deputy Presiding Member by 1 July 2025, Council may choose to do so. It is anticipated that this requirement will come into force around the time of the October 2025 Local Government Ordinary Elections.

Given that only two Committee meetings remain before Council is required to advertise for new independent Committee Members as part of the October 2025 elections process, it is not considered practical to appoint independent Presiding Members at this time.

### Consultation

Nil.

### Policy and Legislative Implications

*Local Government Act 1995* - Section 5.12.

### Financial Implications

Nil.

### Key Risks and Considerations

<b>Risk Event Outcome</b>	<b>Legislative Breach</b> Refers to failure to comply with statutory obligations in the manner in which the City, its officers and Elected Members conduct its business and make its decisions and determinations. This embraces the full gamut of legal, ethical and social obligations and responsibilities across all service areas and decision making bodies within the collective organisation.
<b>Risk rating</b>	Low
<b>Mitigation and actions</b>	Appointment of Presiding and Deputy Presiding Member in accordance with the Act.

### Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2021-2031](#):

Strategic Direction:	Leadership
Aspiration:	A local government that is receptive and proactive in meeting the needs of our community
Outcome:	4.3 Good governance
Strategy:	4.3.1 Foster effective governance with honesty and integrity and quality decision making to deliver community priorities

### Attachments

Nil.

#### 10.4.4 Chief Executive Officer Selection Committee - Appointment of Deputy Presiding Member

File Ref: D-25-15307  
Author(s): Toni Fry, Manager Governance  
Reporting Officer(s): Danielle Cattalini, A/ Director Corporate Services

##### Summary

This report seeks the appointment of the Deputy Presiding Member for the Chief Executive Officer Selection Committee.

##### Officer Recommendation

That Council in accordance with section 5.12 (2) of the *Local Government Act 1995*, appoint \_\_\_\_\_ as the Deputy Presiding Member of the Chief Executive Officer Selection Committee.

**Absolute Majority Required**

##### Background

At its meeting held 25 March 2025, Council resolved to establish the Chief Executive Officer Selection Committee (the Committee) in accordance with section 5.8 and section 5.9 (2)(d) of the *Local Government Act 1995* (the Act).

The Committee comprises of nine Elected Members and one independent person. The Committee has been established to coordinate the recruitment and selection process for a new Chief Executive Officer by making recommendations to Council.

The *Local Government Amendment Act 2024* proclaimed on 6 December 2024, introduced provisions to improve transparency and clarity around the operation of Council committees. One key change is in relation to the process for appointing the Presiding Member and Deputy Presiding Member. Under the amended Section 5.12 of the Act, these positions must now be appointed by an absolute majority of Council, rather than being elected by the committee via secret ballot.

At its meeting held 22 April 2025, Council resolved to appoint the Presiding Member and Deputy Presiding Member of the Committee as follows:

*That Council:*

1. *In accordance with section 5.12 (1) of the Local Government Act 1995, appoints Councillor Bronwyn Waugh as the Presiding Member of the Chief Executive Officer Selection Committee.*
2. *In accordance with section 5.12 (2) of the Local Government Act 1995, appoints Councillor Mary Choy as the Deputy Presiding Member of the Chief Executive Officer Selection Committee.*

### Comment

On 19 May 2025, Councillor Mary Choy resigned from her position as Councillor, effective immediately. As Councillor Mary Choy was appointed to the role of Deputy Presiding Member by Council at its meeting held 22 April 2025, this position is now vacant.

It is therefore recommended that Council appoint a new Deputy Presiding Member in accordance with the relevant legislative requirements.

### Consultation

Nil.

### Policy and Legislative Implications

*Local Government Act 1995* - Section 5.12.

### Financial Implications

Nil.

### Key Risks and Considerations

<b>Risk Event Outcome</b>	<b>Legislative Breach</b>  Refers to failure to comply with statutory obligations in the manner in which the City, its officers and Elected Members conduct its business and make its decisions and determinations. This embraces the full gamut of legal, ethical and social obligations and responsibilities across all service areas and decision making bodies within the collective organisation.
<b>Risk rating</b>	Low
<b>Mitigation and actions</b>	Appointment of Deputy Presiding Member in accordance with the Act.

### Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2021-2031](#):

Strategic Direction:	Leadership
Aspiration:	A local government that is receptive and proactive in meeting the needs of our community
Outcome:	4.3 Good governance
Strategy:	4.3.1 Foster effective governance with honesty and integrity and quality decision making to deliver community priorities

### Attachments

Nil.

## 11. APPLICATIONS FOR LEAVE OF ABSENCE

## 12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

## 13. QUESTIONS FROM MEMBERS

### 13.1 RESPONSE TO PREVIOUS QUESTIONS FROM MEMBERS TAKEN ON NOTICE

Nil.

### 13.2 QUESTIONS FROM MEMBERS: 27 MAY 2025

## 14. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

## 15. MEETING CLOSED TO THE PUBLIC

The Acting Chief Executive Officer advises that there is a matter for discussion on the Agenda for which the meeting may be closed to the public, in accordance with section 5.23(2) of the *Local Government Act 1995*.

### 15.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

#### Officer Recommendation

That the following Agenda Item be considered in closed session, in accordance with s5.23(2) of the *Local Government Act 1995*:

#### 15.1.1 Councillor Code of Conduct

#### 15.1.1 Councillor Code of Conduct

*This item is considered **confidential** in accordance with section 5.23(2)(b) of the Local Government Act 1995 as it contains information relating to "the personal affairs of any person"*

File Ref: D-25-9763

Author(s): Garry Adams, A/ Chief Executive Officer

Reporting Officer(s): Garry Adams, A/ Chief Executive Officer

## 16. CLOSURE