

# AGENDA.

## Ordinary Council Meeting

26 May 2026

### Notice of Meeting

Mayor and Councillors

The next Ordinary Council Meeting of the City of South Perth Council will be held on Tuesday 26 May 2026 in the City of South Perth Council Chamber, corner Sandgate Street and South Terrace, South Perth commencing at 6.00pm.



ANITA AMPRIMO  
ACTING CHIEF EXECUTIVE OFFICER

22 May 2026

# 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

Members of the public are cautioned against taking any action as a result of a Council decision until such time as they have seen a copy of the Minutes or been advised, in writing, by the Council's Administration with regard to any particular decision.

# 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>6</b>
	4.1 APOLOGIES	6
	4.2 APPROVED LEAVE OF ABSENCE	6
<b>5.</b>	<b>DECLARATIONS OF INTEREST</b>	<b>6</b>
<b>6.</b>	<b>PUBLIC QUESTION TIME</b>	<b>6</b>
	6.1 RESPONSES TO PREVIOUS QUESTIONS TAKEN ON NOTICE	6
	6.2 PUBLIC QUESTION TIME: 26 MAY 2026	6
<b>7.</b>	<b>CONFIRMATION OF MINUTES AND TABLING OF NOTES OF BRIEFINGS</b>	<b>6</b>
	7.1 MINUTES	6
	7.1.1 Ordinary Council Meeting Held: 28 April 2026	6
	7.2 CONCEPT BRIEFINGS	7
	7.2.1 Concept Briefings and Workshops	7
	7.2.2 Council Agenda Briefing - 19 May 2026	7
<b>8.</b>	<b>PRESENTATIONS</b>	<b>8</b>
	8.1 PETITIONS	8
	8.2 GIFTS / AWARDS PRESENTED TO COUNCIL	8
	8.3 DEPUTATIONS	8
<b>9.</b>	<b>METHOD OF DEALING WITH AGENDA BUSINESS</b>	<b>8</b>
<b>10.</b>	<b>REPORTS</b>	<b>9</b>
	10.1 STRATEGIC DIRECTION 1: COMMUNITY	9
	10.1.1 Draft Public Health Plan 2026-2031 (Advertising)	9
	10.3 STRATEGIC DIRECTION 3: ENVIRONMENT (BUILT AND NATURAL)	14
	10.3.1 Proposed Scheme Amendment No.2 to Local Planning Scheme No. 7 - Rezoning to Residential R17.5 - Lot 1 (No. 3) Third Avenue, Kensington (Final Adoption)	14
	10.3.2 Proposed Scheme Amendment No.4 to Local Planning Scheme No. 7 - Additional Land Uses - Lot 3296, No. 2 Bruce Street, Como (Collier Park Village)	20
	10.3.3 Local Planning Strategy - Status Report	31

10.3.4	RFT 15/2025 - Provision of Turf Renovation Services - Panel Arrangement	35
<b>10.4</b>	<b>STRATEGIC DIRECTION 4: LEADERSHIP</b>	<b>38</b>
10.4.1	Listing of Payments - April 2026	38
10.4.2	Monthly Financial Statements - April 2026	41
10.4.3	Certification of Compliance for Adopted Standards for CEO Recruitment	45
10.4.4	Policy Review	50
<b>11.</b>	<b>APPLICATIONS FOR LEAVE OF ABSENCE</b>	<b>55</b>
<b>12.</b>	<b>MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN</b>	<b>56</b>
12.1	NOTICE OF MOTION - REVIEW OF PARKING MANAGEMENT SYSTEMS AND TECHNOLOGIES	56
<b>13.</b>	<b>QUESTIONS FROM MEMBERS</b>	<b>58</b>
13.1	RESPONSE TO PREVIOUS QUESTIONS FROM MEMBERS TAKEN ON NOTICE	58
13.2	QUESTIONS FROM MEMBERS: 26 MAY 2026	58
<b>14.</b>	<b>NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING</b>	<b>58</b>
<b>15.</b>	<b>MEETING CLOSED TO THE PUBLIC</b>	<b>58</b>
<b>16.</b>	<b>CLOSURE</b>	<b>58</b>

# Ordinary Council Meeting - Agenda

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS
2. DISCLAIMER
3. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

The Mayor presents the following report of the Mayor's formal engagements, meetings and events since the last Council Meeting:

Date	Subject
1 May 2026	Meeting with Mayor Patrick Hall
2 May 2026	McDougall Park Community Kindergarten - 60 Years of McDougall Magic
3 May 2026	Angelo Street Festival
4 May 2026	Budget Workshop 2
5 May 2026	Elected Member Briefing: Public Health Plan and Community Benefits Framework
6 May 2026	Perth Inner City Group: Mayors and CEOs Meeting
8 May 2026	Meeting with Geoff Baker MLA
8 May 2026	Meeting with Monitor Gail McGowan
12 May 2026	Local Emergency Management Committee Meeting
12 May 2026	Elected Member Briefing: Challenger Reserve Masterplan
13 May 2026	Community Safety and Crime Prevention Group Meeting
15 May 2026	Meeting with Lord Mayor Bruce Reynolds
16 May 2026	Manning Rippers Football Club Community Day
17 May 2026	Children's Tree Planting Day at Sandon Park
18 May 2026	Budget Workshop 3
19 May 2026	Council Agenda Briefing
22 May 2026	Meeting with Monitor Gail McGowan
26 May 2026	Ordinary Council Meeting

## 4. ATTENDANCE

### 4.1 APOLOGIES

### 4.2 APPROVED LEAVE OF ABSENCE

- Councillor Bronwyn Waugh for the period 25 May 2026 to 29 May 2026, inclusive.

## 5. DECLARATIONS OF INTEREST

- Mayor Greg Milner – Impartiality Interest in Item 10.3.2 as ‘I know a number of the residents at Collier Park Village.’
- Councillor Kathy Lees – Impartiality Interest in Item 10.4.4 as ‘I am a co-founder of the South Perth Tree Canopy Advocates and a co-founder and committee member of the WA Tree Canopy Advocates and one of the policies under review deals specifically with urban greening and tree canopy. As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly.’

## 6. PUBLIC QUESTION TIME

### 6.1 RESPONSES TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

### 6.2 PUBLIC QUESTION TIME: 26 MAY 2026

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

### 7.1 MINUTES

#### 7.1.1 Ordinary Council Meeting Held: 28 April 2026

##### **Officer Recommendation**

That the Minutes of the Ordinary Council Meeting held 28 April 2026 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 matters at Concept Briefings and Workshops:

Date	Subject	Attendees
4 May 2026	Budget Workshop 2	Mayor Greg Milner and Councillors Tim Houweling, Kathy Lees, Jacqueline Raison, Stephen Russell, Blake D'Souza, Hayley Prendiville.
5 May 2026	Public Health Plan Briefing and Community Benefits Framework Briefing	Mayor Greg Milner and Councillors Tim Houweling, Kathy Lees, Jacqueline Raison, Stephen Russell.
12 May 2026	Challenger Reserve Workshop	Mayor Greg Milner and Councillors André Brender-A-Brandis, Kathy Lees, Jacqueline Raison, Stephen Russell, Hayley Prendiville.
18 May 2026	Budget Workshop 3	Mayor Greg Milner and Councillors André Brender-A-Brandis, Tim Houweling, Kathy Lees, Jacqueline Raison, Stephen Russell, Blake D'Souza.

#### Attachments

Nil.

### 7.2.2 Council Agenda Briefing - 19 May 2026

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 19 May 2026.

#### 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 - 19 May 2026

## **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 19 May 2026.

## **9. METHOD OF DEALING WITH AGENDA BUSINESS**

## 10. REPORTS

### 10.1 STRATEGIC DIRECTION 1: COMMUNITY

#### 10.1.1 Draft Public Health Plan 2026-2031 (Advertising)

File Ref: D-26-10957

Reporting Officer(s): Donna Shaw, Director Development and Community Services

##### Summary

This report presents the draft City of South Perth Public Health Plan 2026-2031 for the purposes of advertising, as required by the *Public Health Act 2016*.

##### Officer Recommendation

That Council adopts the draft Public Health Plan 2026-2031 as contained in **Attachment (a)** for the purposes of advertising.

##### Background

Local governments undertake a range of activities intended to protect and promote the health of communities and also have a role in considering how planning the built environment can be undertaken in a way that promotes health.

A growing focus for local governments is considering the social determinants of health and health inequalities in communities. Local governments are often considered to be the tier of government closest to the community, not only because of the range of services they provide for the community, but also because of the effect of these services on community health and wellbeing outcomes. Whether it is waste collection, urban planning, road maintenance or mosquito treatment; the functions performed by local government either directly or indirectly influence the health and wellbeing of the community.

In respect to the statutory requirements, the *Public Health Act 2016* (the Act), together with the supporting *Public Health (Consequential Provisions) Act 2016*, came into effect in July 2016. These Acts repeal much of the outdated *Health Act 1911* (which has been renamed to *Health (Miscellaneous) Provisions Act 1911*) and are designed to better protect and promote the health of all Western Australians.

Transition from the *Health (Miscellaneous Provisions) Act 1911* occurred over five stages, with stage five including the commencement of Part 5 of the Act, which requires all local governments to produce a local Public Health Plan (PHP) that is consistent with the State Public Health Plan.

The implementation of stage five was anticipated to occur in 2022, however, was delayed due to the impacts of the COVID-19 pandemic. Notwithstanding, many local governments, including the City of South Perth, prepared and adopted PHPs.

The Department of Health (DoH) and local governments share a statutory responsibility for public health. Part 5 of the Act was mandated on 4 June 2024, requiring the Chief Health Officer to publish the State Public Health Plan 2025-2030 by 4 June 2025. Local governments must also prepare and publish their local PHP by 4 June 2026.

The City of South Perth had an adopted Public Health Plan 2020-2025 that has recently expired, and so, a new PHP is required to be developed in accordance with the Act to reflect the requirements of the current State Public Health Plan 2025-2030, and to provide direction on local public health priorities into the future.

### Comment

#### Public Health Plans

The DoH has prepared the 'Public Health Planning Guide for Local Government' to assist in the preparation and review of PHPs. The City has prepared the draft PHP and associated actions in accordance with this guide.

A local PHP outlines the public health needs of the community it serves and establishes clear objectives and policy priorities to effectively address these needs. It is composed of two key elements:

1. Health profile: An analysis of health data, trends, and determinants that provides insight into the health status and needs of a population. This profile identifies public health risks and highlights areas where intervention can make a meaningful impact.
2. Strategic plan: A roadmap for action, outlining objectives, priorities, and policies designed to promote, protect, and improve public health. The roadmap should be informed by consultation with the local community, and used to guide the delivery of essential public health services and interventions.

A local PHP must be consistent with the State Public Health Plan whilst responding to local public health needs, including:

- Identifying the public health needs of the local government district;
- Examining data relating to health status and health determinants in the local government district;
- Establishing objectives and policy priorities for the promotion and protection of public health in the local government district;
- Describing the development and delivery of public health services in the local government district; and
- Including a report on the local government's performance of its functions under the Act.

In some cases, the objectives and policy priorities in the State Public Health Plan may not be relevant. Whilst local governments are entitled to come to a decision that does not necessarily reflect one or more of the objectives and policy priorities in the State Public Health Plan, local governments are required to consider those objectives and priorities and must justify any departure.

The City has prepared a draft PHP 2026-2031 consistent with the Public Health Planning Guide for Local Government and the State Public Health Plan, as contained at **Attachment (a)** and further discussed below.

#### Health Status and Determinants

To determine what objectives and policy priorities apply to the City, it is necessary to understand the public health needs of the district. Understanding the health needs assist in ensuring the actions will deliver the most effective programs and services to those in need. The City has used a range of health determinants in the preparation of the draft PHP actions as further discussed below.

### *Social Determinants of Health*

Health is impacted by several factors often outside the control of the individual. These factors or determinants of health are broad and include socio-economic status, employment, education, housing, social support, access to health care and other services, transport, and community safety, and are collectively known as the 'social determinants of health', which have been considered during the development of the draft PHP actions.

### *Health Indicators*

Health indicators are a summary of measures which are designed to describe certain aspects of health and to measure the health of the community. Health indicators are particularly useful for monitoring diseases and outcomes of interventions and health programs over a set period.

The level of health, or health status, of a population can be measured with the use of data and statistics gathered by various organisations, which have been considered during the development of the draft PHP actions.

### *Community Health Profile*

In Australia, the leading behavioural lifestyle risk factors are physical inactivity, poor nutrition, smoking and harmful alcohol use. The draft PHP actions will seek to address the local community's public health lifestyle risk factors.

### *Preliminary Community Feedback*

Understanding the needs of the community also assists in identifying public health needs that are important and help to determine what State objectives and policy priorities are relevant. Consulting with the community also helps to capture community ideas and expectations. This is further discussed in the consultation section of this report.

### Public Health Plan Actions

The draft PHP actions are aligned with the State Public Health Plan and are:

- Comprised of public health and wellbeing initiatives aimed at positively influencing behaviour and lifestyle factors of people within the district to reduce the risk of chronic diseases and improve the overall health of the community;
- Based on evidence-based data and preliminary feedback, and will be reviewed in the context of further community input before the draft PHP is finalised;
- Informed by several existing strategic documents. In the context of the local government Integrated Planning and Reporting process, the PHP will be broadly aligned to the City's Strategic Community Plan. This can also be reviewed in the context of the future Council Plan;
- Designed to address the health indicators specifically identified in the district such as the need for a more active lifestyle and healthier diets;
- Some of the draft actions will deliver associated community benefits to respond to the community priorities identified in the 2025 Markyt Community Scorecard survey. For example, PHP actions that involve community participation in sport and recreation; and
- Capture continuation of relevant PHP initiatives the City already undertakes, such as public health inspections, sampling and monitoring.

A copy of the draft action table is contained as **Attachment (b)**.

### Consultation

Whilst there are no statutory requirements for advertising of PHPs, the Public Health Planning Guide for Local Government recommends that PHPs be developed in consultation with the local community and stakeholders.

The City has undertaken preliminary consultation with the DoH and the City's Public Health Advisory Group to assist with the development of the draft PHP actions; and the City is now recommending additional consultation be undertaken with people in the local community and stakeholders.

If approved, the City will undertake consultation on the PHP draft actions via its usual communication channels, including: City website, 'Your Say South Perth' online portal, and social media platforms.

Following community and stakeholder consultation on the draft PHP actions, the City will present a further report to Council detailing the consultation outcomes. The PHP will be made publicly available on the City's website once adopted, and a copy provided to the DoH.

### Policy and Legislative Implications

#### *Public Health Act 2016*

Section 45(1) of the Act requires that a local government must prepare a public health plan (a local public health plan) that applies to its local government district.

Section 45(4) of the *Public Health Act 2016* sets out the elements to must be incorporated into a local public health plan.

In accordance with Section 45(6), unless it is sooner replaced, a local PHP must be replaced at the end of the five-year period after it was prepared.

### Financial Implications

The cost to undertake the proposed consultation is nominal (approx. \$500) and funds are available within the 2025/26 Adopted Budget for this purpose.

Most of the proposed actions in the draft PHP can be implemented as 'business as usual' activities by the City using existing resources. Only some of the actions require a budget allocation and will be presented to Council for future consideration as part of the annual budget development process, based on the timeframe of delivering the actions once determined following consultation.

**Key Risks and Considerations**

<b>Risk Event Outcome</b>	<p><b>Legislative Breach</b></p> <p>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.</p>
<b>Risk rating</b>	Low
<b>Mitigation and actions</b>	Preparation and adoption of a public health plan as required by the <i>Public Health Act 2016</i> .

**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: 1.3 Community safety and health  
 Strategy: 1.3.2 Facilitate and foster a healthy and connected community

**Attachments**

- 10.1.1 (a): Draft Public Health Plan 2026 - 2031
- 10.1.1 (b): Draft Public Health Plan 2026-31 - Action Plan

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

### 10.3.1 Proposed Scheme Amendment No.2 to Local Planning Scheme No. 7 - Rezoning to Residential R17.5 - Lot 1 (No. 3) Third Avenue, Kensington (Final Adoption)

File Ref: D-26-10958

Reporting Officer(s): Donna Shaw, Director Development and Community Services

#### Summary

The purpose of this report is for Council to consider for final adoption Scheme Amendment No. 2 to Local Planning Scheme No. 7 to rezone Lot 1 (No. 3) Third Avenue, Kensington from 'Local Centre' with Additional Use of 'Recreation – private' to 'Residential' with an applicable density coding of 'R17.5'.

#### Officer Recommendation

That Council:

1. In accordance with Regulation 50(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, notes the submissions received in respect to Amendment No. 2 to Local Planning Scheme No.7.
2. In accordance with Regulation 51(a) of the Planning and Development (Local Planning Schemes) Regulations 2015, resolves to support without modification Amendment No. 2 to Local Planning Scheme No. 7 to:
  1. Rezone Lot 1 (No. 3) Third Avenue, Kensington from 'Local Centre' to 'Residential R17.5';
  2. In clause 19 Additional uses, delete Additional Use No. 2 - Lot 1 (No. 3) Third Avenue, Kensington Third Avenue - 'Recreation – Private' and renumber the table numbers accordingly; and
  3. Amend the scheme maps accordingly.
3. Considers the Scheme Amendment is standard under the provisions of Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:
  1. The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
  2. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
  3. The amendment is not considered a complex or basic amendment.
4. Authorises the Mayor and the Chief Executive Officer, in accordance with Section 9.49A of the *Local Government Act 1995*, to execute under Common Seal Amendment No. 2 to Local Planning Scheme No. 7.

<b>Applicant</b>	Altus Planning
<b>Landowner</b>	ADAPTABLE USE PTY LTD

### Background

At its meeting held 28 October 2025, Council initiated Scheme Amendment No. 2 to Local Planning Scheme No. 7, which sought to rezone Lot 1, No. 3 Third Avenue, Kensington from 'Local Centre' with Additional Use of 'Recreation – private' to 'Residential' with an applicable density coding of 'R17.5, and in clause 19 Additional uses, delete Additional Use No. 2 - Lot 1 (No. 3) Third Avenue, Kensington Third Avenue - 'Recreation – Private' and renumber the table numbers accordingly.

No modifications to the advertised version of the Scheme Amendment are proposed. A copy of the Scheme Amendment for final adoption is contained as **Attachment (a)**.

### Comment

The site is currently zoned 'Local Centre' with an applicable density coding of R40, and an additional 'P' land use permissibility for a 'Recreation – private' land use under Clause 19 Table 5 – Additional use of LPS 7. The applicant seeks to rezone the site to 'Residential' with an applicable density coding of R17.5 and remove the additional land use under Clause 19 Table 5 – Additional use as detailed below:

No.	Description of land	Additional use	Conditions
2	Lot 1 (No. 3) Third Avenue, Kensington	Recreation – private	Recreation – private is a 'P' use.

The proposed rezoning and change in density code is intended to facilitate the site being redeveloped for low-density residential development. The applicant has provided a draft concept plan, which envisages the site being subdivided into three side-by-side lots of sizes ranging from 560m<sup>2</sup> to 562m<sup>2</sup>.

The proposed Scheme Amendment is considered to be consistent with the local planning strategy for the provision of housing and the density proposed will result in development that will be of a scale that is broadly consistent with the existing and future desired development within the locality.

### Consultation

#### Western Australian Planning Commission

Following Council initiation, in accordance with Regulation 46A of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), the City submitted the proposed Scheme Amendment to the Western Australian Planning Commission (WAPC) for Ministerial approval to advertise on 10 November 2025. The City received consent to advertise from the WAPC on 16 February 2026.

#### Environmental Protection Authority

Referral to the Environmental Protection Authority (EPA) was not required as the proposed Scheme Amendment is a prescribed class of amendment to a local planning scheme in accordance with Part 9A of the Environmental Protection Amendment Regulations 2024.

Public Consultation

The proposed Scheme Amendment was advertised for public comment for a period of 45 days between 18 February 2026 and 2 April 2026 in accordance with the Regulations, by way of the following:

- Letters were sent to all landowners and occupiers within a 100m radius of the site;
- A copy of the proposed Scheme Amendment was made available on the City’s website and social media; and
- Hard copies of the proposed Scheme Amendment were made publicly available at the Civic Centre and Manning and South Perth Libraries.

At the close of the consultation period, four submissions were received, including two submissions in support and two opposing the proposed Scheme Amendment. A summary of the key matters raised in submissions is provided in the table below, with a copy of the Schedule of Submissions contained as **Attachment (b)**.

Matter	Comment
Low density development	The proposed rezoning to Residential R17.5 will facilitate low density residential development which is consistent with the existing streetscape.
Increased traffic	Whilst it is acknowledged that the site is currently vacant, traffic generated in accordance with the proposed ‘Residential R17.5’ zoning would be less than what the current ‘Local Centre (R40)’ zoning of the site would generate if developed under the current zoning.
High density development	The proposed rezoning to Residential R17.5 is low density and is subject to the built form controls of the Residential Design Codes Volume 1. The proposed coding does not facilitate high density residential development.

State Government Agencies

The Scheme Amendment was referred to the following State Government Agencies in accordance with the WAPC’s Scheme Amendment Checklist and where comments were received, have been included in the Schedule of Submissions.

- Department of Biodiversity, Conservation and Attractions
- Department of Education
- Department of Fire and Emergency Services
- Department of Health
- Department of Housing and Works
- Heritage Council of Western Australia
- Main Roads Western Australia
- Department of Mines, Petroleum and Exploration
- Department of Primary Industries and Regional Development
- Public Transport Authority

10.3.1 Proposed Scheme Amendment No.2 to Local Planning Scheme No. 7 - Rezoning to Residential R17.5 - Lot 1 (No. 3) Third Avenue, Kensington (Final Adoption)

- Tourism WA
- Department of Transport and Major Infrastructure
- Department of Water and Environmental Regulation
- Water Corporation
- Western Power

Conclusion

The proposed Scheme Amendment is consistent with the local planning strategy for the provision of housing, and the density proposed will result in development that will be of a scale that is broadly consistent with the existing and future desired development within the locality.

It is recommended that Council supports the proposed Scheme Amendment without modification.

**Policy and Legislative Implications**

Planning and Development (Local Planning Schemes) Regulations 2015

The procedures for dealing with proposals to amend LPS 7 are in accordance with the *Planning and Development Act 2005* and are set out in the Regulations. Under Regulation 35(2) a Council resolution must:

- "(a) specify whether, in the opinion of the local government, the amendment is a complex amendment, a standard amendment or a basic amendment; and*
- (b) include an explanation of the reasons for the local government forming that opinion."*

The City considers the proposed Scheme Amendment is 'standard'. A standard amendment means any of the following amendments to a local planning scheme —

- "(a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;*
- (b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
- (c) an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;*
- (ca) an amendment to the scheme to —*
  - (i) include a provision in the scheme that a specified planning code is to be read as part of the scheme; or*
  - (ii) provide for the modification of a planning code that is to be read as part of the scheme;*
- (d) an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;*
- (e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*

10.3.1 Proposed Scheme Amendment No.2 to Local Planning Scheme No. 7 - Rezoning to Residential R17.5 - Lot 1 (No. 3) Third Avenue, Kensington (Final Adoption)

- (f) *an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;*
- (g) *any other amendment that is not a complex or basic amendment.”*

The City considers the amendment is standard as it is an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment, does not result in any significant environmental, social, economic or governance impacts on land in the scheme area and is not considered a complex or basic amendment.

In accordance with Regulation 50(2) the local government must consider all submissions in relation to a proposed standard amendment to a local planning scheme lodged with the local government within the submission period.

In accordance with Regulation 50(3), before the end of the consideration period for a proposed standard amendment to a local planning scheme, or a later date approved by the Commission, the local government must pass a resolution –

- “(a) to support the proposed amendment without modification; or*
- (b) to support the proposed amendment with proposed modifications to address issues raised in the submissions; or*
- (c) not to support the proposed amendment.”*

**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>	Consider the Scheme Amendment in accordance with <i>Planning and Development Act 2005</i> and Regulations.

- 10.3.1 Proposed Scheme Amendment No.2 to Local Planning Scheme No. 7 - Rezoning to Residential R17.5 - Lot 1 (No. 3) Third Avenue, Kensington (Final Adoption)

### 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

### Attachments

- 10.3.1 (a):** Scheme Amendment No.2 to Local Planning Scheme No.7 - Rezoning to Residential r17.5 - Lot 1 (No.3) Third Avenue, Kensington - Report
- 10.3.1 (b):** Schedule of Submissions

### 10.3.2 Proposed Scheme Amendment No.4 to Local Planning Scheme No. 7 - Additional Land Uses - Lot 3296, No. 2 Bruce Street, Como (Collier Park Village)

File Ref: D-26-10960

Reporting Officer(s): Donna Shaw, Director Development and Community Services

#### Summary

The purpose of this report is for Council to consider Scheme Amendment No. 4 to Local Planning Scheme No. 7 to provide additional land use permissibility provisions within Table 5 at Lot 3296 (No.2) Bruce Street, Como (Collier Park Village).

#### Officer Recommendation

That Council:

1. Resolves, pursuant to Section 75 of the *Planning and Development Act 2005*, to amend Local Planning Scheme No. 7 by:
  1. In clause 19 Additional uses, add an additional row to Table 5 as follows:

No.	Description of Land	Additional use	Conditions
5	Lot 3296 (No.2) Bruce Street, Como	Hospital Office Medical Centre Recreation – private	Hospital, Office, Medical Centre and Recreation – private are ‘A’ uses.

2. Considers the Scheme Amendment is complex under the provisions of Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:
  1. The amendment is not addressed by the local planning strategy.
  2. The amendment relates to development that is of a scale, or will have an impact, that is significant relative to development in the locality.

<b>Applicant</b>	Planning Solutions
<b>Landowner</b>	Amana Living Incorporated

## Background

### Collier Park Village – Transfer to Amana Living Incorporated

Collier Park Village (CPV) was previously owned and operated by the City since 1986. The City recognised that it lacked the expertise and financial capacity to make significant improvements to CPV and to provide the right mix of accommodation and services to deliver contemporary standards of retirement living and as such, at its 28 March 2023 Ordinary Meeting, Council resolved to approve the Chief Executive Officer commencing a 'Request for Proposal' (RfP) process to find a suitable owner/ operator of CPV.

A more detailed 'Vision Statement' was also prepared in support of this process to give greater clarity to prospective respondents about what is important to the City and to assist with responding to the criteria 'alignment with the City's priorities.' The Vision Statement included in the RfP was as follows:

*"The City's vision is to become 'a city of active places and beautiful spaces. A connected community with easily accessible, vibrant neighbourhoods and a unique, sustainable natural environment'.*

*The City places great importance on the long term vision and staged redevelopment strategy for CPV to create a lively neighbourhood and community which facilitates independent living and improved accessibility for seniors. Consistent with the City's Strategic Community Plan 2021-31, maintaining a sustainable environment (both built and natural) and ensuring the ongoing viability of CPV for current and future residents is a key priority for the City. Further insights into the City's priorities and values are detailed in the Strategic Community Plan (2021-2031). The City has stipulated the following objectives for CPV:*

- *Protection of residents' rights as outlined in the Retirement Villages Act 1992 (WA);*
- *A commitment to ensure that current residents with short term lease rental agreements can remain in the Village for as long as practical and for a minimum of 12 months post transaction;*
- *Consideration of the long term affordability and financial accessibility of the Village, for example the allocation of a portion of the accommodation for affordable housing purposes and/or fair and reasonable fee structures;*
- *Strong commitment and proponent strategy to demonstrate how the proposed staged redevelopment would facilitate 'ageing in place';*
- *Provision of a mix of accommodation and leasing arrangement options at a range of price points to appeal to a broad cross-section of the market;*
- *Environmentally sustainable building design with consideration towards improved accessibility for seniors and seniors living with disability for all dwellings and community amenities, with the majority of dwellings to be designed in accordance with the Platinum Standard of the Liveable Housing Design Guidelines (Fourth Edition);*
- *A commitment to retain natural vegetation and tree canopy (where practical) and/or a plan detailing proposed plantings for all development stages; and*
- *An overview of the proposed staged development approach for the site which demonstrates an understanding of the City's planning frameworks."*

Following the RfP, at its meeting held 31 October 2023, Council resolved as follows:

- “1. *Endorses Amana Living Incorporated being the preferred proponent for the transfer of Collier Park Village.*
2. *Authorise the Chief Executive Officer to negotiate entering into a non-binding Heads of Agreement with Amana Living Incorporated, for the transfer of ownership and operation of Collier Park Village, consistent with the criteria contained within the Request for Proposal and Amana Living Incorporated’s response.*
3. *Authorise the Chief Executive Officer and the Mayor to execute the land transfer documents to effect the transfer of the Collier Park Village site from the State to the City in conditional freehold title and to enable a retirement village memorial to be placed on the site.”*

Following the required major land transaction business plan and statutory requirements in accordance with the *Local Government Act 1995*, and drafting of a contract of sale, at its 28 May 2024 Ordinary Meeting, Council Authorised the Mayor and Chief Executive Officer to execute the Contract of Sale between the City of South Perth and Amana Living Incorporated and affix the common seal of the City of South Perth.

Following this resolution being administered, joint lodgement and transfer at Landgate occurred, including lodgement of the required memorials on title in accordance with the *Retirement Villages Act 1992*, and CPV is now owned and operated by Amana Living Incorporated.

#### Land Tenure

Section 5B(2) of the *Land Administration Regulations 1998* (LAR) lists CPV as a ‘prescribed circumstance’ meaning that the Minister for Planning and Lands’ consent pursuant to section 18 of the *Land Administration Act 1997* (LAA) is not required where:

- The land is set aside as Reserve 38665 and subject to a management order held by the local government; and,
- The transaction is in respect of residential premises under a retirement village scheme under the *Retirement Villages Act 1992*.

*Note: section 18 LAA - consent is not applicable to conditional freehold.*

Given the land has been converted to conditional freehold tenure, the provisions of section 5B(2) of the LAR do not apply, and any future leasing/licencing/transactions in relation to the land will be required to seek Minister for Planning and Lands’ consent pursuant to section 75(6) of the LAA; regardless of whether said land uses contemplate any commercial/ indirect commercial activities.

The purpose of conditional freehold is clear in its intent to provide services and support to the residents of CPV as opposed to the general public. Should Amana Living Incorporated seek to extend new/existing services to the public, such services may not be permissible under the section 75 LAA conditions.

The City recommended the applicant determine which land uses it seeks to proceed with and liaise with the Department of Planning, Lands and Heritage (DPLH) as to whether they would be supported in the first instance pursuant to section 75(6) of the LAA. Should such uses be supported by the DPLH, the applicant could progress to a development application, where land use permissibility was capable of approval under the current zoning of the land.

10.3.2 Proposed Scheme Amendment No.4 to Local Planning Scheme No. 7 - Additional Land Uses - Lot 3296, No. 2 Bruce Street, Como (Collier Park Village)

Land uses supported by the DPLH yet not permitted by the Scheme (i.e. 'X' uses), require a Scheme Amendment to provide for land use permissibility which accommodate the uses.

Site Details

The subject site is 8.3ha in size and is zoned 'Residential' with an applicable density coding of R50. The site currently consists of:

- 169 independent living units (Aged Persons Homes);
- A large centrally placed community centre and communal gardens; and
- A vacant 40-bed residential aged care facility (previously operating as Collier Park Hostel).

The subject lot is bound by Bruce Close to the south, Bruce Close, Saunders and Morrison Streets to the west, and McNabb Loop to the east. Penrhos College is located to the north and Como Secondary College to the south of the site.

A zoning map depicting the site within its context is shown in Figure 1 below.



Figure 1: Zoning map of subject site

**Comment**Proposed Scheme Amendment No. 2 to Local Planning Scheme No. 7

The proposed Scheme Amendment is intended to facilitate the site being redeveloped to create an 'Integrated Care Community', as further discussed below and within the draft Scheme Amendment Report, contained as **Attachment (a)**.

*"The Integrated Care Community (ICC) model is a contemporary approach to aged care that integrates residential accommodation, health services, social supports, and community-based amenities within a single, coordinated environment. The model is designed to support ageing in place, improve health and wellbeing outcomes, and reduce reliance on services by positioning these facilities where residents live.*

*In an aged residential care context, the ICC model typically combines traditional residential aged care with independent living units, assisted living, and access to allied health, primary care, and wellbeing services.*

*These services are delivered through formal partnerships between care providers, health practitioners, and community organisations, ensuring continuity of care as residents' needs change over time.*

*A key feature of the ICC model is the emphasis on integration rather than isolation. Developments are often designed to be physically and socially connected to the surrounding neighbourhood, providing shared facilities such as community rooms, wellness centres, cafés, landscaped open space, and pedestrian connections. This approach supports social inclusion, reduces loneliness, and enables interaction between residents, families, carers, and the broader community.*

*From a planning perspective, the ICC model represents an efficient and sustainable form of development that responds to demographic change and increasing demand for diverse aged care and housing options. By co-locating services and accommodation, the model can reduce transport demand, support walkability, and optimise land use outcomes, while delivering significant social infrastructure benefits."*

Specifically, the Scheme Amendment seeks to amend Clause 19 Additional Uses Table 5 of LPS 7 by including four additional land uses as 'A' (i.e. discretionary subject to advertising) uses on the subject site, being:

- Medical centre
- Hospital
- Office
- Recreation – private

The applicant has advised that the uses would be available for both public use and the residents of CPV. Whilst no development concept plans, details as to the operator of the land uses or days/ hours of operation have been provided at this stage, the applicant has provided a Net Benefit Test (**Attachment (b)**) and a Traffic Technical Memorandum (**Attachment (c)**) in support of the proposal, which are further discussed in this report.

It is important to note that a scheme amendment seeks to amend LPS 7 to provide for the proposed land uses to be considered for approval on the subject site, whereas a future development application will determine development and use of the land. Whilst the proposed Scheme Amendment facilitates the future development application process, the processes are not linked, and the applicant is not required to provide built form concepts as part of the scheme amendment process.

Importantly, any information provided in support of the proposed Scheme Amendment may differ to the future development application, which will be assessed on its individual merits in accordance with the applicable planning framework.

### Assessment

#### State Planning Context

##### *Residential Design Codes (R-Codes)*

The R-Codes provide planning and design guidance for residential development across Western Australia.

The proposed Scheme Amendment proposes additional non-residential land use permissibility. Should a non-residential development be proposed as part of a future development application, Local Planning Policy 2.1 – Non-Residential Development in the Residential Zone (LPP 2.1), guides the development of non-residential land uses within the Residential zone given the R-Codes otherwise apply to residential development only.

LPP 2.1 provides that buildings shall generally be designed in accordance with the building height, street and side setback, plot ratio (where applicable), open space/site cover (where applicable) and overshadowing requirements of the R-Codes with regard to the assigned density code (R50 for the subject site).

##### *Position Statement – Residential Accommodation for Ageing Persons*

Position Statements are documents released by the Western Australian Planning Commission (WAPC) to set out the policy position of the WAPC with respect to a particular matter.

Position Statement - Residential Accommodation for Ageing Persons provides guidance to support the provision of residential accommodation for ageing persons. It recommends inclusion of model land use definitions related residential accommodation for aging persons, which are already included in LPS 7.

Whilst ‘Independent living complex’ and ‘Residential aged care facility’ are both ‘P’ (i.e. permitted) uses within the Residential zone under LPS 7, the land use definitions for each use provides communal amenities and facilities are for residents and staff only, and the land use definition for ‘Residential aged care facility’ excludes a ‘Hospital’. Further, ‘Independent living complex’ is not considered a retirement village as defined under the *Retirement Village Act 1992*. CPV has memorials over the site for the purposes of the *Retirement Village Act 1992*, which ensure that the residents’ interest in the land is registered.

The applicant has therefore sought additional uses via the proposed Scheme Amendment, rather than the application of these land uses via a development application.

#### Local Planning Context

##### *City of South Perth Local Planning Strategy*

The City of South Perth Local Planning Strategy (the Strategy) was adopted in 2021 following endorsement by the WAPC and sets the strategic direction for planning and development in the City over the next 10 to 15 years. The Strategy provides the strategic basis for the preparation, implementation and amendments to LPS 7.

The following Local Planning Strategy principle and the corresponding objectives are relevant to this proposal:

- *Accommodate a growing population while protecting and enhancing neighbourhoods with identified character and heritage.*
- *Retain and enhance areas of authentic character, heritage or those with a distinct sense of place.*
- *Provide for additional housing in a consolidated urban form in line with state government policy direction and population growth.*
- *Ensure housing is provided for people of all ages, family structures and incomes.*

Whilst not consistent, the proposal is broadly compatible with the above principle and objectives by providing opportunities for additional land uses on site which support aged accommodation.

Subject to appropriate design considerations at the development application stage, the proposal has the ability to respect the character and sense of place of CPV, however, depending on the scale of future development and its operation, it has the potential to impact the surrounding low-medium density, predominantly residential locality. Further, there is no specific objectives in the Strategy related to providing land uses that are otherwise 'X' (i.e. not permitted) uses on Residential zoned land.

#### *City of South Perth Local Planning Scheme No.7*

The objective of the Residential zone is as follows:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

If supported, the proposed Scheme Amendment will provide for a range of non-residential uses. If designed and operated to be sympathetic to the existing residential development, the proposed additional land uses may be compatible and complementary to residential development given the context of the site and the intent to create an ICC.

#### Supporting Technical Documents

The applicant has provided technical documents to support the proposed Scheme Amendment. A Net Benefit Test (NBT) has been provided to meet the requirements of State Planning Policy 4.2 - Activity Centres (SPP 4.2), and a Traffic Technical Memorandum has been prepared which discusses predicted future traffic generation from the subject site if it is developed for the proposed additional uses. Both technical documents are discussed further below.

#### *Net Benefit Test*

SPP 4.2 defines activity centres as mixed-use urban areas where there is a concentration of commercial, residential and other land uses. SPP 4.2 provides for a hierarchy of activity centres, and what the role and desired land uses of each are. All current activity centres are identified in SPP 4.2 and are categorised in the hierarchy accordingly.

The subject site is outside of a designated activity centre, and the land uses of Medical Centre and Office proposed within the Scheme Amendment are considered to meet the definition of an ‘activity centre use’. SPP 4.2 provides guidance on ‘out-of-centre developments’. The criteria and the City’s comments are provided below.

1. *A Net Benefit Test to demonstrate the site is sufficiently separated from nearby activity centres.*

The NBT has been reviewed against the requirements of SPP 4.2. The NBT found the proposed additional commercial land uses are unlikely to have a significant negative impact on nearby commercial centres, primarily due to the current low supply of accessible retail options within a 1km catchment area of the site. The NBT provided is broadly in line with the assessment parameters and guidance of SPP 4.2, finding a 0.9 – 1.1% turnover impact on nearby commercial nodes, and therefore given a ‘low’ risk level. The assessment was based upon a model of an additional 500m<sup>2</sup> of new shop/retail net lettable area (NLA).

2. *Proximity to housing at an average dwelling density of at least 25 dwellings per gross Urban Zone hectare within a 400m walkable catchment of the development.*

The site is primarily surrounded by residential dwellings coded R30, with some R20 and R40 areas throughout. Given this, it is estimated that the average dwelling density within a 400m walkable catchment is greater than 25 dwellings per gross Urban Zone and is also the intended future density.

3. *Accessible to its catchment community by walking and cycling, minimising the need for additional private vehicle trips.*

The proposed land uses are likely to predominantly service the residents of CPV. The area surrounding the site contains extensive footpaths and generally low-traffic, well-paved roads. This existing infrastructure supports walking and cycling as a means of travel, reducing the demand on private vehicle trips to the site should the land uses be available to the public.

#### *Technical Memorandum*

The Technical Memorandum has been reviewed against the WAPC’s Transport Impact Assessment Guidelines Volume 2 and Institute of Transportation Engineers Trip Generation Manual 11th Edition.

The Technical Memorandum for traffic generation found the proposed additional land uses are projected to generate an additional 11 vehicle trips in the AM peak and 21 vehicle trips in the PM peak. The existing land use generates an estimated 51 vehicle trips each during both the AM and PM peak hours. The primary point of access to the site is Morrison Street, which is considered an access road under Main Roads Road Hierarchy for Western Australia. Access roads have an estimated maximum carrying capacity of 3,000 vehicles per day in built up areas. From the City’s traffic count data, Morrison Street sees an average of 1,279 vehicles per day and an average of 1,496 vehicles per weekday, although this data is from 2006 and vehicles volumes are likely to have increased since this count.

Based on the data provided, it is considered that the proposed additional land uses would have a moderate increase in traffic generation within the local movement network, although the overall impact on the surrounding road network is low given the existing traffic demands are within the carrying capacity of the road network.

It is important to note that the two supporting documents were prepared based on an estimate of the NLA and an assumption of the customer base of the proposed additional land uses. The estimated NLA cannot be confirmed and is likely subject to change. Additionally, several other factors will affect the potential traffic generation and impact on neighbouring commercial nodes, such as if the land uses remain fully publicly available, are by appointment only or are only available to residents of CPV. In particular, the Technical Memorandum has based its data on the assumption that additional non-residential land uses will primarily serve the internal community, placing an 85% discount on the estimate trip generation. The City cannot confirm the above assumptions given no design or operation has been provided, and updated information would be required in support of a future development application.

### Conclusion

The proposed Scheme Amendment is required to enable the proposed land uses to be considered for future development approval on the site. Whilst the intent of the ICC is acknowledged, it is also recognised that the independent operation of such land uses and availability of the land uses to the public has the potential to be inconsistent with the Local Planning Strategy and objectives of the Residential zone. As such, the City considers the proposed Scheme Amendment a complex amendment.

It is recommended that Council resolves to seek approval to advertise (initiate) the proposed Scheme Amendment to seek feedback, following which Council will be required to further consider the proposal.

### **Consultation**

If the Scheme Amendment is initiated by Council as a complex amendment, it is required to be advertised in accordance with the Regulations for a minimum period of 60 days from the date of publication, or a longer period approved by the WAPC.

### **Policy and Legislative Implications**

#### Planning and Development (Local Planning Schemes) Regulations 2015

The procedures for dealing with proposals to amend LPS 7 are in accordance with the *Planning and Development Act 2005* and are set out in the Regulations. Under Regulation 35(2) a Council resolution must:

- "(a) specify whether, in the opinion of the local government, the amendment is a complex amendment, a standard amendment or a basic amendment; and*
- (b) include an explanation of the reasons for the local government forming that opinion."*

The applicant submits that the proposed Scheme Amendment is 'standard' for the reasons outlined in the proposed Scheme Amendment report. The City considers the proposed Scheme Amendment is 'complex'. A complex amendment means any of the following amendments to a local planning scheme —

- "(a) an amendment that is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
- (b) an amendment that is not addressed by any local planning strategy;*
- (c) an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality;*

10.3.2 Proposed Scheme Amendment No.4 to Local Planning Scheme No. 7 - Additional Land Uses - Lot 3296, No. 2 Bruce Street, Como (Collier Park Village)

- (d) an amendment made to comply with an order made by the Minister under section 76 or 77A of the Act;
- (e) an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan.”

The City considers the amendment is complex as it is an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality, and the proposed land uses were not contemplated in the local planning strategy for the site. The proposed land uses are otherwise ‘X’ (i.e. not permitted) within the Residential zone under LPS 7.

Regulation 36 of the Regulations enable the landowner to request the advice of the WAPC as to the type of the proposed amendment if the landowner considers that the resolution made by the local government in respect of the amendment does not appropriately specify the amendment as being of a particular type.

**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>	Consider Scheme Amendment and Resolution in accordance with <i>Planning and Development Act 2005</i> and Regulations.

- 10.3.2 Proposed Scheme Amendment No.4 to Local Planning Scheme No. 7 - Additional Land Uses - Lot 3296,  
No. 2 Bruce Street, Como (Collier Park Village)

### 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

### Attachments

10.3.2 (a):	Scheme Amendment Report
10.3.2 (b):	Net Benefit Test
10.3.2 (c):	Traffic Technical Memorandum

### 10.3.3 Local Planning Strategy - Status Report

File Ref: D-26-10961

Reporting Officer(s): Donna Shaw, Director Development and Community Services

#### Summary

This report provides a status update on the actions outlined in the City's Local Planning Strategy, including details of completed, pending, and in-progress actions.

#### Officer Recommendation

That Council note the current status of actions listed in the City's Local Planning Strategy, contained in **Attachment (a)**.

#### Background

The Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) require a local planning strategy (LPS) to be prepared in a manner and form prescribed by the Western Australian Planning Commission (WAPC).

The LPS provides the long-term planning directions and actions to manage the land use change and development of a local government area. They also provide the rationale for any zoning or classification of land under the local planning scheme. While a timeframe for an LPS is not specified in the Regulations, a 15-year outlook is considered good practice to allow for the evolution of planning and development in response to local context and requirements.

In March 2023, the WAPC released the 'Local Planning Strategy Guidelines', which provide guidance for the preparation of an LPS, including the manner and form of an LPS. An LPS consists of two parts, being Part 1 (Strategy) and Part 2 (Background information and analysis). A key component of all LPS' is the suite of strategies and actions outlined in Part 1, with the actions used to support the planning direction and implementation of the LPS.

The WAPC endorsed the City's Local Planning Strategy on 2 March 2021, which sets the strategic direction for planning and development for the City over the next 10 to 15 years. Given it was prepared prior to the Guidelines, the LPS is inconsistent with the current manner and form requirements, however, still contains a series of strategies and actions for planning direction.

The Regulations do not prescribe a timeframe for the review of an LPS. LPS' can be prepared ahead of or concurrently with the required review of the local planning scheme under the *Planning and Development Act 2005*, which is required to occur in the fifth year after approval was given to the scheme by the Minister for Planning (Local Planning Scheme No.7 was gazetted on 27 March 2024). Notwithstanding, implementation and review of the LPS is fundamental in ensuring that proposed actions are implemented, and that the LPS continues to be relevant and contemporary.

Given the LPS is in its fifth year, the City has undertaken a review of the actions within the LPS, including those that have been completed and those planned for future projects. Further details for each action are discussed in this report.

**Comment**Strategy Actions

To achieve the objectives of the LPS, a series of strategies and actions were identified. The strategies and actions are separated into the following themes:

- Population and housing
- Activity centres and employment
- Transport and access
- Environment and sustainability
- Heritage, character and design
- Public open space and community facilities
- Tourism and entertainment

Across the seven themes listed above, there are 23 strategies and 68 actions, with delivery timeframes ranging from short-term to long-term and ongoing.

The table below provides the status of the actions under each theme completed to date. The complete details, including each theme, strategy, and action, including the delivery timeframe, status of each action (including the mechanism through which it will be delivered), and details on how each completed action has been addressed is contained in **Attachment (a)**.

<i>Theme</i>	<i>Number of Strategies</i>	<i>Number of Actions</i>	<i>Number of Completed Actions</i>	<i>Actions Pending Completion/ On-going</i>	<i>% Actions Complete</i>
<i>Population and housing</i>	2	19	14	5	73.7
<i>Activity centres and employment</i>	4	11	8	3	72.7
<i>Transport and access</i>	5	14	12	2	85.7
<i>Environment and sustainability</i>	4	6	6	0	100
<i>Heritage, character and design</i>	3	8	8	0	100
<i>Public open space and community facilities</i>	3	6	5	1	83.3
<i>Tourism and entertainment</i>	2	4	4	0	100
<b>Total</b>	<b>23</b>	<b>68</b>	<b>57</b>	<b>11</b>	<b>83.8</b>

In summary, five years into the implementation of the City's Local Planning Strategy, 57 of the 68 actions have been completed (83.8%).

#### Position Statement - Public Open Space

The WAPC's Position Statement - Public Open Space was published on 19 December 2025. The Position Statement outlines how public open space (POS) should be considered and assessed in the Western Australian planning system.

The Position Statement provides that LPS' should include information including but not limited to, an inventory of POS reserves, demand and supply analysis, identification of opportunities for enhancing access to, and connectivity of, POS and identification of land around existing or proposed POS suited for increased residential density to encourage accessibility, surveillance and use of POS.

In respect to infill development contributions towards POS (i.e. cash-in-lieu of POS), the Position Statement provides that justification is required through an LPS or local planning scheme or structure plan, depending on the infill subdivision criteria. The Position Statement sets out a two-year time frame from its adoption (i.e. 19 December 2027) for POS information to be included in an LPS as the basis to justify infill POS contributions.

Given the LPS was prepared prior to release of the Position Statement, the City sought advice from the Department of Planning, Lands and Heritage (DPLH) as to how this information and justification could be incorporated into the LPS.

The DPLH has advised that this information can be incorporated into the current LPS by inclusion as an appendix, with any minor amendments to Part 1 and Part 2 to address any inconsistent information within the current LPS. Further information as to the LPS amendment process and the City's recommendation in this respect is detailed below.

#### Local Planning Strategy Amendment

The Regulations provide that a local planning strategy may be amended by an amendment to the strategy prepared by the relevant local government and endorsed by the WAPC. The Guidelines recommend that the review of the LPS should form part of the local government's review of the local planning scheme and subsequent report of review as required by the Regulations (i.e. the review of LPS 7 due in 2029).

The Guidelines recognise that the LPS may need amending to implement other circumstances, such as changed or newly created policy under the State Planning Framework, addressing new or emerging local planning issues, or to support implementation of the Strategic Community Plan (Council Plan) consistent with the State planning framework.

The Regulations provide that an LPS is to be amended utilising the same process as preparation and advertising of an entirely new LPS (i.e. WAPC certification, public advertising and consideration of submissions, endorsement by the WAPC and publication). Whilst the Regulations provide for necessary changes to the determination pathway, such arrangements would be determined by the WAPC.

Given the City has until December 2027 to include POS information and Council is currently in the process of preparing and adopting its Council Plan, the City recommends the LPS is retained as is until such time a new LPS is required to be prepared in the manner and form as per the Guidelines, consistent with the review of LPS 7 in 2029. The City will continue to progress the remaining actions, as well as respond to any State Government planning reforms in the interim.

**Consultation**

Nil.

**Policy and Legislative Implications**

Planning and Development (Local Planning Schemes) Regulations 2015

Part 3, Regulation 17(1) of the Regulations provides that a local planning strategy may be amended by an amendment to the strategy prepared by the relevant local government and endorsed by the Commission.

**Financial Implications**

Where implementation of outstanding actions requires a budget allocation, such an allocation will be sought as part of the Annual Budget setting process.

**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>	Low
<b>Mitigation and actions</b>	The City has been progressing the actions contained within the Local Planning Strategy.

**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

**Attachments**

- 10.3.3 (a): Local Planning Strategy Actions - Summary

### 10.3.4 RFT 15/2025 - Provision of Turf Renovation Services - Panel Arrangement

File Reference: D-26-10963

Reporting Officer(s): Olaya Lope, Acting Director Infrastructure Services

#### Summary

This report recommends Council accept a proposal from Lawn Doctor and Statewide Turf Services for RFT 15/2025 – Turf Renovation Services (Panel).

#### Officer Recommendation

That Council:

1. Accepts the tenders submitted by Lawn Doctor and Statewide Turf Services to form a panel for the Provision of Turf Renovation Services, as shown in **Confidential Attachment (a)**; and
2. Authorises the Chief Executive Officer to execute the contract with Lawn Doctor and Statewide Turf Services for the Provision of Turf Renovation Services.

#### Background

The City of South Perth (the City) is seeking to establish a non-exclusive panel arrangement of suitably qualified and skilled contractors to provide turf renovation services across its Active, Passive and Foreshore Reserves which could include potential work at Collier Park Golf Course.

These services will provide ongoing maintenance and improvement of the City's 17 hectares of active reserve turf surfaces, including activities such as verti-mowing, verti-draining, top dressing, low mowing, sweeping and debris removal.

The Panel will provide the City with significant value for money outcomes which incorporate competitive fees, appropriate response times, and efficient project management and efficient business processes to manage reactive and planned remedial maintenance, urgent and new work when requested by the Principal.

#### Comment

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

TABLE A – Tender Submissions

Tender Submissions	
1.	D & E Parker Pty Ltd Trading as Lawn Doctor
2.	Environmental Industries Pty Ltd
3.	Gecko Contracting Turf & Landscape Maintenance
4.	Lochness Landscape Services

5.	Programmed Property Services
6.	Statewide Turf Services

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

TABLE B - Qualitative Criteria

Qualitative Criteria	Weighting %
1. Demonstrated Relevant Experience	20%
2. Key Personnel, Skills & Resources	30%
3. Demonstrated Understanding and Methodology of Tasks	30%
4. Value Resource Management	20%
<b>Total</b>	<b>100%</b>

Based on the assessment of all submissions received for Tender 15/2025 Provision of Turf Renovation Services, it is recommended that the tender submissions from Lawn Doctor and Statewide Turf Services 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*.

A Request for Tender (RFT) 15/2025 for the Provision of Turf Renovation Services was advertised in The West Australian on Wednesday 10 December 2025 and closed at 2:00 PM (AWST) on Thursday, 29 January 2026.

Tenders were invited as a Schedule of Rates.

The contract is for a period of five years. The contract includes two options to extend the contract, each being for an additional 12 months exercisable at the sole discretion of the City.

### Policy and Legislative Implications

All legislative and policy requirements have been adhered to.

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 works is to be included in the future operating budgets for Council’s consideration.

### Key Risks and Considerations

<b>Risk Event Outcome</b>	<b>Business Interruption</b> Incorporates the impact of events which impinge upon the City's capacity to deliver expected services to the community. These interruptions can range from minor inconvenience requiring an alternative method of service delivery being employed through to forced loss of ability to provide multiple services to all or some of the community. Knowledge loss, technological failure and property damage will also contribute to this outcome.
<b>Risk rating</b>	Low
<b>Mitigation and actions</b>	Approval of the tender report at the May 2026 Ordinary Council Meeting will enable timely contract award and reduce the risk of non-compliance with the City’s maintenance standards. It will also ensure all future maintenance activities are aligned with agreed project objectives.

### 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 urban neighbourhoods  
 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

10.3.4 (a): Recommendation Report (*Confidential*)

## 10.4 STRATEGIC DIRECTION 4: LEADERSHIP

### 10.4.1 Listing of Payments - April 2026

File Ref: D-26-10966

Reporting Officer(s): Danielle Cattalini, Acting Director Corporate Services

#### Summary

This report presents to Council:

- the list of accounts paid under delegated authority between 1 April 2026 to 30 April 2026.
- purchase card transactions between 1 March 2026 to 31 March 2026.

#### Officer Recommendation

That Council receives the Listing of Payments for the month of April 2026 as detailed in **Attachment (a)** and notes all payments made by the Chief Executive Officer under Delegation DC602.

#### 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.

Regulation 13A of the *Local Government (Financial Management) Regulations 1996* requires payments made with purchase cards to be included in the list of accounts paid.

#### Comment

The payment listing for April 2026 is included in **Attachment (a)** and shows the following payments:

EFT Payments to Creditors	484	\$8,824,828.96
Cheque payments to creditors	1	\$137.30
EFT Payments to Non-Creditors	53	\$72,366.72
Cheque payments to Non-Creditors	14	\$11,887.53
<i>Total EFT &amp; Cheque Payments</i>	552	\$8,909,220.51
Credit Card Payments	73	\$16,217.45
Fleet Card Payments	113	\$16,369.11
<b>Total Payments</b>	<b>738</b>	<b>\$8,941,807.07</b>

#### 10.4.1 Listing of Payments - April 2026

The attached reports include a “Description” for each payment.

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.

The City’s officers have redacted (in black) information of a private or confidential nature.

Details of payments made by direct credit to employees are not provided in this report.

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**

*Local Government (Financial Management) Regulations 1996* - Regulations 12, 13(1) and 13A

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>	<p><b>Legislative Breach</b></p> <p>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.</p>
<b>Risk rating</b>	Low
<b>Mitigation and actions</b>	Adopting the officer recommendation ensures the Monthly Financial reporting timelines do not exceed 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**

- 10.4.1 (a): Listing of Payments April 2026

## 10.4.2 Monthly Financial Statements - April 2026

File Ref: D-26-10967

Reporting Officer(s): Danielle Cattalini, Acting Director Corporate Services

### Summary

To present to Council the Financial Statements for April 2026.

### Officer Recommendation

That Council notes the Financial Statements and report for this financial year to 30 April 2026, as shown in **Attachments (a)–(i)**.

*Following the Council Agenda Briefing, changes have been made to this report as follows:*

Two updated Attachments with minor changes. The first Attachment being the Summary of Cash Investments, the balance of Municipal Funds Invested have been reduced by \$55,872 and the balance of Reserve Funds invested increased by \$61,868. Consequential changes have been made to total Investments and current account.

These changes are also reflected in the summary in the body of Council Report and the Statement of Council Funds.

### Background

The *Local Government (Financial Management) Regulations 1996* require a Statement of Financial Activity and Statement of Financial Position to be prepared monthly. These statements must report on material variances between the adopted budget and actual revenue and expenditure.

At the Ordinary Council Meeting of 24 June 2025, as part of adoption of the 2025/26 budget, Council determined the material variance reporting threshold as \$10,000 or 10%.

### Comment

The following CPI and interest rate update is provided as background:

- The Perth and national Consumer Price Index (CPI) inflation was 4.6% for the 12 months to March 2026, compared to 3.7% nationally and 4.9% for Perth in the 12 months to February 2026.
- Headline inflation remains higher than the target rate.
- At its 5 May 2026 meeting the Board (RBA) increased the cash rate by 25 basis points to 4.35%.

- The RBA Monetary Policy Board released the following statement on the 5 May 2026: *“Inflation picked up materially in the second half of 2025, and information since the beginning of this year confirms that some of this increase reflected greater capacity pressures. In addition, the conflict in the Middle East has resulted in sharply higher fuel and related commodity prices, which are already adding to inflation. There are early signs that many firms experiencing cost pressures are looking to increase prices of their goods and services. Short-term measures of inflation expectations have also risen.”*
- Banks have been offering improved average interest rates of 4.87% for investments under 12 months.

### Financial Statements

The Financial Statements represent the 2025/26 operations to 30 April 2026 and compare year to date expenditure and revenue against the corresponding adopted budget of Council.

Category	Variance
Revenue from operating activities	Favourable variance of \$270,084. (\$83,509,715 in comparison to budget of \$83,239,631)
Expenditure from operating activities	Favourable variance of \$409,560 (\$68,182,363 in comparison to the budget of \$68,591,923)
<i>Net Operating Position</i> <i>(See Attachment (c))</i>	Favourable variance of \$679,643 (\$15,327,352, in comparison to budget of \$14,647,709)
Capital Revenue	Unfavourable variance of \$345,255 (\$2,733,947 in comparison to budget of \$3,079,201)
Capital Expenditure <i>(See Attachment (e))</i>	Favourable by \$1,753,426. (\$13,494,791 in comparison to the budget \$15,248,217)

A variance analysis is provided within **Attachment (f) Significant Variance Analysis** for those variances of \$10,000 or 10%.

**Attachment (h)** is a *Summary of Cash Investments, Investments and Cash* and shows where cash is invested, what % it equates to and the short-term credit rating provided by Standard & Poor's for each of the institutions.

Municipal	\$29,034,165
Reserves	\$56,284,910
<i>Total</i>	<i>\$85,319,075</i>
Total invested (various institutions)	\$81,944,364
Interest earned YTD (as at 30 April 2026)	\$3,410,514

As at 30 April 2026, the City held 31.41% of its investments in institutions that do not provide fossil fuel lending.

**Consultation**

The City is required to prepare and submit a report to Council for the Statement of Financial Activity for each month, reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d) of the *Local Government (Financial Management) Regulations 1996*.

Statements of Financial Activity must be submitted within two months after the end of the month to which the statement relates in accordance with regulation 36(4) of the *Local Government (Financial Management) Regulations 1996*.

**Policy and Legislative Implications**

Section 6.4 of the *Local Government Act 1995*

Regulation 34 and 35 of the *Local Government (Financial Management) Regulations 1996* and AASB 1031 Materiality.

Policy P603 Investment of Surplus Funds

**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>	Adopting the officer recommendation ensures the Monthly Financial reporting timelines do not exceed 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):	Capital Revenue and Expenditure
10.4.2 (f):	Significant Variance Analysis
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 Certification of Compliance for Adopted Standards for CEO Recruitment

File Ref: D-26-10970

Reporting Officer(s): Danielle Cattalini, Acting Director Corporate Services

#### Summary

In accordance with regulation 18FB of the *Local Government (Administration) Regulations 1996*, Council is to certify that the Chief Executive Officer (CEO) was employed in accordance with the local government's adopted standards in relation to the recruitment of CEO.

#### Officer Recommendation

That Council:

1. Certifies in accordance with regulation 18FB of the Local Government (Administration) Regulations 1996, that Ms Elizabeth Ledger was employed in the position of Chief Executive Officer of the City of South Perth in accordance with the Model Standards for CEO Recruitment, Performance and Termination as contained in **Attachment (a)**.
2. Notifies the Inspector of the certification detailed in part 1 above, within 14 days in accordance with regulation 18FB of the Local Government (Administration) Regulations 1996.

**Absolute Majority Required for 1.**

#### Background

The recruitment of a CEO must be conducted in accordance with the local government's adopted standards, for the City of South Perth that is the Model Standards for CEO Recruitment, Performance and Termination as contained in **Attachment (a)**. The process seeks to ensure that the principles of merit, equity and transparency are applied.

In accordance with the requirements of regulation 18FB of the Local Government (Administration) Regulations 1996, Council must certify (by resolution) that the CEO was recruited and employed in accordance with the City of South Perth's Model Standards for CEO Recruitment, Performance and Termination.

#### Comment

The table below identifies the criteria set out within the City of South Perth's Model Standards for CEO Recruitment, Performance and Termination and how the City of South Perth met those criteria.

This then allows Council to certify in accordance with regulation 18FB of the Local Government (Administration) Regulations 1996, that Ms Elizabeth Ledger was employed in the position of Chief Executive Officer of the City of South Perth in accordance with the Model Standards for CEO Recruitment, Performance and Termination as contained in **Attachment (a)**.

Standard	Criteria	Criteria Met
Determination of selection criteria and approval of job description (1)	The local government must determine the selection criteria for the position of CEO.	<p>The CEO Selection Committee including the Independent Person met on 16 April 2025 and recommended that Council endorse the position description and selection criteria and appoint the Consultant.</p> <p>At its meeting held 25 March 2025, Council had resolved to establish a CEO Selection Committee to undertake a scope of works to recruit and appoint a new CEO to the City of South Perth (Resolution 0325/045).</p>
Determination of selection criteria and approval of job description (2)	The local government must, by resolution of an absolute majority of the council, approve a job description form for the position of CEO which sets out the duties and responsibilities of the position and the selection criteria for the position.	<p>The Council endorsed by absolute majority the position/job description form and a selection criteria at its ordinary meeting held 22 April 2025 (Resolution 04325/078).</p> <p>Council also endorsed the Recruitment Consultant Lester Blades at the same meeting.</p>
Advertising requirements (1) and (2)	The vacant CEO position is to be advertised in the manner prescribed.	The position was advertised by Lester Blades from 21 May 2025 with a closing date of 5 June 2025 through various platforms including print media, online advertising and relevant websites, including the City's website.
Job description form made available by local government (a) and (b)	If a person is unable to access the website	The advertisement included alternative forms of contact via email and phone and if required the position description was mailed via post by Lester Blades.
Establishment of selection panel for employment of CEO (1)	Independent person	<p>Council endorsed the CEO Selection Committee at its ordinary meeting held 25 March 2025 and the list of independent persons (Resolution 0325/045).</p> <p>Ms Lynne Craigie accepted the offer of Independent Person.</p>

Establishment of selection panel for employment of CEO (2) and (3)	The local government must establish a selection panel to conduct the recruitment and selection process for the employment of a person in the position of CEO.	Council endorsed the Selection Panel at its ordinary meeting held 25 March 2025 and the list of independent persons for the Manager People & Performance to contact and offer in order. Lynne Craigie accepted offer of Independent Person from Council's list.
Recommendation by selection panel (1)	Each applicant's knowledge, experience, qualifications and skills must be assessed against the selection criteria by or on behalf of the selection panel.	The CEO Selection Committee assessed the knowledge, experience, qualifications and skills of each applicant against the selection criteria at the CEO Selection Committee briefings and meetings held on 11 June 2025 with further assessment on 23 June 2025 with the assistance of the Recruitment Consultant.
Recommendation by selection panel (2)	The Selection Panel must provide to the local government a summary of its assessment of each applicant and its recommendation as to which applicant or applicants are suitable to be employed in the position of CEO.	A summary was provided to all Elected Members at a Special Council Meeting held 12 August 2025 (Resolution 0825/142).
Recommendation by selection panel (3)	No suitable applicants.	The CEO Selection Committee did not deem all applicants as unsuitable and did not need to commence a new recruitment process.
Recommendation by selection panel (4)	The Selection Panel must act in an impartial and transparent manner and in accordance with the principles set out in section 5.40 of the Act.	The CEO Selection Committee members signed documentation declaring any prior knowledge of applicants and in assessing the applicants' suitability for the role, all agreed to only consider information the applicants presented as part of this selection process and drew no other prior knowledge of them.
Recommendation by selection panel (5)	The local government has verified the recommended applicants work history, qualifications, referees	The Recruitment Consultant verified the preferred candidates' qualifications, referees and claims made on the job application in a confidential report presented to

	and claims made in their job application.	Council at its Special Council Meeting held 12 August 2025. The Council endorsed the CEO Selection Committee's recommendation at the same meeting (Resolution 0825/142).
Recommendation by selection panel (6)	Not bound to accept recommendation of selection panel.	Council endorsed the CEO Selection Committee's recommendation on 12 August 2025 (Resolution 0825/142).
Offer of employment in position of CEO (a) and (b)	Before making an applicant an offer of employment in the position of CEO the local government must by resolution of an absolute majority of Council approve the making of the offer of employment to the applicant and the proposed terms of the contract of employment to be entered into by the local government.	Council endorsed by absolute majority that an offer be made to the preferred candidate and the proposed terms of the contract of employment at its Special Council Meeting held 12 August 2025 (Resolution 0825/142).
Variations to proposed terms of contract of employment (a) and (b)	Council must approve the terms of the negotiated by resolution of an absolute majority.	The contract was not negotiated.

**Consultation**

Nil.

**Policy and Legislative Implications**

Part 5, Division 4 of the *Local Government Act 1995*.  
Local Government (Administration) Regulations 1996.

**Financial Implications**

Nil.

### Key Risks and Considerations

<b>Risk Event Outcome</b>	<p><b>Legislative Breach</b></p> <p>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.</p>
<b>Risk rating</b>	Low
<b>Mitigation and actions</b>	<p>The City of South Perth Model Standards for CEO Recruitment, Performance and Termination sets out the process to be followed.</p> <p>Adopting the council resolution will ensure legislative compliance.</p>

### 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:	4.3.4 Maintain a culture of continuous improvement

### Attachments

<b>10.4.3 (a):</b>	City of South Perth CEO Model Standards for Recruitment, Performance and Termination
--------------------	--

#### 10.4.4 Policy Review

File Ref: D-26-10971

Reporting Officer(s): Danielle Cattalini, Acting Director Corporate Services

##### Summary

To present a number of environmental sustainability policies to Council for review and adoption or revocation.

##### Officer Recommendation

That Council:

1. Adopts the following revised policies as shown in **Attachment (a)**:
  - a. P206 Urban Forest (Now Urban Greening)
  - b. P209 Shade Structures
  - c. P692 Sustainability
2. Revokes the following policies as shown in **Attachment (b)**:
  - a. P202 Energy Conservation
  - b. P203 Ground Water Management

*Following the Council Agenda Briefing, changes have been made to this report as follows:*

The revised Policy P692 Sustainability has been updated to retain the Policy Scope.

##### Background

Section 2.7 of the *Local Government Act 1995* (Act) provides:

- (1) *The council governs the local government's affairs and, as the local government's governing body, is responsible for the performance of the local government's functions.*
- (2) *The council's governing role includes the following ...*
  - (b) *determining the local government's policies.*

Council is responsible for determining the strategic direction of the City. This is assisted by the adoption of Council policies reflecting this direction and guiding the City's decision-making processes.

Council policies should:

- Provide the City with clear direction to respond to issues and act in accordance with Council decisions and direction.
- Enable Council Members to adequately manage enquiries from external stakeholders relating to the role of Council in particular situations.
- Be separate from administrative management and operational procedures (which need to evolve to ensure continuous improvement).

#### 10.4.4 Policy Review

- Be updated if required by legislative change.

The following policies were presented to the Audit, Risk and Improvement Committee for review at its meeting held 10 November 2025:

- P202 Energy Conservation
- P203 Ground Water Management
- P206 Urban Forest (Now Urban Greening)
- P209 Shade Structures
- P401 Graffiti Management
- P669 Elected Member Continuing Professional Development
- P692 Sustainability

The Committee recommended that Council adopt the revised policies.

At the Ordinary Council Meeting held 16 December 2025, an alternative motion was moved and carried to (Council Decision 1225/243):

1. *Adopt the following policies:*
  - a. *P401 Graffiti Management*
  - b. *P669 Elected Member Continuing Professional Development*
2. *Request the Chief Executive Officer to arrange a Council workshop as soon as practical to review the following policies:*
  - a. *P202 Energy Conservation*
  - b. *P203 Ground Water Management*
  - c. *P206 Urban Forest (Now Urban Greening)*
  - d. *P209 Shade Structures*
  - e. *P692 Sustainability*
3. *Request the Chief Executive Officer to advise how the administration consults with Aboriginal people on the changes proposed in the policies, in accordance with the Local Government Act 1995.*

Reasoning given for the alternative motion included:

- *Amendments made to the Local Government Act 1995 in 2023 newly identify as a function of Local Government the need to:*
  - *Promote economic, social, and environmental sustainability.*
  - *Plan for and mitigate climate change risks.*
  - *Consider long-term impacts on future generations when making decisions.*

*It is appropriate to further consider and review the five policies proposed to be withdrawn to ensure they reflect these new matters.*

#### 10.4.4 Policy Review

- *The proposed Urban Greening, Shade Structures and Groundwater Management Policies should more clearly reflect the City's recently adopted Urban Greening Strategy, particularly in relation to implementation, reporting, tree retention, shading of transport corridors, integrated water management and water sensitive urban design.*

#### Comment

A Policy Review Workshop was held with Council on 9 March 2026 to consider the remaining policies from Council Resolution 1225/243.

The policies listed below and shown at **Attachment (a)** are presented with amendments as shown by track changes.

All policies have been updated to align with the City's current policy template and formatting. A new document control box has been introduced to consolidate associated documents and review dates. This will be progressively implemented across all Council policies.

#### P206 Urban Forest (to be retitled to Urban Greening)

P206 was adopted in November 2002 and last reviewed in 2024. The policy relates to the management of trees on land under the care and control of the City.

Following Council's endorsement of the Urban Greening Strategy at the July 2025 Ordinary Council Meeting, amendments were proposed to the policy to reflect the Strategy's principles, pillars, and reporting commitments. In response to community feedback arising from the Notice of Motion regarding the removal of six juvenile trees from Sir James Mitchell Park, a clause was also proposed to address requests for tree removal on City-managed land.

At the Ordinary Council Meeting held 24 February 2026, Council resolved to establish an Urban Greening Advisory Group to provide advice and recommendations on the achievement of the Strategy's goals and objectives. Following this resolution and a subsequent Council workshop, reference to the Advisory Group's role has been incorporated into the policy.

It is proposed that the policy be referred to the Advisory Group for consideration in the next review cycle.

#### P209 Shade Structures

This Policy was adopted in 2008 and last reviewed in 2024.

The objective of this policy is to increase the appeal and usage of the City's community facilities by providing appropriate shade cover. The Policy affects land and facilities under the care and control of the City.

The original proposed modification to the Policy was the inclusion that new community facilities planned within the City are subject to a shade audit to ensure that suitable shade is incorporated into the design.

Following the Council workshop, it is proposed that the policy statement be reordered to emphasise the City's commitment to natural shade in the first instance.

### P692 Sustainability

This Policy was adopted in 2008 and last reviewed in 2022.

It is recommended that this policy be revised to clearly articulate Council's overall direction on the key areas of sustainability the City should prioritise to meet the needs of future generations. Amendments additional to those previously presented to Council are shown in blue tracked changes.

The policies listed below and shown at **Attachment (b)** are recommended for revocation.

### P202 Energy Conservation

This policy was adopted in 2005 and last reviewed in 2024. The policy outlines Council's commitment to the conservation of energy as expressed in the City of South Perth Strategic Community Plan 2021-2031.

The policy was initially proposed to be amended to delete references to the Sustainability Strategy 2012-2015 which the City no longer has.

The direction from Council in this regard can be covered within the suggested revised Sustainability Policy, and therefore it is proposed that P202 be revoked.

### P203 Ground Water Management

This policy was adopted in 2005 and last reviewed in 2024. The policy is concerned with the protection and efficient management of ground water to ensure preservation of water quality and a continued supply of water for irrigation of the City's facilities and reserves.

Changes were initially proposed to the policy to remove references to the *Planning and Development (Local Planning Schemes) Regulations 2015*. An application for development approval must be accompanied by the plans and information specified in the *Planning and Development (Local Planning Schemes) Regulations 2015*, including a report on any specialist studies in respect of the development that the local government requires the applicant to undertake. In this manner, the City can require dewatering management plans, geotechnical information and hydrological studies as required depending on the design and location of the proposed development. The City liaises with the Department of Water and Environmental Regulation and the Department of Biodiversity, Conservation and Attractions where relevant in relation to proposals impacting the Swan and Canning Rivers and for advice on the assessment of applications, and can require peer review of reports if necessary.

Accordingly, it is proposed that P203 be revoked.

### **Consultation**

The above policies were presented to the Audit, Risk and Improvement Committee at their meeting on 10 November 2025. The Committee resolved to recommend to Council that it adopts the policies.

Following the decision of Council on 16 December 2025, a policy review workshop was held with Council on 9 March 2026.

#### 10.4.4 Policy Review

In response to point 3 of Council Decision 1225/243, when reviewing policies the Administration considers alignment with other key strategic documents that have already undergone consultation such as the Reconciliation Action Plan and the Strategic Community Plan. These documents provide an established framework for engagement and help ensure consistency in how feedback from Aboriginal people and the broader community is reflected across Council policies.

#### Policy and Legislative Implications

*Local Government Act 1995*

#### 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>	Review of City policies as required.

#### 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

- 10.4.4 (a): Revised Policies
- 10.4.4 (b): Policies for Revocation

11. APPLICATIONS FOR LEAVE OF ABSENCE



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

### 12.1 NOTICE OF MOTION - REVIEW OF PARKING MANAGEMENT SYSTEMS AND TECHNOLOGIES

File Ref: D-26-10955

Reporting Officer(s): Danielle Cattalini, Acting Director Corporate Services

#### Summary

Mayor Greg Milner submitted the following Notice of Motion prior to the Ordinary Council Meeting held 26 May 2026.

#### Notice of Motion Recommendation

That Council requests the Chief Executive Officer to:

1. Review the systems and technologies available to assist the City in giving effect to the City's parking management; and
2. Provide a report to Council on what systems and technologies are recommended for adoption by the City (if any) by the Ordinary Council Meeting to be held August 25 2026.

#### Background

Mayor Greg Milner submitted a Notice of Motion requesting a review of the City's parking management systems and technologies. The reasons for the Notice of Motion are as follows:

1. *As the City's population and visitation numbers increase, efficient parking management will become increasingly important.*
2. *Other metropolitan local governments have adopted systems and technologies (including, but not limited to, technologies offered by companies such as Aero Ranger) that have improved the ability of those local governments to give effect to their parking management regimes.*
3. *Council should consider whether those (or similar) systems and technologies could be usefully and cost-effectively applied at the City of South Perth.*

#### Comment

The City regularly monitors how other local governments approach parking management, including the systems and technologies they have adopted, and considers whether comparable approaches may be suitable for application in the City of South Perth.

The City has previously conducted limited testing and trial activity with Aero Ranger. While this provided some useful insight into detection and evidence-gathering capabilities, the trial was constrained in scope and did not extend to validating the complete end-to-end infringement lifecycle.

It is important to note that the review of the City's parking management systems and technologies will be informed by the review of the Integrated Transport Plan (ITP) and Parking Strategy.

## 12.1 Notice of Motion - Review of Parking Management Systems and Technologies

These frameworks are currently under review, and the outcomes are expected to assist in formulating a more tailored approach to parking management and enforcement.

It is considered appropriate that any recommendations regarding parking management systems be developed in alignment with the outcomes of the ITP review.

The City can provide an update by the August round of Council meetings.

### Consultation

Nil.

### Policy and Legislative Implications

Nil.

### Financial Implications

Financial implications of parking management systems and technologies will be detailed in the report back to Council by the August Ordinary Council Meeting.

### Key Risks and Considerations

<b>Risk Event Outcome</b>	N/A
<b>Risk rating</b>	Not Applicable
<b>Mitigation and actions</b>	N/A

### 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:	4.3.3 Maintain a culture of fiscal efficiency

### Attachments

Nil.

**13. QUESTIONS FROM MEMBERS**

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

Nil.

**13.2 QUESTIONS FROM MEMBERS: 26 MAY 2026**

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

**15. MEETING CLOSED TO THE PUBLIC**

Nil.

**16. CLOSURE**