

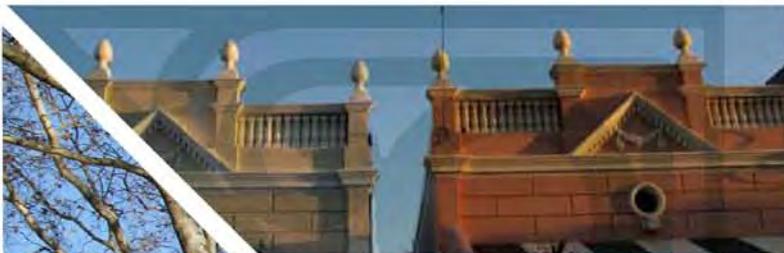


CITY OF VINCENT

LOCAL GOVERNMENT STRUCTURAL REFORM SUBMISSION



To the Local Government
Advisory Board



By the City of Vincent » October 2013



CITY OF VINCENT

Submission by the City of Vincent

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City of Vincent Council Members

Councillors

Warren McGrath (Deputy Mayor)
Matt Buckels
John Carey (Acting Mayor)
Roslyn Harley
Dudley Maier
John Pintabona
Joshua Topelberg
Julia Wilcox

Chief Executive Officer

John Giorgi JP



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1 EXECUTIVE SUMMARY

The City of Vincent proposes that the entire district of the City of Vincent be amalgamated with the district of the City of Perth. We firmly believe that this is in the best interest of both the City of Vincent and the City of Perth.

The arguments for a complete amalgamation are very clear and logical and are based on two foundations: the first is the shared identity and similarities between the City of Perth and City of Vincent communities; the second are the benefits both Cities will receive from such an amalgamation.

This amalgamation is consistent with the objectives of Local Government Reform identified in the Metropolitan Local Government Review Panel Report (Robson Report), Western Australia, planning policies such as “*Directions 2031 and Beyond*”, land use planning and transport planning.

In particular, this submission is aligned with both options proposed by the Robson Report, both of which saw the City of Perth expanding its borders to amalgamate all of the City of Vincent.

Perth and Vincent – Shared communities of interest, identity and history

The City of Vincent is a dynamic, vibrant inner city community – defined by its shared communities of interest, established around five (5) town centres in Mt Hawthorn, Mt Lawley, Leederville, North Perth and Perth (William Street).

Over the past twenty years, it has become known for its bustling café and retail precincts which are grounded in active local communities; art, cultural and festival programs driven by local residents and small business; innovative approaches to sustainability and environmental programs and forward thinking planning and urban design to tackle the growing demand for more inner city living and development.

Like the City of Vincent, the City of Perth promotes vibrant inner-city living and diversity. Vincent residents identify as inner city residents and share demographic synergies and a sense of urban identity and lifestyle with Perth residents.

The City of Vincent and City of Perth share a common heritage and history, with both councils joined from 1914 to 1994 until the former City of Perth was split – creating the Towns (now City) of Vincent, Cambridge and Victoria Park. There has always been an inner-city focus south of Walcott Street – in 1914, the land area north of Walcott Street was mostly bushland. Our proposal pays respect to this historical aspect of the growth of Western Australia.

The City of Vincent and Perth already share both physical and communities of interest, in particular based around Beaufort Street, William Street and greater Northbridge precincts. The two local governments have strong connections to the commercial, business and services sectors.

Mutual benefits – Perth and Vincent both gain

The inclusion of the entire City of Vincent will provide significant positive net benefit for the City of Perth. It is not simply Vincent’s gain.



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A whole merger between Vincent and Perth will build a sustainable, robust city with people, resources, assets, infrastructure, ideas and energy that will enable our state's capital to compete globally. It will have an area and population that will enhance its local, national and international standing. This was formally recognised by the Metropolitan Local Government Review Final Report of the Independent Panel (Robson Report, 2012) which clearly stated:

“By increasing its size, the City will boost its capability and responsiveness, diversify its population, and enhance its international standing. It is, in the words of a respondent, an ‘opportunity to create a capital city worthy of the name’.”

However, this recommendation was not made on size of boundaries alone, but also on a stronger population base. The people in this community are intrinsically linked to the assets that the City of Perth is seeking to obtain (eg: Leederville Town Centre and the residential community.)

The addition of the whole of the City of Vincent will provide a much needed residential population to the City of Perth. As demonstrated in the table below, Perth is currently the smallest Capital City council, both in area and population, even behind smaller State and Territory Capitals like Adelaide (21,590), Hobart (50,342) and Darwin (79,588).

Other Capital Cities – Area and Population

| City | Area km | Population |
|--------------------|---------|------------|
| Brisbane | 1,367.0 | 1,110,473 |
| Sydney | 25.0 | 187,561 |
| Melbourne | 36.2 | 105,381 |
| Adelaide | 15.6 | 21,590 |
| Hobart | 77.9 | 50,342 |
| Darwin | 112.0 | 79,588 |
| Perth (current) | 8.1 | 18,988 |
| Perth (submission) | 19.4 | 53,932 |

Previous public submissions and positions by the City of Perth have explicitly expressed concern about their size and shape of its boundaries. The success of the City of Melbourne as a dynamic and global city, with a large number of inner city communities, is a clear example of what the City of Vincent can bring to Perth.

The inclusion of all of the City of Vincent's vibrant and hugely popular retail and cafe strips, urban hubs like Beaufort Street, Angove Street, Oxford Street and growing the Mount Hawthorn centre into the City of Perth will be important contributors to both developing the tourism and economic potential of a new amalgamated City. These town centres, like Fitzroy Street in Melbourne, will play an essential role in adding to the appeal of Perth as a visitor destination in itself, rather than simply a gateway to regional holiday locations.

The amalgamated Local Government will combine two Local Governments who have demonstrated best practice community engagement, high quality place management and who have strongly invested in their community development, which is reflective of their strong, active and dynamic local communities who are active in arts, festivals, community and cultural activities.



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The amalgamation of two complete local governments is administratively simpler than the amalgamation of parts of local governments. It will be quicker, simpler and more cost efficient in terms of asset ownership and management, as well as workforce amalgamation. This in turn will significantly reduce transition costs and disruption to the community. The amalgamation would be based on long standing and clearly understood boundaries. This is in line with the Local Government Advisory Board's Guiding Principles.

Why the current boundary proposal to split Vincent won't work

The City of Vincent has serious concerns with the Government's proposal to split the City of Vincent between the City of Perth and City of Stirling. This proposal is considered both unreasoned and illogical for a number of key reasons, including:

The City of Vincent is defined by a common sense of identity built around a shared history and shared communities of interest, which are based around five inter-connected town centres.

The shared sense of 'communities of interest' and identity was formally recognised and supported by the local community in the key *Vincent Vision 2020* plan – an ambitious project which developed a long range community vision to guide the strategic direction of Vincent, into the future. The plan identified key vision statements and aspirations for the whole community, as well as five identified key places (town centres). *Vincent Vision 2024* has been recognised at a state and national level for its excellence in community planning.

This shared sense of identity and communities of interest has been repeatedly demonstrated by the strong support of residents and small business over the past twenty years. In response to the Government's proposal, a petition opposing the splitting of Vincent and containing more than 7,500 signatures has been tabled in the Parliament by the local Member for Perth, Ms Eleni Evangel MLA (who strongly supports Vincent's position). In addition, two well attended community rallies have been held within a six week period, again demonstrating strong community support to keep Vincent together and to stop the splitting of Vincent.

The proposed split ignores Walcott Street as a logical boundary between more inner city orientated communities and wider metropolitan Perth. Walcott Street and Green Street have been the clear boundary between Vincent and Stirling communities for the past twenty years, however it should be noted historically this street has been a delineation point as the far northern boundary of the City of Perth from 1914 to present.

The proposed split between Stirling and Perth would severely disadvantage Vincent residents on a number of fronts. These include, but are not limited to:

The proposed split separates town centres from their local communities and makes the planning processes more bureaucratic. The plan splits the highly successful and popular Beaufort Street business district between three councils and splits Leederville café and retail precinct from the strong residential community. Both will make compatible planning for the recognised town centres and adjoining communities more difficult and disjointed.



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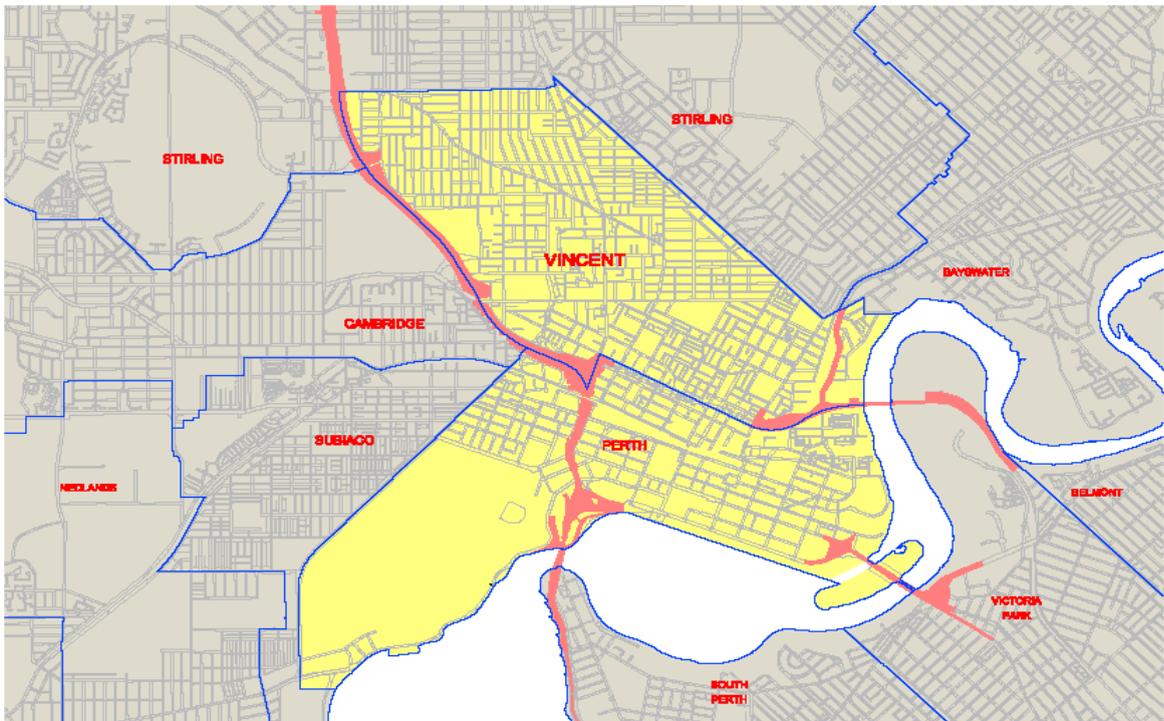
Submission by the City of Vincent

The transitional cost of splitting assets between Perth and Stirling Councils will be far greater to implement in comparison to a simpler amalgamation with just the City of Perth. The proposed amalgamation with the City of Perth represents the optimal financial viability outcome compared with any other amalgamation option, including the splitting of Vincent. Splitting services and re-organising assets will lead to confusion and delays and ultimately to increased transitional costs.

Weaker local representation for those Vincent residents who will become part of a much larger suburban Stirling Council. It is very likely Vincent residents will have greater access to their elected Councillors at City of Perth given its proposed smaller population size even with new amalgamated boundaries.

It is on these key principals that the City Vincent, in meeting its legal obligations under Part 2 of the Local Government Act 1995, wishes to propose an alternative; which is consistent with the Government's proposal for local government reform and the reduction in local governments. Is consistent with the recommendations of the Robson Report. Looks after the interests of the residents and ratepayers of the City of Vincent; and ensures a more vibrant and sustainable City of Perth.

Accordingly, the alternative proposal for the full amalgamation of City of Vincent with the City of Perth is proposed and best addresses the Guiding Principles, as set out by the Local Government Advisory Board, as shown in the map below:





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2 INTRODUCTION

2.1 Background

Local Government Structural Reform has been ongoing for many years, with little change in the number of local governments. More recently, in late 2005 the Western Australian Local Government Association (WALGA) released its submission – “*Local Government Reform in Western Australia – ensuring future sustainability of communities*”, for comment by all local governments.

In February 2009, the then Minister for Local Government issued a Circular No.1 advising of the Liberal – National Government package for Local Government Reform Strategies. He formally invited each of the then 139 Councils within Western Australia to embrace the opportunity to voluntarily amalgamate and voluntarily reduce the total number of Elected Members for each Council. Many Councils took this opportunity to reduce the number of Elected Members, however little reduction in the number of Councils occurred.

The Minister created a reformed steering committee which was responsible for facilitating the reform process. The Steering Committee had a number of working groups to oversee the following areas;

- Corporate and Strategic Planning
- Commercial Enterprises and Urban Development
- Training and Capacity building
- Legislative Reform

At the time, WALGA expressed disappointment in the Minister’s announcement, as it had completed its own Systemic Sustainability Study (SSS) into the Sustainability of Local Government. It considered that the Minister’s announcement would disrupt the process in place at the time.

In 2011, the State Government announced the formation of the Independent Panel for Metropolitan Local Government Reform (the Robson Panel). The panel produced an Interim Report in late 2011, for comment by Local governments, prior to releasing its final report in July 2012.

In July 2013, the State Government announced its proposal for Local Government Structural Reform and proposed amalgamations for Metropolitan Local Governments that would result in the following:

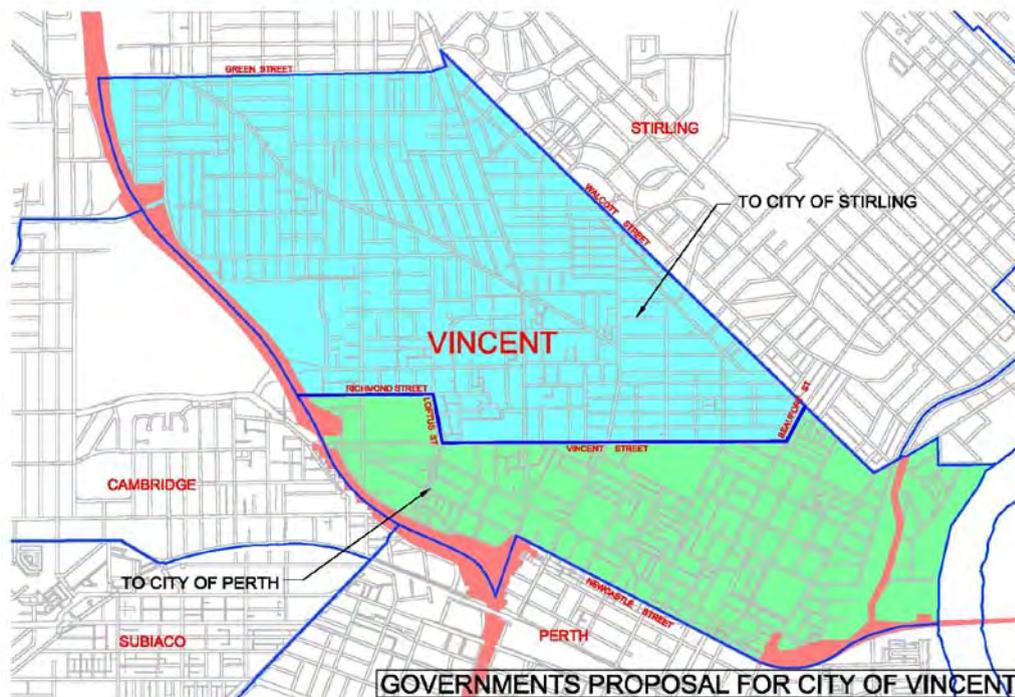
- The thirty (30) existing Metropolitan Local Governments will be reduced to 14 to be effective from 1 July 2015.
- Commissioners will be in place in early 2015.
- All Metropolitan Local Government’s would be required to make a submission to the Local Government Advisory Board, by the 4 October 2013, on the Government’s proposed amalgamations/structural Reform recommendations.
- If a submission is not lodged by 4 October 2013, the Minister will lodge his own submission (based on what has already been announced) and the Local governments will not receive any funding.



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The effect of the Government's announcement is that the City of Vincent is proposed to be split between the City of Perth and City of Stirling, with the new boundary as follows:



City of Vincent Proposal:

The City of Vincent has resolved that for the reasons detailed in this submission, to lodge a submission with the Local Government Advisory Board, pursuant to Clause 2.1 of the Local Government Act 1995, which would amalgamate the whole of the district of the City of Vincent and the district of the City of Perth.

City of Vincent

Vincent is a modern and vibrant city, boasting a desirable lifestyle, great geographic location and attractive investment opportunities. It is a much sought after place to live, socialize and work.

The City of Vincent covers an area of 11.3 sq kms and is located three kilometres from the State's Capital City, Perth. With a population of approximately 31,549 people (2011 census), Vincent encompasses the cosmopolitan inner-city suburbs of Leederville, Highgate, North Perth, Mount Hawthorn and parts of Mount Lawley, Perth, East Perth and West Perth.

The City was created on 1 July 1994 with the restructure of the former City of Perth as the then considered (after many reports) that the City of Perth Council should be reduced in size and concentrate on promoting business, commerce and tourism for the Capital City. The City of Perth Restructuring Act 1993 led to the creation of the Towns of Vincent (now City), Cambridge and Shepperton (now Victoria Park), together with a new City of Perth.



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Vincent has become a popular place to live, work and recreate. The City is renowned for its consultative approach, local focus and excellent relationships with Government, agencies and business partners. By embracing progress, whilst respecting its past, the City has been involved in a number of major projects designed to meet the needs of its diverse community.

These include, but are not limited to the following;

- Beatty Park Leisure Centre;
- Hyde Park Lakes Restoration Project;
- NIB Stadium (Stage 1);
- Medibank Stadium;
- State Gymnastics Centre;
- Loftus Centre Redevelopment;
- Vincent Library and Local History Centre; and
- Office Building for the Department of Sport and Recreation.

The City provides a broad range of services to its community and has the facilities and resources to accommodate the additional population resulting from the boundary proposals outlined in this submission.

City of Perth

The City of Perth covers an area of 8.1 sq km comprising of the central business district of Perth. With a population of 16,714 people (2011 census), Perth encompasses the cosmopolitan inner-city suburbs of Perth, Crawley, parts of East Perth, part of West Perth and Northbridge.

The addition of the entire City of Vincent will provide a much needed residential population increase to the City of Perth. As demonstrated in the table below, Perth is currently the smallest Capital City council, both in area and population, even behind smaller State and Territory Capitals like Adelaide (21,590), Hobart (50,342) and Darwin (79,588).

Australian Capital Cities – Area and Population

| <i>City</i> | <i>Area km</i> | <i>Population</i> |
|---------------------------|----------------|-------------------|
| Brisbane | 1,367.0 | 1,110,473 |
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| Darwin | 112.0 | 79,588 |
| Perth (current) | 8.1 | 18,988 |
| Perth (submission) | 19.4 | 53,932 |



2.2 Statistics at a Glance

| | City of Vincent | City of Perth |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Area | 11.3 square km | 8.1 square km |
| Population (ABS2011) ¹ | 31,549 | 16,714 |
| Populations (ABS2012) ² | 34,944 | 18,988 |
| Median age | 34 years* | 32 years* |
| Rateable Properties ³ | 16,575 | 15,345 |
| Number of Electors ⁴ | 19,252 | 10,230 |
| Number of Council Employees ³ | 192(FTE) | 660 (FTE) |
| Number of Wards | Two | Nil |
| Total Revenue Budget(2013/14) | \$ 51.3 million | \$178.2 million |
| Number of Council Members ⁵ | Mayor and eight Councillors | Lord Mayor and eight Councillors |
| Distance from Perth City | The Administration/Civic Centre is 3km from Perth GPO | |
| Area of Parks and Gardens | 106.4 hectares | 118 hectares |
| Length of Roads and Sealed Rights of Ways | 175km | 96 kms |
| Suburbs and Localities | Highgate, Leederville, Mount Hawthorn, North Perth and parts of East Perth, West Perth, Perth City, Mount Lawley, Osborne Park and Coolbinia | Perth, Crawley, parts of East Perth Part of West Perth, Northbridge |

(Source: 1. ABS Census 2011, 2. ABS Cat 3218.0, 30 August 2013 3. Draft 2012/2013 Financial Statements 4. West Australian Electoral Commission, 5 West Australian Local Government Association handbook* ABS 2011).

2.3 Local Government Advisory Board Guiding Principles

In making this submission the City of Vincent has attempted to provide information and logical argument that addresses the Guiding Principles set out by the Local Government Advisory Board. Those stated principles are -

- (a) Community of interest
- (b) Physical and topographic features
- (c) Demographic trends
- (d) Economic and financial impact
- (e) History of the area
- (f) Transport and communication
- (g) Matters affecting the viability of local governments and
- (h) Delivery of local government services.

The City of Vincent has considered the above principles in respect to the proposals and recommendation made in this submission.



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Given the short timeframe imposed by the Minister for Local Government to make a submission, there has been insufficient time to analyse some of the data in depth. The City of Vincent has used its best endeavours to provide material to support its proposal as outlined in this submission. It is our hope that the Board receives the appropriate information from all parties to make an informed decision.

Schedule 2.1 of the Local Government Act 1995 provides for - (2) a proposal is to—

- (a) set out clearly the nature of the proposal, the reasons for making the proposal and the effects of the proposal on local governments; and
- (b) be accompanied by a plan illustrating any proposed changes to the boundaries of a district; and
- (c) comply with any regulations about proposals.

2.3.1 Nature of the proposal

Following the release of the Government's model in July 2013', the City of Vincent has considered the effect of the proposal on its community.

The proposed splitting of the City of Vincent between the Cities of Stirling and Perth is not considered to be in the best interest of the City's electors, ratepayers and residents. **Therefore the City of Vincent, in meeting its obligations under Part 2 of the Local Government Act 1995, cannot support the Government's structural reform proposal, as it currently stands.**

After consideration of the Government's stated objectives, consideration of feasible alternatives, and taking on board significant community feedback, the City of Vincent considers that the electors, ratepayers and residents of both the districts of Perth and Vincent would mutually benefit from an amalgamation of the two districts.

The nature of the City of Vincent's submission is to amalgamate the local government districts of Vincent and Perth.

2.3.2 Reasons for making the proposal

This submission is as a direct response to the Minister for Local Government timeframes detailed in the Metropolitan Local Government Reform Information Kit (page 62), which states as follows;

"From 26 August 2013 to 4 October 2013, local governments are invited to submit amalgamation proposals to the LGAB in line with the Government's model."

"Amalgamations and boundary changes will be determined under the existing provisions of the Local Government Act 1995 (the Act). This will involve making proposals for boundary reforms to the Local Government Advisory Board (LGAB). Local governments are invited to submit proposals to the LGAB between 26 August and 4 October 2013." (page 9)

The City of Vincent is aware there are no timeframes enshrined in the Local Government Act 1995 for making a submission to the Local Government Advisory Board. However in the spirit of co-operation, the City has prepared this submission, so that it may act in the best interests of its electors, ratepayers and residents, to meet the timeframe of 4 October 2013 proposed by the Minister for Local Government.



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2.3.3 Effects of the proposal on local governments

As a result of the Government's proposal, the City of Vincent has held discussions with the affected local governments of Perth and Stirling. The City is aware that both the adjoining local governments may be making submissions. to suit their own purposes.

City of Perth

The City of Vincent and the City of Perth met on 12 August 2013. The City of Vincent has provided comprehensive information to the City of Perth in order to allow it to conduct its "due diligence". Discussions at administration level have continued throughout the process.

The City of Perth has made its own submission. The current submission is contrary to the previous submissions made to the Local Government Advisory Board and other reviews. The proposal to merge the two local governments addresses a number of specified shortcomings in the size and shape of the existing City of Perth. The City of Perth submission of August 2009 stated:

"The City of Perth's submission to the Minister for Local Government is based on the criteria used by the Local Government Advisory Board when considering changes to local government boundaries.

However, while the submission and the recommendation to the Minister for Local Government state that the extension of the City's boundary to Bulwer Street is a priority, it is not specific about where the future boundary should be and does not make a formal proposal for boundary change. The submission provides the rationale backed up with strong evidence to support the extension of the City of Perth boundary under the headings of:-

- *Capital City Comparisons,*
- *Demographic and Social Change.*
- *The Elements of a World-Class City.*
- *City Boundary Physical and Topographical Considerations.*
- *The Pressure for Growth.*
- *Community of Interest.*
- *Effective Delivery of Local Government Services.*
- *Examination of the City's Northern Boundary.*
- *Planning for the City.*
- *Governance Issues."*

City of Perth August 2009

At a Special Meeting of the Council held on 26 September 2013, the City of Perth considered the Government's proposal and resolved to amend its boundaries as follows;

- Eastern boundary to follow Graham Farmer Freeway rather than Victoria Park Drive to recognise the integrated Burswood precinct (including Belmont Racecourse and Peninsula residential areas;
- Eastern boundary to follow south-eastern boundary of GO Edwards Park reserve rather than Great Eastern Hwy to establish a complete eastern gateway environs;
- Western boundary to follow Smythe Road/Bruce Street/Princess Road rather than immediately adjacent to hospitals and university, to be significantly enhanced by the proposed light rail route and terminus;



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- Northern boundary to follow Bulwer/Summers Streets rather than Vincent/Walcott Streets to address concerns about the dissection of the Beaufort Street shopping precinct, and to recognise it as a more definitive delineation of land-use and demographics; and
- Southern and eastern boundary to incorporate Matilda Bay and Pelican Point and to run central to the Swan River boundaries consistently from west to east including southern channel adjacent to Heirisson Island;

The City of Perth and City of Vincent will NOT be lodging a joint submission to the Local Government Advisory Board.

City of Stirling

The City of Vincent and the City of Stirling met on 4 September 2013.

It should be noted that the City of Stirling has made a number of public statements that they do not want a part of the City of Vincent – they prefer to maintain their current boundaries.

It is understood that the City of Stirling will be making its own representation to the Local Government Advisory Board that addresses the proposed boundary adjustments to its western and eastern boundaries.

The City of Vincent and City of Stirling will NOT be lodging a joint submission to the Local Government Advisory Board.

2.3.4 Community Engagement with Vincent Residents and Business

The City of Vincent has undertaken significant community engagement with local residents, to assess their level of concern regarding the proposed splitting of Vincent. In particular, the following actions have been taken:

(a) Petition

The City organised a petition, as shown in **Appendix 5**, to enable the City's electors, ratepayers and residents to express their views. The petition requests that the whole of the City be amalgamated with Perth. Approximately 7,500 signatures have been obtained at the time of writing this submission. The Petition, has been tabled in the Parliament by the Member for Perth, Ms. Eleni Evangel, who also strongly supports the City of Vincent position.

(b) Plebiscite

The Council has resolved that a Plebiscite will be carried out on 19 October 2013, as part of the Local Government Elections.

A copy of the Plebiscite is shown at **Appendix 4**.

2.3.5 The City of Vincent's submission

The City of Vincent submission will address the LGAB Guiding Principles, in its support of its proposed amalgamation with the City of Perth.



3 COMMUNITY OF INTEREST

The Local Government Advisory Board describes 'community of interest' as:

"... sporting, leisure and library facilities create a focus for the community. The use of shopping areas and the location of schools also act to draw people together with similar interests. This can also give indications about the direction that people travel to access services and facilities. The external boundaries of a local government need to reflect distinct communities of interest wherever possible.

Community of Interest

1. *The external boundaries of a local government should have regard to communities of interest.*
2. *A local government area should generally:*
 - *reflect local communities, for example the geographical pattern of human activities (where people live, work and engage in leisure activities), and the various linkages between local communities;*
 - *have a centre, or centres, of administration and service easily accessible to its population; and*
 - *ensure effective elected representation for residents and ratepayers; and*
 - *have external boundaries which integrate land use, environmental and transport systems and water catchment areas.*

Neighbourhoods and suburbs are important units in the physical, historical and social infrastructure and often generate a feeling community and belonging. The Board believes that wherever possible, it is inappropriate to divide these units between local governments.

Community of Interests includes parts of a district that share common interests, values, characteristics and issues giving rise to a separate sense of identity or community. Factors contributing to a sense of identity or community include shared interest and shared use of community facilities. For example, sporting, leisure and library facilities create a focus for the community."

Much of Vincent's rich heritage stems from the 1890s and 1900s when many community buildings were established, including the North Perth District School (now North Perth Primary), Highgate Primary School, Leederville and Brisbane Street post offices, North Perth Police Station, Brisbane and Queens hotels, the North Perth City Hall, the Redemptorist Monastery and the Perth Mosque.

Created on 1 July 1994 with the restructure of the former City of Perth, Vincent has become a popular place to live, work and recreate. The City is renowned for its consultative approach, local focus and excellent relationships with Government, agencies and business partners. By embracing progress, whilst respecting its past, the City is involved in a number of major projects designed to meet the needs of its diverse community.



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Since 1994, Vincent has grown to be a popular, nationally award winning and fiscally responsible local government with a commitment to meeting the needs of its diverse community by offering a range of facilities, services and events.

Vincent is a vibrant and progressive municipality which boasts a wealth of local attractions including the iconic Hyde Park, Beatty Park Leisure Centre and Loftus Centre. With a famed café strip along Oxford Street in Leederville and shopping precincts along Beaufort Street in Mount Lawley, Scarborough Beach Road in Mount Hawthorn, Fitzgerald and Angove Streets in North Perth and William/Brisbane Street in Perth, Vincent offers an abundance of retail, entertainment and recreational attractions across the suburbs.

Boasting an enviable collection of parks and sporting grounds, the City is renowned for NIB Stadium (rectangular), Medibank Stadium (Leederville) Oval and many different sporting clubs call Vincent home.

Within its boundaries Vincent holds a rich and varied history. It is a place of cultural diversity with about 56.9% of its residents having been born overseas. Reflections of this variety are found in the number of religions represented within Vincent including Christianity, (eighteen denominations) Buddhism, Islam, Judaism and Hinduism.

There are busy and popular commercial areas such as Beaufort, Fitzgerald, William and Oxford Streets and Scarborough Beach Road, and peaceful suburbs where old and new lie side by side. There is more than one hundred years of built history and heritage within the boundaries of the municipality – and all of it, whether a century, a decade, or just a few years old, is important to the City of Vincent.

From tranquil parks to bustling streets, cutting-edge design to celebrated heritage places, sporting pursuits to artistic endeavours, the colour and personality of Vincent is the City's greatest asset. The City celebrates and promotes Vincent's unique diversity – in its people, cultures, buildings, events and places of interest – and works towards enriching the lives of the people who live there and of those just passing through.

The City is committed to the principles of environmental, social and economic sustainability, and is dedicated to achieving and promoting sustainable outcomes throughout its everyday functions and responsibilities.

The diverse needs and expectations of Vincent's residents and ratepayers – families, seniors, people with disabilities, professionals, young people, community groups and business proprietors – are the focus of the City's sustainability programmes and initiatives.

For a number of years, the City of Perth has made reference to increasing its size.

“Many of the areas surrounding the City of Perth have a community of interest with areas within the city and this is likely to strengthen as the residential population of the city increases.

Planning for the metropolitan area will result in the City of Perth playing a stronger role as a centre for the inner city area in addition to its capital city role.



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At 8.1km, the City of Perth is the smallest capital city in Australia. It is less than half the size of the next smallest, being the City of Adelaide at 15.57km² and has an effective development area of 3.9km² after allowing for transport infrastructure, parks and reserves.

There is a need for the City of Perth to expand its boundaries for it to grow into a world class city capable of attracting internationally mobile workers and the businesses that rely on them.”

City of Perth August 2009

Submission:

- 3.1. City of Vincent residents identify as inner city residents. They have lived in the area for either most of their lives, or have moved here because they work, live and socialize in both Vincent and Perth.**
- 3.2. Vincent has vibrant inner-city communities, built around five Town centres, which are interconnected and share a common sense of identity. The operation of these centres has a great deal of synergy with the City of Perth’s focus on tourism and providing a diversity of entertainment experiences.**
- 3.3 The City of Vincent’s main street commercial entertainment strips, some of which identify with Perth, are important visitor and tourist destinations.**



4 PHYSICAL AND TOPOGRAPHICAL FEATURES

The Local Government Advisory Board describes 'physical and topographical features' as the following:

Physical and topographical features may be man-made and will vary from area to area.

These features can form identifiable boundaries and can also act as barriers to movement between adjoining areas. In many cases physical and topographical features are appropriate district and ward boundaries. The Board supports local government structures and boundaries that facilitate the integration of human activity and land use.

Boundaries:

1. *The external boundaries of a local government entity should facilitate the planning and development of its area and the efficient and effective provision of facilities and services.*
2. *The external boundaries of a local government should have regard to existing and expected population growth, with jurisdiction over sufficient urban land for adequate planning, development control and future urban expansion.*
3. *The external boundaries of a local government should as much as possible be clearly identifiable, following natural geographic features, and relate to distinctive natural geographic regions or reflect distinct communities of interest.*
4. *The external boundaries of a local government should recognise the economic and social interdependence of City and country, and have regard to other boundaries (e.g. regional and electoral boundaries) and areas of regional co- operation.*
5. *Boundaries should not divide a local community such as a neighbourhood, suburb or country City.*

City of Vincent

The City of Vincent is bounded on the South by the Graham Farmer Freeway, on the west by the Mitchell Freeway on the North by Scarborough Beach Road and Green Street and on the east by Walcott Street, Lord Street, Guildford Road, Stanley Street, Mitchell Street and the Swan River.

City of Perth

Towards a Vision for Perth in 2029, a reference document for Future Perth, states:

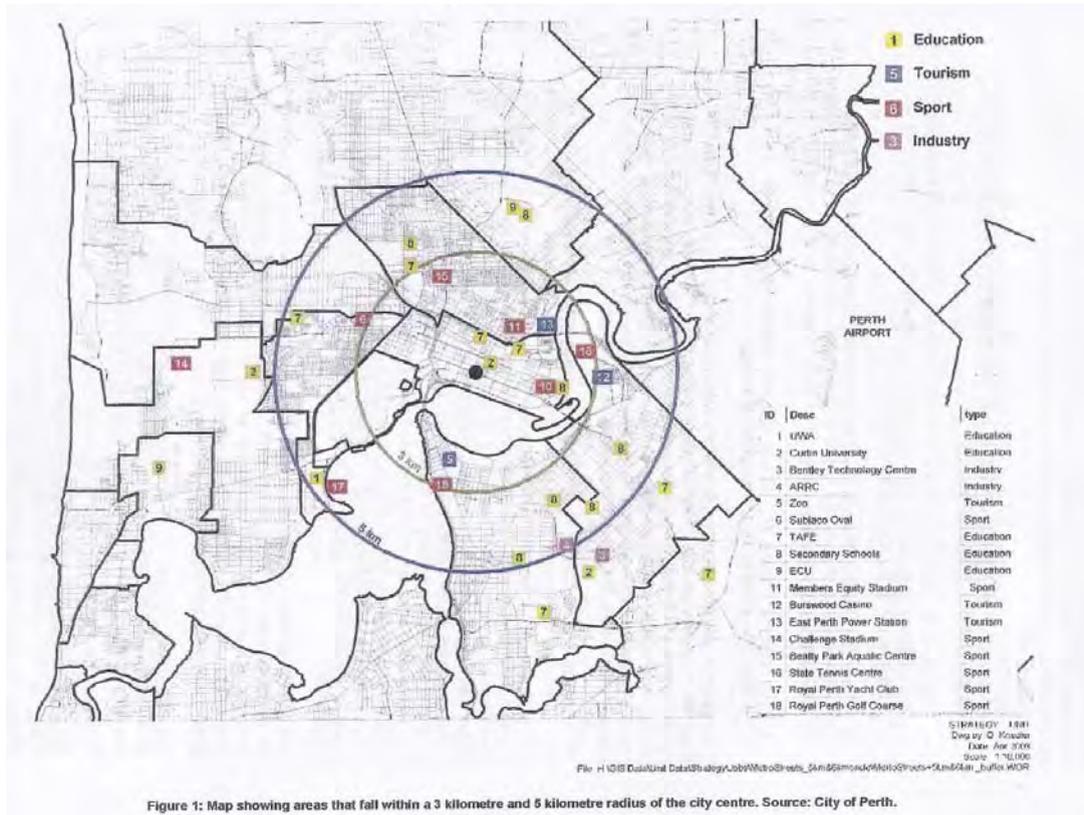
“to make our Capital City a more enjoyable city we need to promote our central area as a place for living and visiting. We have an exciting concept of sculpting and enlivening our central area into a more people-friendly living, working and recreational environment. Let's first re-define our capital city. We believe that Perth's central area is no longer just the area between the Freeway, Wellington Street, the Causeway and Riverside Drive. Perth is becoming a larger city which extends beyond these boundaries from Subiaco, Northbridge, Victoria Park to South Perth and should be recognised as "Greater Perth", a potential 'super city' or a 'global city' (p.12-13).”

City of Perth December 2011



Submission by the City of Vincent

In 2009, Perth made a decision concerning its boundary as depicted in the map below. This shows the extent of the consideration by the City of Perth in 2009 (up to 5km). Other considerations have been proposed for an area up to and including a 10 km radius from the Central Business District. As can be seen, Perth's proposal encompasses all of Vincent.



City of Perth August 2009

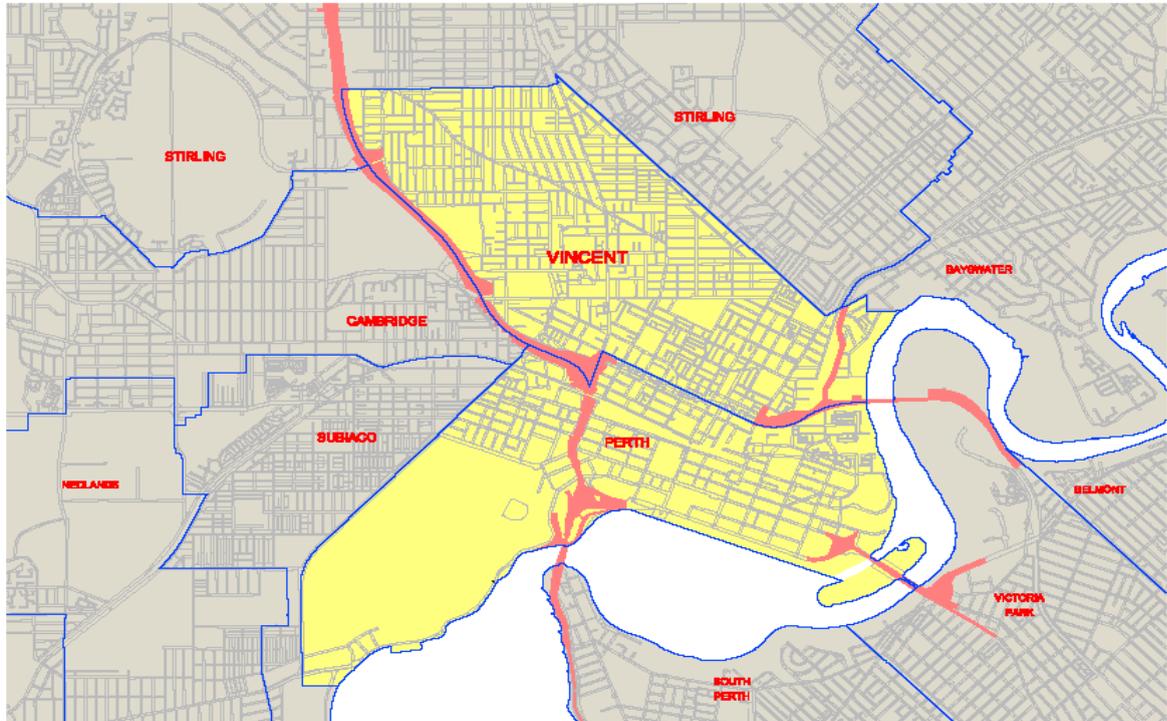
This proposal, the amalgamation of Vincent and Perth provides for the “Capital City”, with an area of greater influence under its control. It could be the first step in achieving a Capital City local government which truly represents the residents of the Capital of the State of Western Australia.



CITY OF VINCENT

Submission by the City of Vincent

The map below shows the existing natural and manmade "boundaries" for the proposed new local government. These "boundaries" are also enhanced by the communities of interest which also strengthen the amalgamation of Perth and Vincent.



Submission:

- 4.1. The existing boundaries of the Swan River, Kings Park, Mitchell Freeway and major arterial roads provide an excellent fit for the new local government in line with the Board's Guiding Principles.
- 4.2. The City of Vincent's current boundaries using the freeways, Swan River and major arterial roads, comply with the Boards Guiding Principles.



5 DEMOGRAPHIC TRENDS

The Local Government Advisory Board describes 'demographic trends' as the following:

Local governments should consider the following characteristics when determining the demographics within its locality:

- *Population size*
- *Population trends*
- *Distribution by age*
- *Gender. and*
- *Occupation*

Current and projected population factors will be relevant as well as similarities and differences between areas within the local government.

5.1 City of Vincent Demographic Profile

The City of Vincent is an inner-urban local government located three kilometres from the Central Business District. The City covers an area of 11.3 square kilometres and encompasses the inner suburbs of Leederville, Highgate, North Perth, Mount Hawthorn and parts of Mount Lawley, Perth, East Perth, West Perth, Osborne Park and Coolbinia, as shown in the map below:



The significant increase for the City of Perth reflects the renaissance in inner city living starting from a low base. It reflects the work that the City of Perth has done to make inner city living more attractive.

While the City of Vincent population increase is slightly higher than the Western Australian increase it has been achieved within fixed boundaries. The City of Vincent's increase reflects both an increase in residential infill and increase in high density urban living.

Vincent has encouraged the development of high quality high density dwellings along its main roads and serviced by its town centres. Vincent has experienced a boom in such development in recent times and indications are that this will increase on streets such as Oxford Street and Fitzgerald Street as developers take advantage of services provided by the town centres and good public transport. In many regards the urbanisation of Vincent, and the related increase in population, reflects what is happening in the City of Perth. Vincent's increasingly urban feel is blurring the old boundary between urban and suburban.

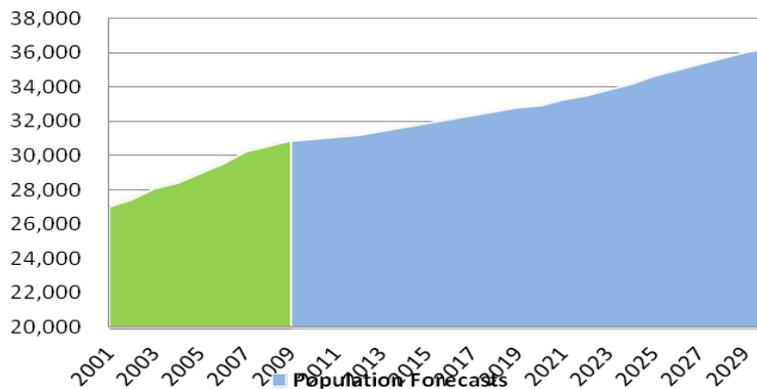


5.2 Current and Projected Population

The 2011 Census Data illustrates that the residential population of the City of Vincent was 31,549 persons. This is an increase of 17.37% as the residential population in the 2006 census was 26,878 persons. The population is distributed across the suburbs of Highgate, Leederville, Mount Hawthorn, North Perth, North Perth and parts of Mount Lawley, West Perth, Perth and East Perth, with the largest population residing in North Perth. City of Perth population 2006 was 11,573 and in 2011 had increased to 16,714. The population change was 44.42%, however from a small base.

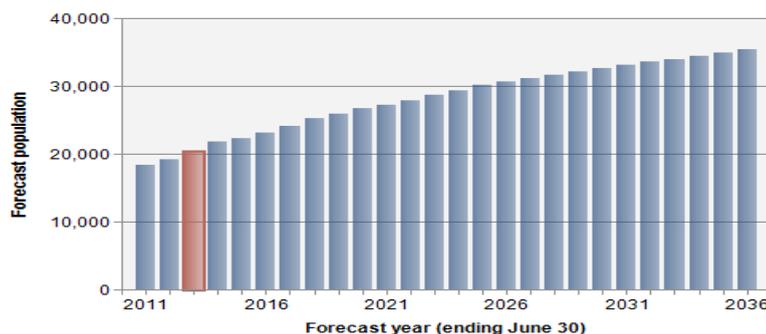
Population Trends and Forecasts, City of Vincent 2001 - 2030

Population projections released by the West Australian Planning Commission (2005) suggest that population growth rates in the City of Vincent will be restricted to an average annual growth rate of 0.8% until 2030. It is anticipated that by 2030 the Local Government area will have a resident population of approximately 36,000, as outlined in the graph below.



Source: SGS Economics and Planning using WAPC WA Tomorrow, 2005 and ABS Estimated Resident Population 2001- 2009.

Forecast population, City of Perth



ABS 2011

| Brief Statistics | City of Perth |
|-------------------------------------------------------------------|-----------------|
| Population 2013 | 20,359 |
| Change between 2013 and 2036 | 15,019 |
| Average annual percentage change between 2013 and 2036 (23 years) | 2.43% per annum |
| Total percentage change between 2013 and 2036 (23 years) | 73.77% |



CITY OF VINCENT

Submission by the City of Vincent

The population of the (current) City of Perth is anticipated to grow beyond 35,000 people by 2036, representing a 73% increase in a 23 year period and a steady increase of almost 2.5% per annum. The rapidity of growth in the late 1990's and early 2000's is largely due to the attraction of central Perth for employment, education and lifestyle opportunities in addition to other drivers which influence growth such as strong demand for inner city living, continued state government investment into major inner city redevelopment projects such as City Link and Victoria Quay and the ongoing role of the City as a tourist, business and retail hub for the state.

5.3 Capital City Population

"The City of Perth residential population is forecast to reach 30,000 by 2030. The increase in population is expected to result in a greater demand for services from the City, and other government and private sector providers. However, a population of 30,000 is relatively small compared to other local governments and capital cities. The fragmented nature of the population will mean that in many circumstances the service will be shared with people in areas adjacent to the City of Perth. This will have implications for the planning and delivery of the services."

City of Perth August 2009

Currently the City of Perth does not have a population of greater than 30,000; the usual requirement to have City status designated under the Local Government Act 1995.

The Metropolitan Local Government Review Final Report of the Independent Panel (Robson Report) stated –

"5.4.7 The size of the City of Perth

The size of the City of Perth emerged as a consideration in the review, especially since the spilt of the former City of Perth into four local governments in 1993. As previously discussed, the Panel believes there is a strong case for increasing the size of the City of Perth and giving it an enhanced role.

The City must be of a sufficient size to be a serious national and international player, and to advocate for the whole of the metropolitan area, perhaps even the State. One respondent supported expansion of the City of Perth to a 25 km radius around the CBD (DF179). The Panel does not see the City of Perth as being this large, but it does see a need for it to be larger. This is reflected in the Panel's preferred model presented below.

By increasing its size, the City will boost its capability and responsiveness, diversify its population, and enhance its international standing. It is, in the words of a respondent, an 'opportunity to create a capital city worthy of the name' (DF 24)."

Metropolitan Local Government Review Final Report of the Independent Panel July 2012



CITY OF VINCENT

Submission by the City of Vincent

5.4 Demographic Characteristics – Ethnic Diversity/languages

The 'ethnic profiles' of the Cities of Vincent and Perth are similar and reflect various immigration booms. Vincent still reflects the post war influx from Europe and the influx after the Vietnam War. The City of Perth reflects the more recent influx from Asia and the fact that this corresponds with the recent increase in inner city residences. The following tables show the profiles from the 2011 Census:

| Language Spoken at Home | City of Vincent | % of total persons in the City of Vincent | Australia | % of total persons in Australia |
|-------------------------|-----------------|-------------------------------------------|------------|---------------------------------|
| English | 22,094 | 70.0% | 16,509,291 | 76.8% |
| Italian | 1,580 | 5.0% | 299,834 | 1.4% |
| Vietnamese | 608 | 1.9% | 233,390 | 1.1% |
| Cantonese | 492 | 1.6% | 263,673 | 1.2% |
| Mandarin | 443 | 1.4% | 336,410 | 1.6% |
| Greek | 372 | 1.2% | 252,217 | 1.2% |

| Language Spoken at Home | City of Perth | % of total persons in the City of Perth | Australia | % of total persons in Australia |
|-------------------------|---------------|-----------------------------------------|------------|---------------------------------|
| English | 8,831 | 52.8% | 16,509,291 | 76.8% |
| Mandarin | 834 | 5.0% | 336,410 | 1.6% |
| Cantonese | 439 | 2.6% | 263,673 | 1.2% |
| Korean | 286 | 1.7% | 79,787 | 0.4% |
| Indonesian | 237 | 1.4% | 55,870 | 0.3% |
| Japanese | 230 | 1.4% | 43,691 | 0.2% |

As can be seen, while there are some differences in the particular ethnic groups represented. The mix is compatible and demonstrates the diversity of both cities. While it is only just one of many measures, the level of education attained by residents of Vincent and Perth are very similar and reflect a similarity of background. The similarities are much greater than with the rest of the Perth Metropolitan Area.

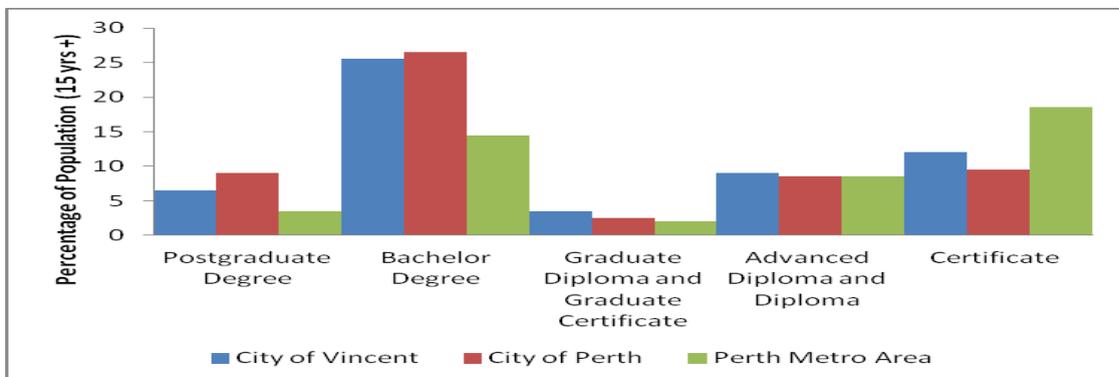


5.5 Demographic Characteristics – Education Qualifications

Education Qualification

A higher proportion of the City of Vincent working age population (aged 15 and over) has a tertiary qualification when compared with the Perth Metropolitan Area and the City of Perth residents (56.5%, compared with 56% and 47% respectively). This level of education is an asset to the City’s workforce and businesses, and can be used as an indicative proxy for higher relative wages and levels of innovation.

In considering the distribution of tertiary qualifications, the City of Vincent has a relatively similar profile when compared with the other regions, however is more closely aligned with the Inner Perth profile than the Perth Metropolitan profile.



Tertiary Qualification Distribution - Source: ABS Census of Population and Housing

5.6 Demographic Characteristics - Household Size

City of Vincent

The average household size in the City of Vincent has remained stable between 2001 and 2006 at 2.1 residents per household, however has slightly increased to 2.2 in the 2011 Census. This is below the 2.6 residents per household, for 2011, for the Greater Perth Area.

City of Perth

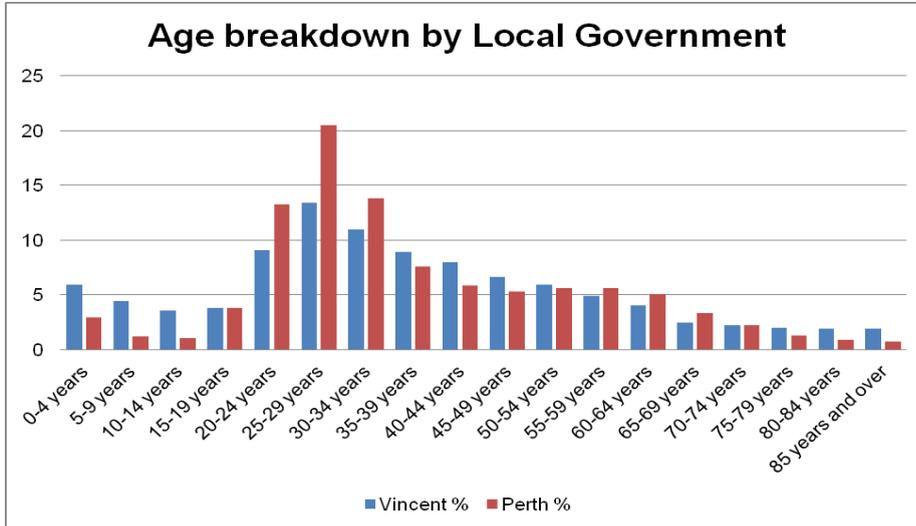
The average household size in the City of Perth was 1.7 residents per household in 2001 and 2006, and increased slightly in 2011 to 1.8 residents per household.

The trend toward higher density housing form is generally consistent with that of other central metropolitan regions. The City of Vincent, however, exhibited a substantially higher growth in the number of semi-detached, row or townhouses and flats and apartments, when compared with the Inner Perth and Central Metropolitan SSD regions.



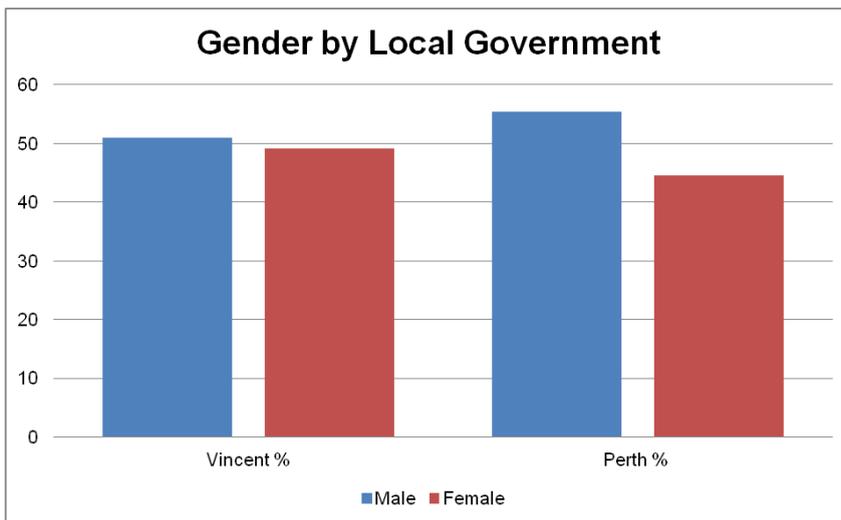
Submission by the City of Vincent

5.7 Demographic Characteristics – Age Distribution



The median age of people in Vincent was 34 years in comparison to Perth’s 32. The highest age bracket of people in Vincent is 25-29 years, which is also the highest for Perth; however they are leading Vincent in this bracket by 7.1%. In Vincent, children aged 0 - 14 years made up 13.8% of the population compared to Perth’s 2.9% and people aged 65 years and over made up 10.5% of the population, leading Perth’s 0.7%.

5.8 Demographic Characteristics – Gender Profile



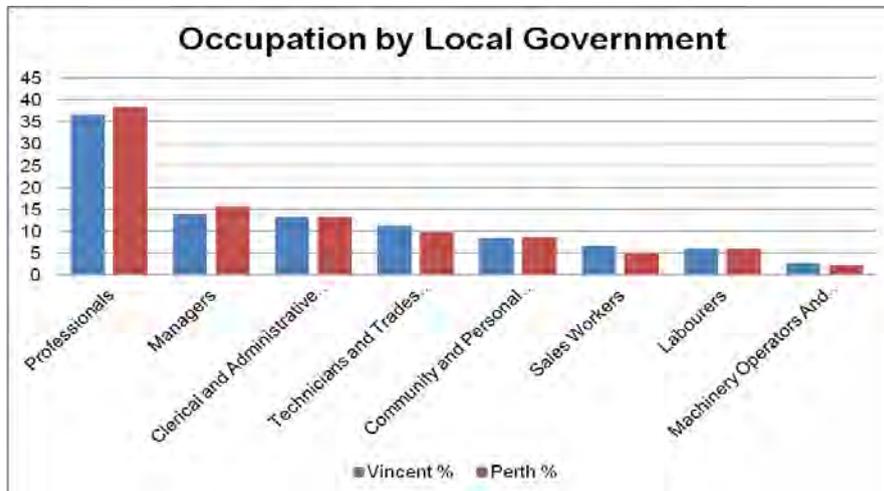
At the 2011 Census, 50.9% of the City of Vincent’s population were male and 49.1% were female. In the City of Perth 55.5% were male and 44.5% were female. In both local government areas, Aboriginal and Torres Strait Islander people made up 0.6% of the population.



CITY OF VINCENT

Submission by the City of Vincent

5.9 Demographic Characteristics – Occupation



The resident occupations in both the City of Vincent and the City of Perth are comparable. The highest proportion of residents identifies their occupations as ‘Professionals’ with Perth maintaining a 1.6% lead over the City of Vincent in this occupation. Other dominant occupations include ‘Managers’ and ‘Clerical and Administrative workers’. The occupation statistics are largely influenced by the economic base and employment opportunities available in the area, education levels, and the working and social aspirations of the population. When viewed with other indicators, such as Educational Qualifications and Individual Income, Occupation is a key measure for evaluating the City of Perth’s socio-economic status and skill base.

Submission:

- 5.1 The Robson Report provided in both of its options that the City of Vincent and the City of Perth would be amalgamated in their entirety.
- 5.2. The amalgamation of the two local governments provides a new “City of Perth” with both area and population that will enhance its local, national and international standing.
- 5.3. The demographics of the population of the City of Vincent are closely aligned with the City of Perth.



6 ECONOMIC AND FINANCIAL IMPACT

The Local Government Advisory Board describes the ‘economic and financial impact’ as the following:

Economic factors can include any factor that reflects the character of economic activities and resources in the area including:

- *Industries within the local area*
- *Distribution of community assets, and*
- *Infrastructure*

Resource Base

1. *A local government should have a sufficient resource base:*

- *to be able to efficiently and effectively exercise its proper functions and delegated powers, and operate facilities and services;*
- *to be flexible and responsive in the exercise of its functions and powers, and operation of its facilities and services;*
- *to be capable of employing appropriate professional expertise and skills; and*
- *to be capable of embracing micro-economic reform.*

Each local government should have a diverse and sufficient rate base to ensure that general purpose grants do not represent the major revenue source.

6.1 Economic Overview

The economic overview and financial aspects reveal that the City is in a strong financial position and that Vincent is a sought-after location for business investment and activity. The City has adopted both short and Long-Term Financial Plans and an Economic Development Strategy to allow for strategic future planning.

In terms of economies of scale for the City, the 10-Year Strategic Financial Management Plan proposes a significant commitment for the delivery of its services to the community. The wide scope of services includes:

- Governance and General Purpose Funding
- Law and Order
- Public Safety
- Health
- Education and Welfare
- Community Amenities
- Recreation and Culture
- Transport and Roads
- Economic Services and
- Other Property and Services.



CITY OF VINCENT

Submission by the City of Vincent

The City has developed key regional partnerships with other local authorities through membership and involvement in:

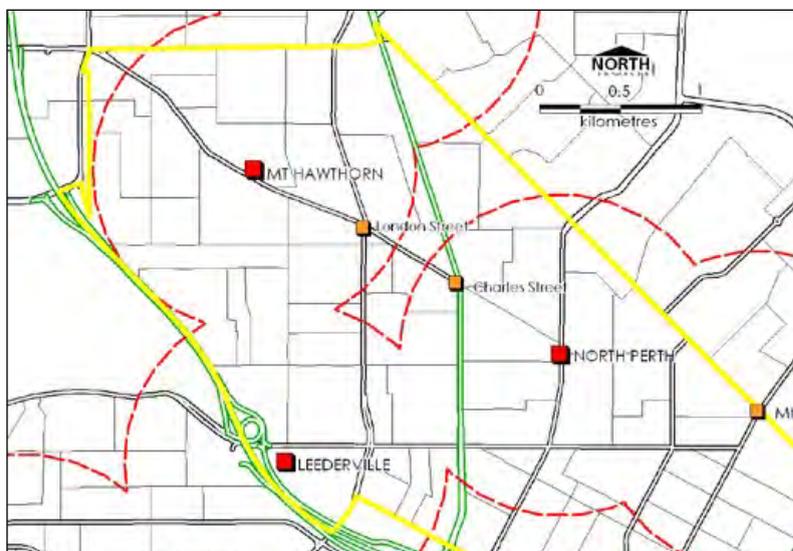
1. Mindarie Regional Council, and
2. Tamala Park Regional Council.

The City's Economic Development Strategy 2011-2016 has been developed to identify and guide economic development within the City of Vincent. The following information has been extracted from the Economic Development Strategy. It is noted that information on the Leederville Masterplan and the West Perth Regeneration Project include economic projections for these areas.

The key objectives of economic development are:

- Fostering employment and economic opportunities for residents
- Developing hubs of economic vitality
- Attracting resources and facilities to benefit the community and
- Incorporating triple bottom line principles in City activities.

The map below shows that the catchment areas for the commercial centres of Mount Hawthorn and North Perth are almost totally contained within Vincent's boundaries, whereas Beaufort Street, Leederville and William Street, situated on or near Vincent's boundaries, have catchments that extend into the adjoining local government areas.



Commercial Catchment Area for Vincent Town Centres



CITY OF VINCENT

Submission by the City of Vincent

6.2 Local Government Financial Activity

| 2012/2013 Draft Financial Report | City of Vincent | City of Perth | Total |
|---------------------------------------|-----------------|---------------|---------|
| General Statistics | | | |
| Census 2001 | 27,071 | 7,706 | 34,777 |
| Census 2006 | 29,261 | 12,353 | 41,614 |
| Census 2011 | 33,857 | 18,315 | 52,172 |
| Population 2013 (ABS) trend estimate | 35,930 | 19,680 | 55,610 |
| Area (sq kms) | 11.3 | 8.1 | 19.4 |
| Population Density (people per sq km) | 3,179.6 | 2,429.6 | 2,866.5 |
| Sealed road | 150 | 95 | 245 |
| Rate Assessments | 16,575 | 15,345 | 31,920 |
| Electors Combined Roll | 20,022 | 11,000e | 31,022 |
| Elected Members | 9 | 9 | |
| Employees (FTE's) | 192 | 660 | 852 |
| Population per member | 3,992 | 2,187 | |
| Electors per Member | 2,225 | 1,222 | |
| Electors as % of population | 55.7% | 55.9% | 55.8% |
| Population per employee | 187 | 30 | 65 |
| Population per road length (kms) | 240 | 207 | 227 |
| Operating expenses per capita | \$1,339 | \$7,265 | \$3,436 |
| General Rates per capita | \$663 | \$3,416 | \$1,637 |

6.2.1 Operating Results

| 2012/2013 Draft Financial Report | City of Vincent | City of Perth | Total |
|-------------------------------------------------------|-----------------|---------------|---------------|
| FINANCIAL INFORMATION | | | |
| Operating revenue | | | |
| Rates | 23,825,952 | 67,226,365 | 91,052,317 |
| Operating Grants/Contributions | 1,567,459 | 1,870,604 | 3,438,063 |
| Capital contributions/grants | 2,163,779 | 2,843,240 | 5,007,019 |
| Reimbursements etc | 0 | 450,935 | 450,935 |
| Fees and Charges | 15,304,231 | 90,531,579 | 105,835,810 |
| P/L on sale of assets | 138,285 | 251,045 | 389,330 |
| Interest Earnings | 1,243,366 | 8,037,365 | 9,280,731 |
| Other revenue | 3,851,966 | 1,121,775 | 4,973,741 |
| | 48,095,038 | 172,332,908 | 220,427,946 |
| Operating expenses | | | |
| Employee Costs | (20,737,967) | (54,251,765) | (74,989,732) |
| Material & contractors | (14,495,855) | (41,384,203) | (55,880,058) |
| Loss on sale | (343) | (1,812,135) | (1,812,478) |
| Depreciation | (8,906,059) | (22,543,017) | (31,449,076) |
| Insurance | (794,498) | (1,161,712) | (1,956,210) |
| Utilities | (1,983,195) | (3,173,589) | (5,156,784) |
| Interest Expense | (1,199,652) | (1,933,750) | (3,133,402) |
| Other expenditure | 0 | (16,718,561) | (16,718,561) |
| Operating expenses | (48,117,569) | (142,978,732) | (191,096,301) |
| Net | (22,531) | 29,354,176 | 29,331,645 |
| Details of abnormal/other comprehensive income | | | |
| Abnormal/extraordinary transactions | | | |
| Adjustment from impaired assets | 0 | (2,194,829) | (2,194,829) |
| Profit Disposal of assets (abnormal) | 0 | 1,306,442 | 1,306,442 |
| Asset contributed/gifted | 0 | 708,403 | 708,403 |
| Total extraordinary | 0 | (179,984) | (179,984) |
| Other Comprehensive Income | | | |
| Changes in the fair value of available-for-sale | 0 | (311,348) | (311,348) |
| Revaluation of assets | 1,460,807 | 745,655 | 2,206,462 |
| Other Comprehensive Income | 1,460,807 | 434,307 | 1,895,114 |
| Gross operating result | 1,438,276 | 29,608,499 | 31,046,775 |



CITY OF VINCENT

Submission by the City of Vincent

6.2.2 Assets/Liabilities

| 2012/2013 Draft Financial Report | City of Vincent | City of Perth | Total |
|---------------------------------------|-----------------|---------------|---------------|
| BALANCE SHEET | Vincent | Perth | Total |
| Current assets/liabilities | | | |
| Current Assets | 11,286,333 | 125,440,292 | 136,726,625 |
| Current Liabilities | 8,795,976 | 36,090,806 | 44,886,782 |
| Net current assets | 2,490,357 | 89,349,486 | 91,839,843 |
| Non Current assets/liabilities | | | |
| Other Non Current Assets | 4,118,643 | 25,810,184 | 29,928,827 |
| Net Fixed assets | 202,750,341 | 874,471,958 | 1,077,222,299 |
| Non Current Assets | 206,868,984 | 900,282,142 | 1,107,151,126 |
| Non Current Liabilities | 19,400,907 | 53,065,458 | 72,466,365 |
| Net Non Current assets/liabilities | 187,468,077 | 847,216,684 | 1,034,684,761 |
| NET Assets | 189,958,434 | 936,566,170 | 1,126,524,604 |
| Equity | | | |
| Retained funds | 125,608,151 | 468,362,922 | 593,971,073 |
| Reserves | 7,764,438 | 90,492,873 | 98,257,311 |
| Revaluation reserves | 56,585,845 | 377,710,375 | 434,296,220 |
| | 189,958,434 | 936,566,170 | 1,126,524,604 |

The City of Perth is the financially stronger of the two local governments. The amalgamation of these local governments would not materially disadvantage the new "City of Perth". The new entity would address rating inequities through differential rating. Currently the City of Vincent imposes a general rate (6.995) whilst the City of Perth has differential rating that provides "offices" with a lower rate (2.696) and residential (4.131) and commercial (5.065) with a higher rate.



CITY OF VINCENT

Submission by the City of Vincent

6.2.3 Rate Information

Rates Comparison 2012/13

The table below compares rates for an average GRV value for a residential property and applies the rate in the dollar, as established by the individual council, plus any separate rubbish or recycling charge.

The result shows that the City fares well in comparison to other councils in respect to the level of rates charged. (Note: Vincent does not charge a separate rubbish rate.)

| RATES COMPARISON 2012/2013 | | | | | | |
|-----------------------------------|---------------------------------|------------------------|----------------------------|----------------------|--------------------------------------|------------------|
| Municipality | Residential Rate (Cents) | General Minimum | Residential Rubbish | Other Charges | Total Account on GRV \$21,000 | Variation |
| Perth | 3.8980 | 560 | 162 | 116 | 981 | -30.6% |
| Canning | 4.1760 | 477 | 315 | 20.2 | 1192 | -15.7% |
| Claremont | 6.1199 | 1035 | | | 1285 | -9.1% |
| Cottesloe | 6.1811 | 890 | | | 1298 | -8.2% |
| Belmont | 5.3257 | 710 | 250 | | 1368 | -3.2% |
| Stirling | 5.0990 | 709 | 260 | 59 | 1389 | -1.7% |
| Subiaco | 5.5000 | 626 | 240 | | 1395 | -1.3% |
| Vincent | 6.7310 | 624 | | 13.75 | 1414 | 0.0% |
| East | | | | | | |
| Fremantle | 6.7561 | 759 | | | 1419 | 0.4% |
| Nedlands | 5.3320 | 1060 | 325 | | 1445 | 2.2% |
| Melville | 5.0961 | 625.5 | 374 | | 1444 | 2.2% |
| Joondalup | 5.5167 | 695 | 298 | | 1457 | 3.0% |
| Kalamunda | 5.3626 | 648 | 340 | | 1466 | 3.7% |
| Peppermint Grove | 7.0149 | 970 | | | 1473 | 4.2% |
| Victoria Park | 7.2700 | 800 | | | 1527 | 8.0% |
| Bayswater | 5.5800 | 681 | 294 | 13.75 | 1479 | 4.6% |
| South Perth | 6.2350 | 750 | 220 | 26.5 | 1529 | 8.2% |
| Mosman Park | 6.2695 | 716 | 250 | 13.75 | 1567 | 10.8% |
| Bassendean | 6.9670 | 85 | 198 | | 1661 | 17.5% |
| Cockburn | 4.8590 | 600 | 365 | 474 | 1645 | 16.4% |
| Swan | 6.6140 | 715 | 300.5 | 235 | 1689 | 19.5% |
| Rockingham | 6.5610 | 699 | 320 | 64 | 1698 | 20.1% |
| Cambridge | 6.8103 | 792 | 198 | 80 | 1708 | 20.8% |
| Gosnells | 7.6140 | 784 | 231 | 16.5 | 1830 | 29.5% |
| Wanneroo | 7.3530 | 1010 | 320 | | 1864 | 31.9% |
| Fremantle | 7.0180 | 1014 | 446 | | 1920 | 35.8% |
| Armadale | 8.3580 | 875 | 231 | | 1986 | 40.5% |
| Mundaring | 8.6360 | 800 | 149 | 62 | 2025 | 43.2% |
| Kwinana | 7.8727 | 796 | 390 | | 2043 | 44.6% |



CITY OF VINCENT

Submission by the City of Vincent

Rates Comparison 2013/14 Budget

| | City of Vincent | | City of Perth | |
|--------------------------------|------------------------|-------------------|--------------------------|-------------------|
| Source of Information | Annual Budget | | Annual Budget | |
| Differential rating applied | No | | Yes 4 differential rates | |
| Financial Year | 2013/14 | | 2013/14 | |
| CHARGES | | | | |
| Residential | 681 | 6,995 | 624 | 4,1310 |
| Commercial/Industrial | 681 | 6,995 | 624 | 2,6960 |
| General | Charge | \$ | Charge | \$ |
| Administration Fee | \$ 33.00 na | | \$ 40.00 | 303,909 |
| Instalment Interest | 5.5% | 157,500 | 5.5% | 303,604 |
| Arrears Interest | 11.0% | 74,300 | 11.0% | 113,563 |
| Rubbish Collection Fees | | | | |
| Residential | - | - | - | 183 |
| Commercial/Industrial | - | - | - | 265 |
| VALUATIONS | | | | |
| Gross rental values | Number | \$ | Number | \$ |
| Residential | na | - | 10,817 | 254,113,848 |
| Commercial/Industrial | na | - | 2,813 | 1,902,363,472 |
| | 16,710 | 354,225,405 | 13,630 | 2,156,477,320 |
| | Breakup not available. | | | |
| RATES IMPOSED | | | | |
| Gross rental values | Minimum | Levied | Minimum | Levied |
| Residential | na | na | 844,272 | 9,858,570 |
| Commercial/Industrial | na | na | 618,384 | 60,107,857 |
| | 518,000 | 24,331,020 | 1,462,656 | 69,966,427 |
| | Total | 24,849,020 | Total | 71,429,083 |
| SUMMARY | | | | |
| | Number | \$ | Number | \$ |
| Residential | - | - | 10,817 | 10,702,842 |
| Commercial/Industrial | - | - | 2,813 | 60,726,241 |
| Back Rates | | 8,300 | | 50,000 |
| Interim Rates | | 330,000 | | 1,200,000 |
| Write offs | - | 1,000 | | - |
| exgratia | | 36,000 | | 9,304 |
| | | <u>25,222,320</u> | | <u>72,452,120</u> |
| Administration Fee | | na | | 303,909 |
| Instalment Interest | | 157,500 | | 303,604 |
| Arrears Interest | | 74,300 | | 113,563 |
| | | <u>25,454,120</u> | | <u>73,173,196</u> |

Submission:

- 6.1. The City of Perth is the financially stronger of the two local governments. The amalgamation of these local governments would not materially disadvantage the new "City of Perth". The new entity would address rating inequities through differential rating.
- 6.2. The amalgamation process would be more cost efficient and much easier to implement by two local governments, rather than splitting the City of Vincent.
- 6.3. Determination/methodology for the allocation of assets would be without complications dividing assets amongst two local governments.



CITY OF VINCENT

Submission by the City of Vincent

7 HISTORY OF THE AREA

The history of an area can be a relevant consideration, although the Local Government Advisory Board believes that in the majority of cases this will not be a primary justification for changing or retaining local governments and local government boundaries. The nature of historical ties between communities is important to understand, irrespective of where the local government boundaries lie.

A community within a local government may have a strong historical identity; alternatively there may be strong historical links between two or more communities in adjacent local governments. It is important to note that historical identity is not lessened if an area does not have its own local government.

The Town of Vincent (now City), Cambridge and Shepperton (now Victoria Park) were established as local governments in their own right on 1 July 1994 as a result of the *City of Perth Restructuring Act* (the City of Perth is now predominantly a central business district council).

In 1914 the Councils of Perth, North Perth and Leederville agreed to the union of the three municipalities (Greater Perth), as prescribed in the *Municipal Corporation's Act 1906*. The union took effect on 22 December 1914. Later, the ratepayers of Victoria Park Council decided, by referendum on 22 November 1916, to amalgamate with the City of Perth, and this union was consummated on 1 November 1917.

Vincent Street is believed to be named after George Vincent, the Chief Draftsman in the Lands Department and original grantee of land on the north side, east from Charles Street. He named it after himself on issue of the first Crown Grant of Perth c.1876. The municipality includes the suburbs of North Perth, Leederville, Highgate and Mount Hawthorn, and parts of East Perth, West Perth, Perth and Mount Lawley.

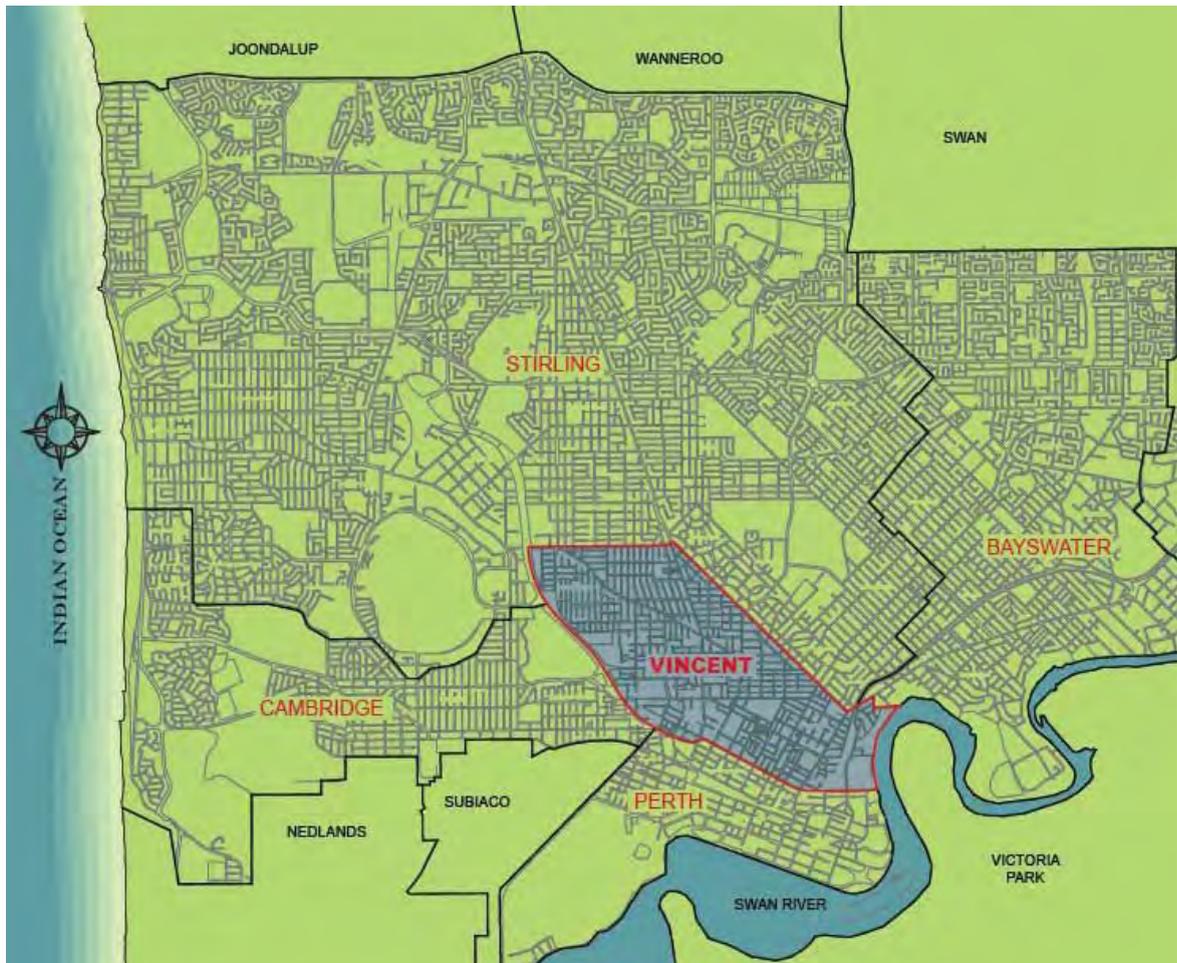
Located approximately three kilometres from the State's Capital City, Perth, the City of Vincent is classified as 'Small, Metropolitan Developed', in accordance with the *Australian Classification of Local Governments* and has a population of 31,549 (ABS 2013).



CITY OF VINCENT

Submission by the City of Vincent

Encompassing the cosmopolitan inner-city suburbs of North Perth, Highgate, Leederville, Mount Hawthorn and parts of East Perth, West Perth, Perth City and Mount Lawley, the City is bounded by the Cities of Perth, Stirling and Bayswater and the Town of Cambridge (refer map below).



Submission:

- 7.1. Vincent has been a part of the City of Perth since the early 1900's, up until 1 July 1994, when the former City of Perth was split – creating the Towns of Vincent (now City), Cambridge and Victoria Park.
- 7.2. Many long term residents still identify with the City of Perth.



CITY OF VINCENT

Submission by the City of Vincent

8 TRANSPORT AND COMMUNICATION

The Local Government Advisory Board describes ‘transport and communication’ as the following:

The transport and communication linkages between areas may be a significant barrier to movement and therefore an appropriate boundary between local governments.

In accordance with the above guiding principles, this submission contends there are significant transport synergies between the communities of the City of Vincent and the City of Perth. As neighbouring councils which are in the most central aspect of the Perth metropolitan area, there is obviously a strong integration of transport systems.

As a result, decision making on transport and bike infrastructure cannot be made within an isolated context – rather strong consideration must be given to the impact and connection with the other council. As the City of Perth acknowledges in its 2009 report on proposed council boundaries, “urban planning for the city invariably requires considerations beyond the current boundaries in other area of the City of Perth” which is very apparent in “transport issues”.

It is on this basis, the amalgamation of the City of Vincent and City of Perth is a logical step, which will assist in streamlining decision making for transport and bike infrastructure by bringing this policy area under one authority. More importantly, it will also ensure only one authority is driving the implementation plan for these transport decisions – and avoid any time delays currently experienced by two local government implementing their component of the same transport network.

Below are the following transport networks that are shared between the City of Vincent and City of Perth.

City of Vincent Public Transport Information - Routes





CITY OF VINCENT

Submission by the City of Vincent

ROAD NETWORK:

District Distributor 'A' Roads – Care Control and Management of Vincent:

The City of Vincent has a number of major north/south 'through routes' into the City of Perth including:

- Loftus Street – provides access from Wanneroo Road, to the North of Vincent to the Graham Farmer Freeway, City of Perth and the University of Western Australia to the south beyond Vincent's boundary.
- Fitzgerald Street - provides access from Alexander Drive, to the North of Vincent to the CBD and the Perth Bus Station. This route is also planned to become a major Transport Link (light rail) from Perth's northern suburbs to the Perth CBD.
- Lord Street Street - provides access from Guildford Road to Royal Perth Hospital in the City of Perth and beyond.

The City of Perth prepared a comprehensive street network improvement plan as proposed in the *Transport Master Plan* to be implemented over a number of years.

Both Perth and Vincent as the authorities responsible for the care, control and management of the road network have been collaboratively implementing the Plan in consultation with key stakeholders such as Perth Transport Authority (PTA) and Main Roads Western Australia (MRWA), including a range of service authorities.

As part of the "Perth City Streets Transport Plan Strategic Agreement" of which the City of Vincent is a signatory, Perth has reintroduced two-way traffic in William Street, between Newcastle Street and The Esplanade and Beaufort Street south of Newcastle Street.

Accordingly, the City of Vincent is also reflecting these changes in the following streets:

- William Street - provides a link from Walcott Street to the City of Perth foreshore. As part of the "Perth City Streets Transport Plan Strategic Agreement" Vincent is planning to change this section of road south of Brisbane Street from one way to two in 2013/2014.
- Beaufort Street - provides a link from Morley to the Perth Central Business District (CBD). As part of the "Perth City Streets Transport Plan Strategic Agreement" Vincent changed this section of road south of Brisbane Street from one way to two way in 2012/2013. It is also a principle bus route into the City of Perth.

Primary Distributor Roads – Care Control and Management of MRWA

There are also primary distributor roads through Vincent to Perth:

- Charles Street – provides access from Wanneroo Road, to the North of Vincent to the Mitchell/Kwinana Freeway and to the City of Perth. This is a major Bus route to the Perth CBD (via Carr/Fitzgerald Streets).
- East Parade – which provides access from Guildford Road to the Graham Farmer Freeway, Royal Perth Hospital in the City of Perth and beyond.



CITY OF VINCENT

Submission by the City of Vincent

PUBLIC TRANSPORT/ CYCLING:

The City of Vincent contains significant public transport and cycling infrastructure linking to the City of Perth.

Public Transport in Vincent:

In excess of 32 bus routes pass through Vincent carrying passengers from Perth's northern suburbs, with the most significant boardings being initiated from Morley and using the Beaufort Street thoroughfare through Vincent.

In addition, the Glendalough and Leederville train stations are major boarding sites with 4.392 and 3.070 total daily station boardings respectively noted in the March 2013 Transperth Train Network recent statistics publication.

Cycling in Vincent:

Vincent hosts several key bicycle routes throughout its boundaries including some of the busiest principal shared paths (PSPs) in WA (Leederville Parade section is rated 9th busiest site in Australia as per the 2012 Super Tuesday count).

These shared paths act as major feeders of commuter cyclists to the City of Perth area and connecting to areas South and East of Perth. In addition, the Perth Bike Network (PBN) routes are major North-South connectors (refer PBN NE1, NE2, NE4 NE9 and NE 26) leading from the City of Stirling and filtering cyclists into Northbridge/City of Perth via Palmerston and Stirling Streets.

These paths are complemented by an extensive network of signed Local Bike Routes which provide safer routes for cyclists to then join the PSPs and shared paths connecting to the City of Perth.

Submission:

- 8.1. The City of Vincent is well serviced by public transport, which provides efficient access to the central business service.**
- 8.2. Many Vincent residents work in the central business district and rely on the current transport network to the CBD.**
- 8.3. The principal transport and communication linkages run north and south and so many intersect the common boundary between Vincent and Perth.**



CITY OF VINCENT

Submission by the City of Vincent

9 MATTERS AFFECTING VIABILITY OF LOCAL GOVERNMENT

The Local Government Advisory Board describes the 'matters affecting viability of Local Government' as the following:

local governments should have a significant resource base:

- *To be able to efficiently and effectively exercise its proper functions and delegated powers and operate facilities and services*
- *To be flexible and responsive in the exercise of its functions and powers and operation of its facilities and services*
- *To employ appropriate professional expertise and skills, and*
- *To be capable of embracing micro-economic reform.*

Each local government should have a diverse and sufficient rate base to ensure that general purpose grants do not represent the major revenue source.

The amalgamation of Vincent and Perth will ensure a significant resource base, provide for assets in excess of \$1.2 billion, have the capacity to employ appropriate professional skills and will be capable of providing significant improvement to the local government.

In summary the amalgamation of both Local Governments will not affect the viability of the local government entities – in fact it will considerably enhance it.

Submission:

9.1 The new local government entity will have a significant resource base, asset of over hundreds of millions of dollars, have the capacity to employ appropriate professional expertise and skills and is capable of continuous improvement.



CITY OF VINCENT

Submission by the City of Vincent

10 EFFECTIVE DELIVERY OF LOCAL GOVERNMENT SERVICES

The Local Government Advisory Board describes the 'effective delivery of Local Government Services' as the following:

A broad range of factors can be relevant to the effective delivery of local government services and these are often directly relevant to those that also affect the viability of local governments. They include:

- *The size and geographical spread of the population*
- *Management effectiveness and efficiency*
- *The availability of staff expertise*
- *Appropriate infrastructure and equipment, and*
- *Customer satisfaction and feedback*

10.1 Governance

Section 3.1 (2) of the *Local Government Act 1995* states that the general function of a local government is to provide for the good government of persons in a district. In undertaking these functions, local governments are to use their best endeavours to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic prosperity.

“Finding 14. In any future model, the size of the City of Perth should be increased and its role enhanced.

The City of Perth endorses the Draft Report finding in relation to the size and role of the City. This was the basis of the submissions by the City of Perth and the reasons stated in the Draft Report are consistent with the argument put forward in the City's submission. The Draft Report comments that the size of the City of Perth has emerged as a key consideration and increasing its area is not about reversing past changes, but about making more logical boundaries building on connection between the City and key infrastructure and facilities that serve the region. This was the main thrust of the City's submission which looked at what was contained in the 3 kilometre and 5 kilometre radius from the centre of the city. Equally the City endorses the comments about the role of the City as the capital city of Western Australia and the comments that:

The City must be of a sufficient size to be a serious national and international player, and to advocate for the whole of the metropolitan area, perhaps even the state. By increasing its size, the city will boost its capability and responsiveness, diversify its population, and enhance its international standing.”

City of Perth Submission to the Independent Metropolitan Local Government Review Panel Draft Findings



CITY OF VINCENT

Submission by the City of Vincent

“The City of Perth as a Global City

The Metropolitan Local Government Review Panel's Issues Paper states that:

“The City of Perth plays an important role in representing Perth at the national and International level. (p7)

This is a welcome endorsement of the City's role which is not formally recognised. The City of Perth plays a significant role promoting and supporting business growth and building and maintaining international relationships. The 2011/12 budget for the City includes \$12 million in marketing expenditure, \$1.3 million for economic development activities and \$400,000 for international relations activities. The City also plays a strong civic role hosting visits from foreign dignitaries and delegations that assist in building relationships between their countries and Australia.

The urban environment of the city is a major responsibility of the City of Perth. The City has a good reputation for the standard of its streetscapes, public spaces and parks. In recent years it has invested heavily in improvements as well as taken a leadership role in major changes to the city. The City initiated discussion and contributed over \$25 million to the Link project to sink the railway line and improve the connection between the north and south of the city. It also produced the original plan to develop the foreshore that has culminated in the proposed Waterfront development to connect the city to the river and expects to work closely with the State Government to progress this landmark development.”

City of Perth Submission

The submission for the amalgamation of the two Cities does not diminish this role.

10.2 Wards and Representation

A range of options for wards and representation have not been fully researched as part of this submission. In addition, the Council has not made a formal decision concerning this matter.

Notwithstanding the above, the preferred option for the new city is to have two (2) wards comprising a Central Business District Ward and a new Residential Ward, encompassing the bulk of the City of Vincent. The precise boundary is to be determined.

It is acknowledged that further investigation and deliberation of this important matter will be required to be carried out. This can be done prior to 1 June 2015, as part of the transition process.

10.3 Funding for Amalgamation

The cost of amalgamation has not been fully investigated as part of this submission. The City of Vincent considers that all costs associated with the amalgamation should be paid for by the State Government and not by the sale of Local Government assets or monies in Council Reserve Funds.

An indicative cost up to \$5.0 million allows provision for a review of business processes review and alignment, (particularly information technology systems – Vincent uses Civica and Perth uses Technology One), creating a single banking system (Vincent uses Commonwealth bank and Perth uses ANZ Bank) resolving pay disparity, creating a new set of Chart of accounts, training in new protocols and processes, re-badging of building and infrastructure, signage, vehicle decals, employee redundancies and contingencies.



CITY OF VINCENT

Submission by the City of Vincent

10.4 Fair Treatment of Employees

As prescribed by the Local Government Act 1995, all permanent employees should be provided with a two year guarantee of employment subject to continuing satisfactory performance from the date of creating the new Local Government expected in July 2015.

Availability of redundancy under this amalgamation proposal is not to commence until a Chief Executive Officer is in place to manage the transition and any redundancy payment is to be limited to one year of entitlement.

10.5 Key Transition Issues

Administratively it is much simpler and quicker to amalgamate the whole of the City of Vincent into Perth, instead of splitting Vincent between the City of Perth and the City of Stirling.

During any transition period, each Local Government will need to address a number of issues. These include, but are not limited to the following:

10.5.1 Consolidation and rationalization of banking and payment systems

Both Local Governments use different banks and banking systems to collect their revenues and manage the financial functions, (Perth uses ANZ and Vincent uses Commonwealth Bank).

Solution: A review will need to be undertaken to compare the advantages of each arrangement and adopt a preferred solution or combination of solutions. Given the extended transition period, this should be relatively easy to achieve.

10.5.2 Development of a new Chart of Accounts

In conjunction with the development of a new organization and business structure, a new chart of accounts will need to be developed.

Solution: It will be desirable to consolidate data from each Local Government during any transition period into the new chart to facilitate consolidated reporting to a new Local Government.

10.5.3 Governance and Local Government Act Issues

A review Policies of the Delegated Authorities Register will need to be completed with respect to the harmonization of management policies and practices.

Solution: This should be undertaken jointly by a working party of senior management of both Local Government and progressively put to a joint working party of Elected Members for adoption.



CITY OF VINCENT

Submission by the City of Vincent

10.5.4 Human Resources and Organisational Structure Issues

The area covers the following matters;

- (a) Organisation Structure
- (b) Due diligence including:
 - Industrial Relations setting
 - Workers Compensation History
 - Any Outstanding IR and EEO Claims
 - Current Workers Compensation Claims
 - Safety Record
 - Collective Agreements
 - Physical locations – centralizing of employees in common functions, regrouping and accommodation issues.
- (c) Systems in place for recruitment, payroll, performance management and other human resource management functions
 - Current salary rates and future obligations for rises (cost)
 - Change Management strategies and resourcing
 - Employee retention
 - Development of a new Enterprise Agreement
 - Consolidation of employee information and management systems - such as payroll
 - Review of policies and procedures – priorities, adopting best practice policy and procedure for a combined entity

10.5.5 Information System and Technology Issues

A review of the various systems in place is required to be carried out. Perth uses Technology One and Vincent uses Civica. Clearly there is difference, but the issue can be overcome during the transition period.

10.5.6 Work Depots

The City of Vincent and Perth Works Depots are located alongside each other in Linwood Court, Osborne Park (being part of the former City of Perth Works Depot – which was split at the time of the 1994 restructure).

Rationalisation of both depots can easily be achieved and there are many benefits which would result by the sharing of expensive major fleet (eg: rubbish trucks, tractors etc), depot employees and facilities.

Vincent's Depot currently has a dog pound – which could also be used by the City of Perth, thereby providing a cost saving.

Submission:

- 10.1. The new local government entity could be a model for successful cooperation of local government service delivery in Australia.**
- 10.2. City of Vincent has a greater synergy with the City of Perth than that of the City of Stirling, thereby making it easier for the Vincent residents to conduct business in the region.**



CITY OF VINCENT

Submission by the City of Vincent

SUMMARY OF SUBMISSIONS FOR EACH PRINCIPLE GUIDELINE

COMMUNITY OF INTEREST:

- 3.1. City of Vincent residents identify as inner city residents. They have lived in the area for either most of their lives, or have moved here because they work, live and socialize in both Vincent and Perth.
- 3.2. Vincent has vibrant inner-city communities, built around five centres, which are interconnected and share a common sense of identity. The inclusion within the City of Perth fits with this focus.
- 3.3. The City of Vincent's main street commercial entertainment strips, some of which identify with Perth, are important visitor and tourist destinations.

PHYSICAL AND TOPOGRAPHICAL FEATURES:

- 4.1. The existing boundaries of the Swan River, Kings Park, Mitchell Freeway and major arterial roads provide an excellent fit for the new local government in line with the Board's guiding principles.
- 4.2. The City of Vincent's current boundaries using the freeways, Swan River and major arterial roads, comply with the Board's Guiding Principles.

DEMOGRAPHIC TRENDS:

- 5.1. The Robson Report provided in both of its options that the City of Vincent and the City of Perth would be amalgamated in their entirety.
- 5.2. The amalgamation of the two local governments provides a new "City of Perth" with both area and population that will enhance its local, national and international standing.
- 5.3. The demographics of the population of the City of Vincent are closely aligned with the City of Perth.

ECONOMIC AND FINANCIAL IMPACT:

- 6.1. The City of Perth is the financially stronger of the two local governments. The amalgamation of these local governments would not materially disadvantage the new "City of Perth". The new entity would address rating inequities through differential rating.
- 6.2. The amalgamation process would be more cost efficient and much easier to implement by two Local Governments, rather than splitting the City of Vincent.
- 6.3. Determination/methodology for the allocation of assets would be without complications dividing assets amongst two local governments.



Submission by the City of Vincent

HISTORY OF THE AREA:

- 7.1. Vincent has been a part of the City of Perth since the early 1900's, up until 1 July 1994, when the former City of Perth was split – creating the Towns of Vincent (now City), Cambridge and Victoria Park.
- 7.2. Many long term residents still identify with the City of Perth.

TRANSPORT AND COMMUNICATION:

- 8.1. The City of Vincent is well serviced by public transport, which provides efficient access to the central business service.
- 8.2. Many Vincent residents work in the central business district and rely on the current transport network to the CBD.
- 8.3. The principal transport and communication linkages run north and south and so many intersect the common boundary between Vincent and Perth.

MATTERS AFFECTING VIABILITY OF LOCAL GOVERNMENT:

- 9.1 The new local government entity will have a significant resource base, asset of over hundreds of millions of dollars, have the capacity to employ appropriate professional expertise and skills and is capable of continuous improvement.

EFFECTIVE DELIVERY OF LOCAL GOVERNMENT:

- 10.1. The new local government entity could be a model for successful cooperation of local government service delivery in Australia.
- 10.2. City of Vincent has a greater synergy with the City of Perth than that of the City of Stirling, thereby making it easier for the Vincent residents to conduct business in the region.



CITY OF VINCENT

Submission by the City of Vincent

APPENDICES

[Appendix 1](#) History of the City of Vincent

[Appendix 2](#) Vincent Vision 2020

[Appendix 3](#) Award Winning Vincent

[Appendix 4](#) Engaging our Community

[Appendix 5](#) City of Vincent Petition



CITY OF VINCENT

Submission by the City of Vincent

HISTORY OF THE CITY OF VINCENT

Early History of the City of Vincent

For tens of thousands of years before the settlement of the Swan River Colony, the indigenous Nyoongar people were hunters and gatherers who occupied the south-west corner of Western Australia. The lakes on the coastal plain were particularly important to the Aboriginal people, providing them with both spiritual and physical sustenance.

At the time of the first European contact in 1827, the area in which Perth now stands was called Boorloo. Boorloo formed part of Mooroo, the tribal lands of Yellagonga, whose group was one of several based around the Swan River known collectively as the Whadjug. The Whadjug was a part of the greater group of thirteen or so tribes which formed the south west socio-linguistic block still known today as Nyoongar ('The People'), or sometimes by the name Bibbulman.

After settlement in 1829, the Europeans gave the name of 'Third Swamp' to one of a chain of lakes stretching from Claisebrook to Herdsman Lake. Nearly seventy years later, in 1897, fifteen hectares of Third Swamp would be gazetted as a public park and two years later renamed Hyde Park. Hyde Park is now one of the City of Vincent's most attractive and popular parks.

From 1831, hostile encounters between European settlers and Nyoongars – both large-scale land users with conflicting land value systems – increased considerably. This phase of violence culminated in events such as the execution of Whadjug tribal chief Midgegooroo, the murder of his son Yagan and the massacre of the Murray tribe.

By 1843, when Yellagonga died, his tribe had begun to disintegrate and had been dispossessed of their land around the main settlement area of the Swan River Colony. They retreated to the swamps and lakes north of the settlement area including Third Swamp, formerly known by them as Boodjamooling.

Third Swamp continued to be a main camp site for the remaining Nyoongar people in the Perth region and was also used by travellers, itinerants and homeless people. By the gold rush days in the 1890s they were joined by many miners en route to the goldfields.

Meanwhile, the principal lakes had been drained and between 1855 and 1883 there were phases of settlement to the north of Perth. The *1871 Municipalities Act* established Perth and seven other Citys as municipalities with the authority to levy rates, while Local Road Districts were financed almost exclusively from government grants.

Leederville, Highgate and North Perth were originally included in the vast area controlled by the Perth Roads Board, whose limited revenue over the next twenty years was reflected most obviously in the lack of road construction. Much early infrastructure was financed by private citizens.



CITY OF VINCENT

Submission by the City of Vincent

Residential development progressed from the 1880s, particularly following the completion of the Fremantle to Guildford rail line in 1881. Highgate began to develop, the Woodville Estate (now North Perth) was opened in 1890, and the Monger and Leeder Estates were sold to developers and subdivided in 1890-1891. The first subdivision of the Mount Hawthorn locations into residential estates occurred between 1887 and 1903, with the Hawthorn Estate being one of the later subdivisions.

Development was rapid in Leederville and North Perth. In May 1895, the section of the Perth Roads Board area covering Leederville and West Leederville was gazetted Leederville Roads Board. Less than twelve months later, Leederville became a municipality, having sufficient property within its boundaries to provide a minimum of £300 in annual rates at a rating of not more than one shilling to the pound. In April 1897 the population of the Leederville municipality had reached more than one thousand and its municipal area was divided into three wards – north, south and central.

By 1895 North Perth had also emerged as a suburb in its own right. Four years later it was declared a Roads Board and, in October 1901, gazetted as a municipality. The North Perth Council was in existence from 25 October 1901 to 22 December 1914.

By 1897 Third Swamp was no longer a camp site and was vested for the citizens as a public reserve.

Much of Vincent's rich heritage stems from the 1890s and 1900s when many community buildings were established, including the North Perth District School (now North Perth Primary), Highgate Primary School, Leederville and Brisbane Street post offices, North Perth Police Station, Brisbane and Queens hotels, the North Perth City Hall, the Redemptorist Monastery and the Perth Mosque.

In 1914 the Councils of Perth, North Perth and Leederville agreed to the union of the three municipalities (Greater Perth), as prescribed in the *Municipal Corporation's Act 1906*. The union took effect on 22 December 1914. Later, the ratepayers of Victoria Park Council decided, by referendum on 22 November 1916, to amalgamate with the City of Perth, and this union was consummated on 1 November 1917.

The City of Vincent is named after Vincent Street, which is a major road through the centre of the City. It is also the location of the City's Council Chambers and administrative offices.

Vincent Street is believed to be named after George Vincent, the Chief Draftsman in the Lands Department and original grantee of land on the north side, east from Charles Street. He named it after himself on issue of the first Crown Grant of Perth c.1876. The municipality includes the suburbs of North Perth, Leederville, Highgate and Mount Hawthorn, and parts of East Perth, West Perth, Perth and Mount Lawley.



CITY OF VINCENT

Submission by the City of Vincent

Vincent Today

The Cities of Vincent, Cambridge and Shepperton (now Victoria Park) were established as local governments in their own right on 1 July 1994 as a result of the *City of Perth Restructuring Act* (the City of Perth is now predominantly a central business district council).

Located approximately three kilometres from the State's Capital City, Perth, the City of Vincent is classified as 'Small, Metropolitan Developed', in accordance with the *Australian Classification of Local Governments* and has a population of 31,549 (ABS 2013).

Encompassing the cosmopolitan inner-city suburbs of North Perth, Highgate, Leederville, Mount Hawthorn and parts of East Perth, West Perth, Perth City and Mount Lawley, the City is bounded by the Cities of Perth, Stirling and Bayswater and the City of Cambridge (refer map below).



Created on 1 July 1994 with the restructure of the City of Perth, Vincent has become a popular place to live, work and recreate. The City is renowned for its consultative approach, local focus and excellent relationships with Government, agencies and business partners. By embracing progress whilst respecting its past, the City is involved in a number of major projects designed to meet the needs of its diverse community.

Since 1994 Vincent has grown to be a popular, award winning and fiscally responsible local government with a commitment to meeting the needs of its diverse community by offering a range of facilities, services and events.

Vincent is a vibrant and progressive municipality which boasts a wealth of local attractions including the iconic Hyde Park, Beatty Park Leisure Centre and Loftus Centre. With a famed café strip along Oxford Street in Leederville and shopping precincts along Beaufort Street in Mount Lawley, Scarborough Beach Road in Mount Hawthorn, Fitzgerald and Angove Streets in North Perth and William/Brisbane Street in Perth, Vincent offers an abundance of retail, entertainment and recreational attractions across the suburbs.

Boasting an enviable collection of parks and sporting grounds, the City is renowned for ME Bank (rectangular) Stadium, Medibank (Leederville) Oval and many sporting clubs call Vincent home.



CITY OF VINCENT

Submission by the City of Vincent

Within its boundaries Vincent holds a rich and varied history. It is a place of cultural diversity with about 40% of its residents having been born overseas. Reflections of this variety are found in the number of religions represented within Vincent including Christianity, (eighteen denominations) Buddhism, Islam, Judaism and Hinduism.

There are busy and popular commercial areas such as Beaufort, Fitzgerald, William and Oxford Streets and Scarborough Beach Road, and peaceful suburbs where old and new lie side by side. There is more than one hundred years of built history and heritage within the boundaries of the municipality – and all of it, whether a century, a decade, or just a few years old, is important to the City of Vincent.

From tranquil parks to bustling streets, cutting-edge design to celebrated heritage places, sporting pursuits to artistic endeavours, the colour and personality of Vincent is the City's greatest asset. The City celebrates and promotes Vincent's unique diversity – in its people, cultures, buildings, events and places of interest – and works towards enriching the lives of the people who live there and of those just passing through.

The City is committed to the principles of environmental, social and economic sustainability, and is dedicated to achieving and promoting sustainable outcomes throughout its everyday functions and responsibilities.

The diverse needs and expectations of Vincent's residents and ratepayers – families, seniors, people with disabilities, professionals, young people, community groups and business proprietors – are the focus of the City's sustainability programmes and initiatives.



CITY OF VINCENT

Submission by the City of Vincent**VINCENT VISION 2021****1. Community Visioning Project**

In 2004 the City of Vincent, with the assistance of the Western Australian Planning Commission (WAPC) Communities Grants Programme funding, undertook community visioning to establish a new local planning scheme to guide the strategic direction of the City into the future, producing ‘Vincent Vision 2024’.

2. The Visions**A Community of Communities...2**

In 2024 Vincent is a place of colour and immense personality, a rich cosmopolitan melting pot of cultures from every part of the globe. With our warm and open attitude, people from all walks of life choose to live here.

Abundantly endowed with memorable places, intriguing and fascinating elements, and every imaginable convenience, Vincent has an outstanding residential quality of life. We are a community that knows how to come together in safeguarding this quality and in making our community an even better place to live.

Vincent celebrates its rich past, but also knows where its future is. Regenerating and reinventing itself over time, Vincent has remained inherently connected to the foundation of its heritage patterns, whilst creating the emerging human and cultural footprint of its future.

Development has not only been compatible with this shared community vision, but has also enriched the lives of people here, placing Vincent at the very centre of the best in building design, urban planning and City centre transformation. Recognising that Vincent is a place of unique and contrasting communities, development has been shaped in a way that preserves and enhances the individual character and unique identity of each community. Interconnected, vibrant and thriving urban hubs are the economic, social and cultural heartbeat of our community. In Vincent, there is much to celebrate.



CITY OF VINCENT

Submission by the City of Vincent

3. Leederville/West Perth – A Tapestry of Life with Flair

In 2024 Leederville/ West Perth is a community that celebrates its rich heritage and tapestry of life with flair. We take great pride in being a place where all people are valued and respected. Leederville/West Perth is unique, friendly and inviting. Our enviable quality of life has been achieved through ingenious development that enhances Leederville/West Perth's character and unpretentious style. An outstanding model of 'people-oriented' urban design, Leederville/West Perth is alive with tree-lined streetscapes, attractive parks and enticing public spaces where people from all walks of life intermingle. The atmosphere in the City centre is vibrant and festive – where unusual features surprise and enchant. A remarkable transformation of the City centre has occurred, a dream only made possible with the collective foresight, passion and commitment of government, business and community. In Leederville/West Perth we know how to work together in creating a better place to live.



4. Mount Hawthorn – Unique, neighbourhood Character

In 2024 Mount Hawthorn is a place where family is the cornerstone of our neighbourhood-oriented environment. With beautiful tree-lined streets, local parks and traditional housing, Mount Hawthorn is a special place to live. It is alive with community activity – a place where people know and look out for one another. Mount Hawthorn's delightful neighbourhood quality has been enhanced through development so thoughtful and inviting it not only contributes to the character and identity of the community, but also makes it a better place to live. The City centre, a vibrant suburban village and tree-lined boulevard is true to Mount Hawthorn's endearing style and charm. Many people enjoy living and working in Mount Hawthorn and set their roots down here. Children and young people develop their potential here, growing up with the many opportunities and experiences the local community has to offer.





CITY OF VINCENT

Submission by the City of Vincent

5. Perth – Every Possible Convenience, Indifference to the Ordinary

In 2024 Perth is a spectacular inner city community, a highly sought after place to live with beautiful parks and wetlands, a location that offers every possible convenience. As a place with depth of character and indifference to the ordinary, some of the most exceptional and imaginative things happen in Perth. Our City centre is the civic, cultural and business heart of the community, a global village and marketplace, true to Perth's rich heritage and culture. With its bustling and enticing atmosphere, artistic and cultural activity flourishes here. A rich mix of people – artists, students and new migrants alike – creates the essence of our community. People from all walks of life are valued and respected here and everything about Perth is people-orientated. The community knows how to work together nurturing and celebrating those special qualities that give Perth its distinctive personality.



6. North Perth – Rich Heritage and Cultural Contrasts

In 2024 North Perth is a place of extraordinarily rich heritage and cultural contrasts, fostered by a tradition of warmly welcoming new migrants into the life of the community. Festive and exciting things happen here; it is a place of multicultural celebration and expression. We take great pride in our many heritage buildings. With traditional homes, beautiful tree-lined streets, local parks and a strong sense of community, it is a place of outstanding residential quality. Development so appealing and thoughtful contributes to the North Perth character and makes it a better place to live. Neighbourhoods reflect the fact that family is a vital and abundant part of life in North Perth. Our City centre only adds to this with its unique style, rich heritage, markets, green spaces and people everywhere.





CITY OF VINCENT

Submission by the City of Vincent

7. Mount Lawley/Highgate – A Fabulous Diversity of Lifestyles and Cultures

In 2024 Mount Lawley/ Highgate is a place with something for everyone. With a depth of character and an accepting attitude at its foundation, people are drawn to Mount Lawley/ Highgate's fabulous diversity of lifestyles and cultures – from the cosmopolitan inner city environment to quiet, tree-lined neighbourhoods. New migrants, artists and students live here, adding diversity, a sense of creativity and festivity to our community. Beaufort Street is a boulevard of pedestrians, trees, and greenery, exuding a distinction and flair all of its own. Traffic is calm and moves slowly on Beaufort Street. With many enticing shops and some unpolished elements, the City centre is always an interesting and lively place. New development is inspired and considered, contributing to and enhancing the character of the area. With some of the most beautiful parks around and an easy walk to the peaceful interludes of the river foreshore, Mount Lawley/Highgate could not get much better.



8. Awards

- Vincent Vision 2024 has been the recipient of a number of planning awards:
 - Planning Institute of Australia (WA Division)
 - Awards for Excellence 2005
 - Award for Excellence in Community-Based Planning
- Planning Institute of Australia (WA Division)
- Awards for Excellence 2005
- WA President's Award
- Planning Institute of Australia (WA Division)
- Awards for Excellence 2005
- WA Planning Minister's Award (overall awards winner)
- 2006 Planning Institute Australia & New Zealand Planning Institute
- Awards for Planning Excellence
- Merit Award for Community-Based Planning



CITY OF VINCENT

Submission by the City of Vincent

9. Planning for the Future

The City has been and continues to be involved in a number of major projects benefitting the greater community. By partnering with State and Federal Governments, government agencies, fellow local governments and private enterprise, the City has played a prominent role in the development of our vital city centres.

In addition to the multi-award winning Vincent Vision 2024 project which is guiding the future direction of the City by merging demographic projections and industry trends with community aspirations, the City is involved in a number of masterplans and major precinct developments including:

- Leederville Masterplan
- West Perth Regeneration Masterplan and
- East Perth Power Station Project Area.

An overview of these projects is provided below.

10. Leederville Masterplan

In 2004 the City of Vincent, with the assistance of the Western Australian Planning Commission (WAPC) Communities Grants Programme funding, undertook community visioning to establish a new local planning scheme to guide the strategic direction of the City into the future, producing 'Vincent Vision 2024' (*refer 3.5 Vincent Vision 2024*).

As part of the implementation of that vision, in 2005 the City embarked on the development of the Leederville Masterplan for the central business district. The Masterplan encompasses the area bounded by Richmond and Loftus Streets, Leederville Parade and Stamford Street. In July 2007 the City released details of the Leederville Masterplan for public consultation. A great deal of interest was generated across a range of industries including residential development, retail and office space, commercial property development, developers/project managers and trades.

The Masterplan outlines eight major precincts in the Leederville City Centre. Each precinct has its own vision and set of criteria for future development. Built Form Guidelines have also been developed for the respective precincts according to the vision of the Masterplan and the criteria specific to its needs by consultant Jones Coulter Young (JCY), who was commissioned by the City to develop a set of Guidelines for the Masterplan area (adopted by the Council at its Ordinary Meeting held on 16 March 2009).



CITY OF VINCENT

Submission by the City of Vincent

The eight Precincts are outlined below and depicted in the following Leederville Masterplan map:

1. Oxford Street – Leederville Parade to Richmond Street

The Masterplan recognises the elements that have made Oxford Street so successful and aims to retain them whilst allowing continued development and intensification.

2. Education Precinct – TAFE and Distance Education Centre

The Education Precinct consists of TAFE, Distance Education Centre, and the Department of Sport and Recreation, Margaret Kindergarten and the Leederville Oval. The Masterplan aims to integrate these with a legible, pedestrian-friendly structure so as to produce a holistic education precinct.

3. Civic Precinct – City of Vincent Administration and Civic Centre, Library and Local History Centre

The Loftus Street Civic Precinct comprises the City of Vincent Administration and Civic Centre, the Loftus Centre recreational facilities and the new City of Vincent Library and Local History Centre. As an established and successful civic centre, the Masterplan aims to consolidate the centre and provide more effective pedestrian links to other precincts. The Masterplan highlights the potential redevelopment of the Leederville Child Care site in Vincent Street.

4. Oxford Markets – The Avenue Car Park

The Masterplan vision for this precinct is to provide public car parking in a multi-storey facility with a supermarket and food markets at the ground level. Also in the Masterplan are a new icon mixed-use tower and a revitalised ‘laneway’ at the rear of the Oxford Street shops.

5. Entertainment Precinct – Newcastle, Oxford Streets and Carr Place

The Masterplan aims to encourage new entertainment possibilities whilst effectively containing them within the existing precinct and buffering residential development.

6. Oxford City Square – Frame Street Car Park

The vision for this precinct is to create a discernable southern gateway to Oxford Street. The site has been nominated as the new City Square and the location of a new mixed-use tower. The site currently consists of on-grade public parking and this will be accommodated in a new multi-storey public car park with retail/commercial frontage to the new square.



CITY OF VINCENT

Submission by the City of Vincent

7. Carr Place Residential

The vision for the precinct is to introduce 'sliding' densities and heights to encourage the amalgamation of smaller lots and allow higher density developments to occur.

8. Newcastle Street Commercial/Network City – Office Precinct – centred around the Water Corporation Site

The precinct encompasses the current Water Corporation site and Newcastle Street (from Loftus Street to Carr Place). The Masterplan vision sees an intensification and consolidation of development along Newcastle Street. The corner of Newcastle Street and Loftus Street has been identified as a site for a future high rise development.

11. **West Perth Regeneration Masterplan**

The City of Vincent's boundaries were enlarged as a result of the transfer of parts of Glendalough, East Perth and West Perth to the City from the City of Stirling and the City of Perth on 1 July 2007. The Local Government (Change of District Boundaries) Order 2007, in relation to the transfer from the City of Perth to the City of Vincent (South Ward), states:

“This area comprises approximately 19.3 hectares bounded by lines starting from the intersection of the centreline of Newcastle Street with the prolongation south-westerly of the centreline of Charles Street, a point on the present south western boundary of the City of Vincent, and extending south westerly along that prolongation to the centreline of the Mitchell Freeway; thence generally north-westerly along that centreline to the centreline of Loftus Street, a present southern corner of the City of Vincent, and thence generally north-easterly and south-easterly along boundaries of that City to the starting point.”



CITY OF VINCENT

Submission by the City of Vincent

The immediate West Perth Regeneration study area is defined as within the boundaries of Loftus Street to the west, Newcastle Street (including properties on both sides) to the north, Charles Street to the East and Old Aberdeen Place to the south. The current mix of land uses include industrial, commercial and residential. Within the commercial and industrial areas between Newcastle Street, Loftus Street, Charles Street and Old Aberdeen Place there is a hangover of 'old' industry from this previously inner-city industrial area. The commercial and industrial land uses within the study area are not being utilised to their potential resulting in a lack of high quality land use. The residential area north of Newcastle Street has a low resident and dwelling ratio especially given that the current zoning for this land is R80 and a number of former residences have been converted to consulting rooms.

The City recognised the importance of the West Perth land in terms of its proximity to the Perth CBD as well as public transport links, and responded by commissioning consultants Jones Coulter Young (JCY) to prepare a Regeneration Masterplan for the area.

The West Perth Regeneration Area represents one of the best opportunities to achieve a density increase in Perth's inner ring from 8,000 to 25,000 residents by 2031.

The study area is currently characterised by primarily light industrial land use and a generally dilapidated public realm. The lack of a residential component means the area is deserted outside of business hours.

The vision for the West Perth Regeneration Masterplan is of a vibrant, contemporary place for living, working and doing business. Pedestrian and public transport links are to be improved and a new train station created to ensure that the regeneration is in line with the City of Vincent's Transit Oriented Development (TOD) goals.



CITY OF VINCENT

Submission by the City of Vincent

Two design options have been developed. The first design is the ‘European Scale’ option, and the second is the ‘Tower and Podium’ option. The Plans for both designs, along with tables presenting the yields, are shown below.

Option 1



| Description | Area (ha) | Plot Ratio | NLA | Ground Floor | | | | Podium | | | | Tower | | | | Total | Total floors | |
|-------------------------|--------------|------------|---------------|--------------|-------------|--------------|-------------|-----------|--------|--------------|--------------|------------|----------|----------|-----------|-------|---------------|-----------|
| | | | | Showroom | Retail | Office | Res. Area | No. Apart | levels | Office | Res. Area | No. Apart | levels | Office | Res. Area | | | No. Apart |
| A Office Building | 0.362 | 2.5 | 9050 | | | 2500 | | 0 | 3 | 7500 | | | | | | | 10000 | 4 |
| B Showroom- Office | 0.359 | 2.5 | 8975 | | | 2000 | | 0 | 3 | 6500 | | | | | | | 8500 | 4 |
| C Mixed Use | 0.548 | 2.5 | 13700 | 700 | | 800 | | 0 | 4 | | 11100 | 111 | | | | | 12600 | 5 |
| D Mixed Use | 0.470 | 2.5 | 11750 | 800 | 1100 | 1200 | | 0 | 4 | 5800 | 7250 | 73 | | | | | 16150 | 5 |
| E Showroom- Residential | 0.538 | 2 | 10760 | 2000 | 400 | | | 0 | 4 | | 7000 | 70 | | | | | 9400 | 5 |
| F Showroom- Residential | 0.470 | 2 | 9400 | 2300 | | | | 0 | 4 | | 6000 | 60 | | | | | 8300 | 5 |
| G Showroom- Office | 0.588 | 2.5 | 14700 | 1500 | | 1400 | | 0 | 5 | 12100 | | 0 | | | | | 15000 | 6 |
| H Office Building | 0.416 | 2.5 | 10400 | | | 2000 | | 0 | 5 | 8500 | | 0 | | | | | 10500 | 6 |
| I Office Building | 0.567 | 2.5 | 14175 | | | 2500 | | 0 | 5 | 13000 | | 0 | | | | | 15500 | 6 |
| J Mixed Use | 1.168 | 2.5 | 29200 | | 1200 | 1500 | 1040 | 10 | 4 | 5400 | 21000 | 210 | | | | | 29100 | 5 |
| K Mixed Use | 0.807 | 2.5 | 20175 | | | 2200 | 2100 | 21 | 4 | 6300 | 12000 | 120 | | | | | 20300 | 5 |
| TOTAL | 6.293 | | 152285 | 7300 | 2700 | 16100 | 3140 | 31 | | 65100 | 64350 | 644 | 0 | 0 | 0 | | 155350 | |

| | | |
|-------------|-------|-----|
| Showroom | 7300 | |
| Retail | 2700 | |
| Office | 81200 | |
| Residential | 67490 | 675 |

| | |
|----------------|-----|
| Net Plot Ratio | 2.5 |
|----------------|-----|



CITY OF VINCENT
Submission by the City of Vincent

Option 2



| Description | Area (ha) | Plot Ratio | NLA | Ground Floor | | | | Podium | | | | Tower | | | | Total | Total Floors | | |
|-------------------------|--------------|------------|----------|--------------|-------------|--------------|-------------|-----------|--------|--------------|--------------|------------|--------|--------------|--------------|------------|---------------|-----------|----|
| | | | | Showroom | Retail | Office | Res. Area | No. Apart | levels | Office | Res. Area | No. Apart. | levels | Office | Res. Area | | | No. Apart | |
| A Office Building | 0.404 | 3.5 | 14140 | | | 2500 | | 0 | 3 | 7500 | | | | 3 | 6000 | | 0 | 16000 | 7 |
| B Showroom- Office | 0.345 | 2.5 | 8650 | | | 2000 | | 0 | 3 | 6500 | | | | | | | 0 | 8500 | 4 |
| C Mixed Use | 0.504 | 2.5 | 12600 | 700 | | 800 | | 0 | 4 | | 11100 | 111 | | | | | 0 | 12600 | 5 |
| D Mixed Use | 0.650 | 2.5 | 16250 | 800 | 1100 | 1200 | | 0 | 3 | 5800 | 7250 | 73 | | | | | 0 | 16150 | 4 |
| E Showroom- Residential | 0.528 | 2 | 10550 | 2000 | 400 | | | 0 | 3 | | 7000 | 70 | | | | | 0 | 9400 | 4 |
| F Showroom- Residential | 0.463 | 2 | 9300 | 2300 | | | | 0 | 3 | | 6000 | 60 | | | | | 0 | 8300 | 4 |
| G Showroom- Office | 0.600 | 3.5 | 21000 | 1500 | | 1400 | | 0 | 2 | 6000 | | 0 | 10 | 12000 | | 0 | 20900 | 13 | |
| H Office Building | 0.426 | 3.5 | 14910 | | | 2000 | | 0 | 3 | 8500 | | 0 | 4 | 6000 | | 0 | 16500 | 8 | |
| I Office Building | 0.620 | 3.5 | 21700 | | | 2500 | | 0 | 3 | 13000 | | 0 | 4 | | | 0 | 15500 | 8 | |
| J Mixed Use | 1.166 | 3.5 | 40810 | | 1200 | 1500 | 1040 | 10 | 3 | 5400 | 21000 | 210 | 14 | | | 10800 | 108 | 39900 | 18 |
| K Mixed Use | 0.803 | 3.5 | 28105 | | | 2200 | 2100 | 21 | 3 | 6300 | 12000 | 120 | 14 | | | 10800 | 108 | 31300 | 18 |
| TOTAL | 6.512 | | 0 | 7300 | 2700 | 16100 | 3140 | 31 | | 59000 | 64350 | 644 | | 24000 | 21600 | 216 | 195050 | | |

| | |
|-------------|-----------|
| Showroom | 7300 |
| Retail | 2700 |
| Office | 99100 |
| Residential | 89090 891 |

| | |
|----------------|---|
| Net Plot Ratio | 3 |
|----------------|---|

On the 22 March 2011 the Council has formally resolved to defer implementation of the West Perth Regeneration Masterplan.



CITY OF VINCENT

Submission by the City of Vincent

Award Winning Vincent

Award Winning Vincent

The City is honoured to have had its efforts awarded over many years – receiving plaudits across a number of fields and for a range of initiatives and activities.

| |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1997 |
| <ul style="list-style-type: none"> • Heart Foundation's National Award for <i>The Best Indoor Recreation Centre in Australia</i> awarded to Beatty Park Leisure Centre. • Beatty Park Leisure Centre Manager awarded the <i>John Graham Fellowship Scholarship</i> (Offered to an individual within the Sport and Recreation Industry to undertake a Study Tour or other form of Professional Development). |
| 1999 |
| <ul style="list-style-type: none"> • Beatty Park Leisure Centre awarded the <i>Facility Management Award</i> in the 1999 Sport and Recreation Industry's Awards, recognising the Centre's significant achievement in operating and promoting a <i>Sport, Recreation or Fitness Facility</i> in Western Australia. • City of Vincent Recreation Officer awarded the <i>John Graham Fellowship Scholarship</i>. |
| 2001 |
| <ul style="list-style-type: none"> • <i>Innovation Award</i> received by the City in the Western Australian Municipal Association's Best Practice Awards for the Archaeological and Ethnographic Survey of the "Old Bottle Yard" • City was announced as a Finalist in the Sport and Recreation Industry Awards in the category of <i>Risk Management Best Practice</i> for the Headquarters Youth Facility. |
| 2002 |
| <ul style="list-style-type: none"> • City of Vincent and the WA Police Service – Joint Winners in the <i>Local Government Innovation Award</i> category of the Security Industry and Crime Prevention Awards 2002, in recognition of the City's innovative "Backpacker Safety Kit" (Launched by the City in July 2002). • <i>Fire and Emergency Services Authority (FESA) Top Award</i> for the City's successful push to have Smoke Alarms installed in all Lodging Houses within Vincent. • As part of the Disability Services Commission's Action on Access Awards in recognition of the development by the City of an inclusive School Holiday Programme, City awarded the following: <ol style="list-style-type: none"> 1. <i>Action on Access Award in Local Government</i> 2. <i>Dr Louisa Alessandri Award for Excellence in Action on Access</i> (City of Vincent chosen as the Overall Winner from all Category Winners) • Certificate and Photo Collage presented to the City from the State Manager of Australand Holdings in recognition of the City's Co-operation and Assistance in the Completion of "The Maltings" Development in Stuart Street, Perth ("The Maltings" Project won the State and then subsequently the <i>National Award for Excellence in Medium Density Development</i> from the Urban Development Institute of Australia). |



CITY OF VINCENT

Submission by the City of Vincent

2003

Australian Local Government Association Awards:

- Beatty Park Leisure Centre awarded the *Australian Local Government Association National Award* in the category of *Information Services* for its “Pool Watch” programme. This category recognised best practice in providing information which is essential to the social well-being of the community (Pool Watch is an educational communication strategy which was launched in October 2002).

Western Australian Local Government Association – Best Practice Awards 2003:

- Beatty Park Leisure Centre’s “Pool Watch” was a Finalist in the *Communication* category and won a *Best Practice Award*.
- Beatty Park Leisure Centre was also a Finalist in the category for *Facility Management* in the sub-category *greater than \$1 million turnover* at the Australian Local Government Association’s National Awards.
- City of Vincent awarded a *Best Practice Award* in the *Innovation* category for the retrofitting of the staff rooms and ground floor of the Administration & Civic Centre and Depot with energy efficient measures, including a lighting retrofit, lighting sensors, timers on the boilers/lights and drinks/snack machines, window tinting and promotional signage.

Institute of Public Works Engineering Australia (WA Division) Award:

- Technical Services Directorate awarded the *Roadwise/Institute of Public Works Engineering Australia WA Division’s Major Award* at the WA Local Government Excellence in Road Safety Awards 2003, in the category of *over \$50,000*, for its State Black Spot Improvement Project at the intersection of Stirling and Brisbane Streets, Perth (Judged as the best project for Engineering Solutions over \$50,000 for the Metropolitan Region in 2003).
- Beatty Park Leisure Centre awarded the Heart Foundation’s *Local Government Award for Best Overall Project for Recreational Infrastructure and Facilities*.
- City received a “High Ranking” Award for its Budget 2002/2003 in the Minister for Local Government’s Financial Awards 2003 and invited to participate in the final category which assessed a wide range of other statutory reports (including the Annual Budget, Audit Reports, Principal Activities Plan and Annual Report). The City also received Certificates of Merit in the Minister’s Awards in previous years.

2004

- Beatty Park Leisure Centre awarded the *Australian Local Government Association National Award* in the category of *Information Services* for its “Pool Watch” programme. This category recognised best practice in providing information which is essential to the social well-being of the community (Pool Watch is an educational communication strategy which was launched in October 2002).
- City awarded a *Diligence in Safety Bronze Certificate* from the Local Government Insurance Services, certifying that the City complies with the Australian Standard for the Municipal Workcare Audit, which covers 10 categories contained in the Occupational Safety and Health Management Plan.
- City received an *Excellence and Leadership Certificate* in the National Diversity at Work Awards (the Awards recognise those organisations which promote workforce diversity and are leaders for employment and inclusion of people with a disability. The City was the only Western Australian local government to receive this Award).



CITY OF VINCENT

Submission by the City of Vincent

2005

- City achieved a high ranking in the 2003/2004 Budget Assessment Phase and met the criteria to participate in the Minister for Local Government's Financial Management Awards. The Awards recognise excellence in Local Government Financial Management.
- City's Budget and Financial Document 2004 assessed by the Department of Local Government as being of a High Standard, providing a sound basis for financial management.
- City awarded a *Certificate of Recognition* for its commitment to the Cities for Climate Protection Programme – CCP Plus Australia initiative (the City's commitment is to continue to reduce greenhouse gas emissions within the Council area).
- City awarded three Awards for Planning Excellence for its Vincent Vision 2024 project at the Planning Institute Australia (WA Division) Awards for Planning Excellence held in October 2005:
 - *Award for Excellence in Community Based Planning* (planning documents, reports, schemes or projects arising out of significant initiative or from a planned program of consultation, which demonstrates achievement of community goals).
 - *WA President's Award* (planning documents, reports, schemes or projects that demonstrate excellence in urban design – these must demonstrate design excellence, distribution of community and environmental benefits and create the possibility for continued adaptation and change).
 - *WA Planning Minister's Award* – this award was the *overall winner of the State Awards*.
- The City was a Finalist in the Sport and Recreation Industry Awards 2005 in two categories – Leederville Oval was a Finalist in the *Best Management Initiative for a Facility with a turnover of less than \$1 million* and the Redevelopment of Perth Oval (Members Equity Stadium) was a Finalist in the *Best Management Initiative for a Facility with a turnover of over \$1 million*.

2006

- Vincent Vision 2024 received a *National Merit Award* in the National Awards for Planning Excellence 2006
- The City received a *Commendation Award* in the Disability Services Commission Accessible Communities Awards 2006, under the category of *Progress Towards Accessible Communities for Seniors* for the City of Vincent Transport Assistance Programme – Taxi Voucher Assistance for Seniors and People with Disabilities Scheme which was developed in 2005.
- City received a Commemoration Certificate from the Federal Minister for Small Business and Tourism, recognising the City as one of the participating Councils within Australia as part of the Australian Government's Regulation Reduction Incentive Fund, relating to the implementation of the National Electronic Development Assessment Project (NeDA).
- City, in conjunction with the City of Subiaco, City of Claremont and City of Mosman Park, was a Finalist in the 2006 Healthway Excellence in Health Promotion Awards. The award category was *Sponsorship Projects showing Strong Government, Local Government or Corporate Partnerships* (Project: Ampfest Clash of the Bands).



CITY OF VINCENT

Submission by the City of Vincent

2007

- City's Library awarded Certificate of Appreciation from the Commissioner of Taxation, Australian Tax Office, in recognition of the valuable service provided to the Vincent community through the Tax Help Programme.
- The highly successful review of the City's Municipal Heritage Inventory saw the City take out the *Outstanding Contribution to Heritage in Western Australia by an Organisation Award* in the 2007 Heritage Council Awards.
- The City's Senior Heritage Officer was also successfully nominated for an Award for "*Individuals contributing to Heritage*" in the 2007 Heritage Council Awards.
- The City was presented with the *Ranger Team of the Year Award* for 2007 at the WA Rangers' Association Conference recognising the very high standard of service provided to the Vincent Community by the City's Ranger and Community Safety Services Section.
- Beatty Park Leisure Centre was awarded the *Water Conversation and Efficiency – Small Organisation Award* in the 2007 WA Water Awards. The Award recognised the City's outstanding efforts to reduce water consumption at Beatty Park Leisure Centre by initiating several water saving efficiencies.
- The City's Manager Engineering Design Services was awarded a Study Tour – Fellowship by the Foundation for the Technical Advancement of Local Government Engineering in Western Australia to participate in the Institute of Public Works Engineering Australia's 2007 National Overseas Study Tour.
- The City received a *Certificate of Recognition* from the Men of the Trees' Carbon Neutral Programme. As a result of the City becoming involved in this programme over 3,700 native trees were planted in the winter in an effort to reduce the effects of greenhouse gas emissions stemming from the City's fleet of vehicles.

2008

- At the ICLEI Oceania Recognition Event held as part of the WALGA 2008 Local Government Convention and Trade Exhibition, the City was presented with an Award in recognition of its completion of an action agenda to work towards integrated Freshwater Resource Management.
- Certificate of Appreciation presented to the City by the North Perth Rotary Club to show their appreciation of the City's support for the Hyde Park Community Fair.

2009

- The City, along with Main Roads WA, received a *Joint Commendation Award for Innovation in Traffic Safety Management* for the trial to reduce speed on Fitzgerald Street, North Perth.
- City received a *Certificate of Achievement* from the Australian Mobile Telecommunications Association in acknowledgment for helping to protect the planet by collecting phones on behalf of MobileMuster, the mobile phone industry's official recycling programme.



CITY OF VINCENT

Submission by the City of Vincent

2010

- National Awards for Local Government – winner in the Excellence in Alcohol Management Category for the "Vincent Liquor Accord". The Award recognises Councils who work collaboratively with their community to respond to local alcohol issues.
- Swim Australia Annual Awards – Beatty Park Leisure Centre Swim School was awarded the prize for "Outstanding Community Service" for the work it does in the "Angelfish Program" for people with disabilities.
- 2009 WALGA Honours – Chief Executive Officer John Giorgi was awarded a "Certificate of Appreciation" recognising his 39 years in Local Government.
- 2010 Local Government Banners in the Terrace Competition – winner "Best Digital/Professional" category with a work by Chris Williamson based on the Wetlands Heritage Trail.
- 2010 Pool Lifeguard Challenge – Beatty Park Leisure Centre's Lifeguard Team overall winners.

2011

- 2011 Heritage Council Western Australian Heritage Awards – high commendation in the **“Outstanding Heritage Practices by a Local Government”** category. The award recognises local governments that demonstrate an outstanding whole of agency approach to the commitment and promotion of cultural heritage and/or heritage-related work, services or programmes in Western Australia.
- It is pleasing to report that the City continues to be recognised at a National and State level in a variety of areas. These include:
 - 2011 - The Governor of WA and other dignitaries attended the official function for the proclamation of the City being conferred with Citystatus.

2012

- March - Healthy Communities Award – State winner and National Finalist for local governments with a population over 15,000 residents. The award recognises local governments working to improve heart health through building a sense of community and encouraging people to be physically active.
- June - Australian Medical association (AMA) - Healthier WA Award. The City was a Finalist for this Award.

2013

- June 2013: the City of Vincent was awarded the ‘National Excellence’ Award from ‘Mobile Muster’. Vincent is one of only five councils from around Australia that was recognised for its commitment to keep old mobiles out of landfill by correctly recycling them. This award is presented to the Local Government that has actively promoted and creatively engaged their community in mobile phone recycling, as well as activity to actually collect mobile phones and their accessories.
- September 2013: the City of Vincent was awarded “Water Wise Status” by the Department of Water and the Water Corporation, with support from the International Council for Local Environmental Initiatives (ICLEI) developed a *Waterwise Council* program.



**PLEBISCITE ON THE FUTURE OF THE
CITY OF VINCENT**

Plebiscite Ballot Paper

CITY OF VINCENT

Plebiscite Date: Saturday 19 October 2013

How to vote
Place a tick with your preferred option.
Do not make any other marks on the ballot paper.

Question 1

If the City of Vincent is to be abolished, what is your preferred option?

All of the City of Vincent merges with the City of Perth

City of Vincent is divided between the City of Perth and the City of Stirling

Question 2

Do you agree the City of Vincent should be abolished?

YES NO

tear here

BACKGROUND TO THE PROPOSAL

On 30 July 2013, the State Government of Western Australia announced its intention to reduce the number of local governments in the Perth Metropolitan area from 30 to 14.

The State Government plan requires the amalgamation of a number of local governments. The City of Vincent is to be abolished and split between the City of Perth and the City of Stirling, as per map overleaf.

The State Government's announcement followed the commissioning of the Independent Metropolitan Local Government Review (the Robson Review). The final report of the Robson Review recommended that Vincent be merged into the City of Perth.

The State Government plans will be submitted to the Local Government Advisory Board. A final decision from the Minister for Local Government and Communities is expected mid-2014.

The City of Vincent has resolved to oppose the split of the City and to ask the State Government to incorporate all of Vincent into Perth.

This plebiscite is your opportunity to comment directly on the various options.

Continued overleaf...

QUESTION 1: If the City of Vincent is to be abolished, what is your preferred option

Case for merging all of the City of Vincent with the City of Perth

- Vincent has an inner city identity, built around urban villages. These villages require a very different focus from suburbs based around 'big box' shopping centres. Vincent also has strong historic ties to the City of Perth, being one city for around 90 years.
- The current plan divides "communities of interest" – for example splitting Leederville residents from their town centre and dividing Beaufort Street between three councils.
- It is consistent with the report of the Government's Robson Review, which recommended a full merger of the whole of the City of Vincent with the City of Perth.
- A full merger will be simpler and less expensive than splitting the assets and resources of the City.

Case for City of Vincent being divided between the City of Perth and the City of Stirling

- The City of Perth may focus on the Central Business District to the detriment of the northern suburbs of Vincent; if Vincent is fully merged with Perth.
- Including the northern portion of Vincent into Stirling will compensate the City of Stirling for the loss of population and rates following the Government's other proposed changes to the boundaries of the City of Stirling.
- The southern suburbs of Vincent have a closer affinity or 'fit' with the City of Perth than the northern suburbs.

QUESTION 2: Do you agree that the City of Vincent should be abolished?

Case for Yes

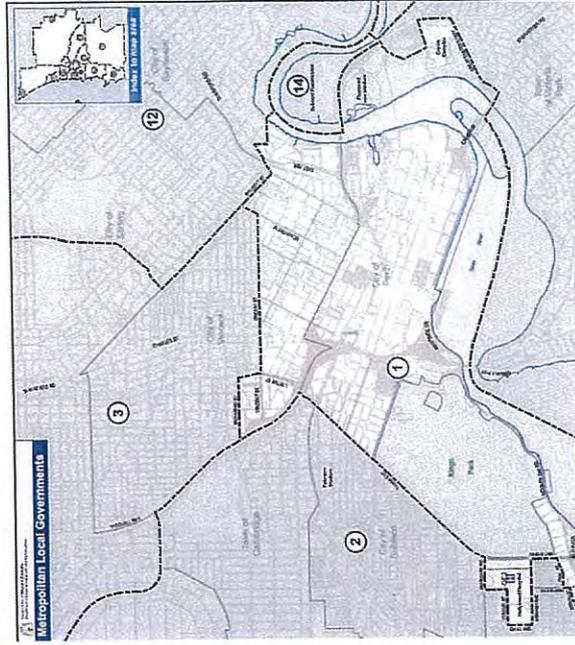
- The City of Vincent should never have been split from the City of Perth in 1994.
- Merging the City will allow for more specialist skills in a larger City administration.
- Larger Councils have the capacity for more strategic vision and to carry out large infrastructure projects.

Case for No

- Vincent has developed a unique character and "community of interest" that should not be destroyed.
- Vincent is economically sustainable with a strong balance sheet and modest rates.
- A smaller Council provides a more responsive and personalised service.

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