



**CITY OF VINCENT**

# **AGENDA**

## **Council Briefing**

**18 July 2017**

**Time: 6pm**  
**Location: Administration and Civic Centre**  
**244 Vincent Street, Leederville**

**Len Kosova**  
**Chief Executive Officer**





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1. Shortly after the commencement of the meeting, the Presiding Member will ask members of the public to come forward to address the Council and to give their name, address and Agenda Item number (if known).
2. Public speaking time will be strictly limited to three (3) minutes per member of the public.
3. Members of the public are encouraged to keep their questions/statements brief to enable everyone who desires to ask a question or make a statement to have the opportunity to do so.
4. Public speaking time is declared closed when there are no further members of the public who wish to speak.
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8. Where practicable, responses to questions will be provided at the meeting. Where the information is not available or the question cannot be answered, it will be "*taken on notice*" and a written response will be sent by the Chief Executive Officer to the person asking the question. A copy of the reply will be included in the Agenda of the next Ordinary meeting of the Council.
9. It is not intended that public speaking time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the Local Government Act 1995 or the Freedom of Information (FOI) Act 1992. The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act 1992.

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**1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY**

"The City of Vincent would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past, present and emerging".

**2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE**

Nil

**3 PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS****4 DECLARATIONS OF INTEREST**

## 5 DEVELOPMENT SERVICES

**5.1 NO. 395 (LOT 1; D/P: 1283) BULWER STREET, WEST PERTH - SECTION 31 SAT RECONSIDERATION - PROPOSED FOUR MULTIPLE DWELLINGS**

TRIM Ref: D17/80488








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Authoriser: John Corbellini, Director Development Services

Ward: South

Precinct: 12 – Hyde Park

Attachments:

1. Attachment 1 - Location and Consultation Plan [↓](#) 
2. Attachment 2 - Amended Plans [↓](#) 
3. Attachment 3 - Original Development Plans [↓](#) 
4. Attachment 4 - Applicant Justifications [↓](#) 
5. Attachment 5 - Summary of Submissions [↓](#) 
6. Attachment 6 - Additional Information and Justification [↓](#) 
7. Attachment 7 - Determination Advice Notes [↓](#) 

### RECOMMENDATION:

That the Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, SETS ASIDE its decision of the 7 March 2017 and APPROVES the application for Four Multiple Dwellings at No. 395 (Lot 1; D/P: 1283) Bulwer Street, West Perth in accordance with the plans as shown on Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8:

#### 1. Revised Plans

Within 28 days of this approval the applicant is to submit to and have approved by the City revised plans depicting the changes as outlined below:

- 1.1. The pitch of the roof be modified to create a single roof form as generally depicted in Attachment 7 to represent a more traditional roof form in keeping with those within the locality;
- 1.2. The ground floor piers be increased in size and central brick feature to the Bulwer Street façade be reduced in height to align with the eave of the roof as generally depicted in Attachment 7 to improve the overall proportion of the development;
- 1.3. The height of the planter boxes to the Bulwer Street façade be reduced in height and incorporate open style balustrade to reduce the mass and bulk of the planter boxes to the Bulwer Street streetscape; and
- 1.4. Amend the landscaping configuration of the planter boxes orientated to Bulwer Street to improve accessibility for ongoing maintenance;

#### 2. Boundary Wall

The owners of the subject land shall finish and maintain the surface of the boundary walls facing Nos. 393 Bulwer Street and 401 Bulwer Street in a good and clean condition prior to the occupation or use of the development. The finish of the walls are to be fully rendered or face brickwork to the satisfaction of the City;

#### 3. Car Parking and Access

- 3.1. A minimum of four resident bays shall be provided onsite, with one car parking bay

allocated to each dwelling;

- 3.2. Vehicle and pedestrian access points are required to match into existing footpath levels;
- 3.3. The car parking and access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to the occupation or use of the development; and
- 3.1. All redundant crossovers shall be removed and the verge area be instated to the City's satisfaction to enable an additional on-street parking bay to be provided prior to the occupation or use of the development;

4. Right of Way

- 4.1. The Right of Way widening of 1 metre, as depicted on the approved plan, shall be ceded free of cost at the time of subdivision (including built strata subdivision) of the development to the satisfaction of the City; and
- 4.2. The Right of Way widening of 1 metre, as depicted on the approved plan, shall be sealed, drained and graded to the satisfaction of the City prior to the occupation or use of the development;

5. External Fixtures

All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings;

6. Privacy

The proposed screening devices depicted on the balconies at the rear of the upper floors to the eastern and western elevations of Units 3 and 4 are to be screened in accordance with State Planning Policy 3.1: Residential Design Codes prior to the use or occupation of the development;

7. Acoustic Report

An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation shall be lodged with and approved by the City prior to commencement of the development. All recommended measures in the report shall be undertaken in accordance with the report to the City's satisfaction, prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

8. Landscape and Reticulation Plan

- 8.1. A detailed landscape and reticulation plan for the development site and adjoining road verge is to be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
  - 8.1.1. The provision of a minimum 9.1 percentage of the site area as deep soil zones; and
  - 8.1.2. A minimum 11.7% of the site area is to be provided as canopy cover at maturity;
- 8.2. All works shown in the plans as identified in Condition 7.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

**9. Verge Trees**

No verge trees shall be removed without the prior written approval of the City. The verge trees shall be retained and protected from any damage including unauthorised pruning, to the satisfaction of the City;

**10. Schedule of External Finishes**

10.1. Prior to commencement of development a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted to and approved by the City. The schedule is to provide a detailed rationale for the use of materials and finishes to demonstrate how they represent a re-interpretation of the local context specifically the application of colours and materials to the upper floor balconies to reduce the appearance of building bulk; and

10.2. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development;

**11. Construction Management Plan**

A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area shall be lodged with and approved by the City prior to the commencement of the development. The Construction Management Plan shall be prepared in accordance with the requirements of the City's Policy No. 7.5.23. Construction on and management of the site shall thereafter comply with the approved Construction Management Plan;

**12. Waste Management**

12.1. A Waste Management Plan shall be submitted to and approved by the City prior to commencement of the development detailing a bin store to accommodate the City's specified bin requirement and the form and timing of waste collection; and

12.2. Waste management for the development shall thereafter comply with the approved Waste Management Plan;

**13. Clothes Drying Facility**

Each multiple dwelling shall be provided with a clothes drying facility or communal area in accordance with the Residential Design Codes prior to the occupation or use of the development and shall be maintained thereafter to the satisfaction of the City;

**14. Stormwater**

All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City;

**15. Bicycle Bays**

A bicycle parking bay location plan detailing the location of a minimum of two residential bicycle bays shall be lodged with and approved by the City prior to the commencement of the development. A minimum of two resident bicycle parking bays shall be provided onsite in accordance with the approved location plan to the City's satisfaction prior to the occupation or use of the development; and

**16. General**

Conditions that have a time limitation for compliance, and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues



whilst the approved development exists.

## PURPOSE OF REPORT:

To reconsider an application for development approval for four Multiple Dwellings at No. 395 Bulwer Street, West Perth at the invitation of the State Administrative Tribunal.

## BACKGROUND:

<b>Landowner:</b>	Mihail Holdings Pty Ltd
<b>Applicant:</b>	Capital Industries
<b>Date of Application:</b>	24 February 2016
<b>Zoning:</b>	MRS: Urban TPS1: Zone: Residential R Code: R80 TPS2: Zone: Residential R Code: R80
<b>Built Form Area:</b>	Residential
<b>Existing Land Use:</b>	Single House – “P”
<b>Proposed Use Class:</b>	Multiple Dwelling – “P”
<b>Lot Area:</b>	374m <sup>2</sup>
<b>Right of Way (ROW):</b>	3 metres in width, unsealed, City owned
<b>Heritage List:</b>	No

The subject site is located on Bulwer Street, midway between Victoria Street and Gallop Street, West Perth, as shown in **Attachment 1**. The site and adjoining properties are zoned ‘Residential’ and the area consists of a mix of single houses and multiple dwellings, with single houses being the prevalent form of development along Bulwer Street.

On the adjoining property at No. 393 Bulwer Street, Council granted development approval on 7 August 2014 for four multiple dwellings. Construction is currently underway and is nearing completion.

This application proposes four multiple dwellings over two storeys. Units 1 and 2 are proposed on the ground floor and Units 3 and 4 on the upper floor directly above Units 1 and 2. The development is based around a central pedestrian access spine which separates the dwellings along eastern and western boundaries and provides pedestrian access from both Bulwer Street and the rear right-of-way. All of the dwellings are proposed to front Bulwer Street, with two double garages and two balconies directly above these fronting the rear right-of-way. Access to the rear garages is from the 3 metre wide unsealed right-of-way, with one car parking bay provided for each dwelling.

The site slopes approximately 500mm from west to east and approximately 1 metre from the front of the block to the rear of the block. The development will require the demolition of the existing single house on the site. The original development plans are included as **Attachment 2** and the amended development plans are included as **Attachment 3**.

The plans initially submitted were assessed and advertised under the City’s Policy No. 7.2.1 – Residential Design Elements. Council at its meeting on 13 December 2016 adopted the Built Form Local Planning Policy No. 7.1.1 – Built Form Policy and revoked the Policy No. 7.2.1 – Residential Design Elements. The Built Form Policy and revocation of the Policy No. 7.2.1 – Residential Design Elements was published and became operational on 21 January 2016. This now becomes the applicable planning framework under which the application is to be determined. It is noted that the landscaping and rear setback requirements of the Built Form Policy require approval of the Western Australian Planning Commission (WAPC) and as a result the assessment will only have ‘due regard’ to these provisions.

The subject site falls within a ‘Transit Corridor’ under the Built Form Policy and has been assessed against the applicable standards and requirements of the policy.

At the OCM held on 7 March 2017, Council resolved to refuse the development application for the following reasons:

1. *The proposed development does not meet design principle P3.1 of clause 6.3.3 of State of Planning Policy 3.1 Residential Design Codes as the development does not provide adequate visitor parking*

*given the number of dwellings and the demand for visitor parking generated by the four proposed dwellings;*

2. *The proposed street setbacks do not meet design principle P3 of clause 6.1.3 and P4.1 of clause 6.1.4 of the State of Planning Policy 3.1 Residential Design Codes as the buildings do not respect the adjoining development, do not moderate the visual impact of the building bulk on the neighbouring properties, does not allow adequate daylight and ventilation to the bedrooms of the proposed dwelling or the adjoining courtyard of 393 Bulwer Street or the openings of 401 Bulwer Street; and*
3. *The proposed landscaping on the ground floor does not meet design principle P2 of clause 6.3.2 of State Planning Policy 3.1: Residential Design Codes and local housing objective P5.14.2 of clause 5.14 of the Local Planning Policy No. 7.1.1 Built Form as it does not meet the projected needs of the residents and does not provide a sense of open space between buildings.*

The applicant has subsequently submitted an application for review of the Council's decision with the State Administrative Tribunal (SAT). Administration attended a mediation hearing as mandated by the SAT to negotiate amendments to the development plans to address the aforementioned refusal reasons. Following the mediation hearing, the applicant has submitted amended plans for reconsideration by Council.

The difference between the amended plans and the plans originally considered by Council can be summarised as follows:

- Highlight windows have been added to the upper storey north-eastern and south-western facades to assist in articulating the expanse of wall to adjoining properties and providing additional light to the rooms;
- The height of the screening to the balconies on the upper storey has been reduced down to 1.6 metres to assist in reducing the bulk and scale of the building;
- The balcony nib wall to Unit 4 has been removed;
- The height of the roof has been lowered (reduced to 20 degree pitch) to reduce the height and thus scale of the development. This has resulted in the height from ground level to the apex of the roof being reduced by 300mm from 6.9 metres to 6.6 metres.
- Skylights have been included to the upper floor unit hallways;
- The ground floor units have been modified to consolidate the number of bathrooms (from two to one) and increase the setback of the bathrooms to the boundary from 1.230 metres to 1.545 metres, increasing the window space to adjoining bedrooms; and
- Change of front fence style to pier and vertical infill.

## DETAILS:

### Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Town Planning Scheme No. 1 (TPS1), the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use	✓	
Density/Plot Ratio	✓	
Street Setback	✓	
Front Fence	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys	✓	
Roof Form	✓	
Open Space	✓	
Privacy	✓	
Parking & Access		✓
Bicycles	✓	
Solar Access	✓	

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Site Works	✓	
Essential Facilities	✓	
Surveillance	✓	

### Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Building Setbacks/Boundary Wall	
Deemed-to-Comply Standard	Proposal
<b>R-Codes Clause 6.1.4</b>	
Ground Floor:	
Western boundary – 3 metres	Nil
Upper floor:	
Western boundary – 3 metres	1.23 metres
Eastern boundary – 3 metres	1.2 metres
Boundary wall:	
A wall to one lot boundary for a maximum length of 18.01 metres.	Four walls to two lot boundaries (north-west and south-east) for a maximum length of 19.4 metres in total on both sides.
Parking and Access	
Deemed-to-Comply Standard	Proposal
<b>R-Codes Clause 6.3.3</b>	
Visitor car parking spaces (per dwelling) – 0.25 – 4 dwellings = 1 visitor car parking bay	No visitor car parking bay

The above element of the proposal does not meet the specified deemed-to-comply standards and is discussed in the comments section below. The applicant's justification for the proposal is included in **Attachment 4**.

It is noted that the amended plans do not contemplate any different or further departures from the deemed-to-comply standards than the development plans that were originally considered by Council.

### CONSULTATION/ADVERTISING:

For the original development application, consultation was undertaken for a period of 14 days in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, from 17 August 2016 until 30 August 2016. Letters were sent to owners and occupiers of a total of 24 properties within close proximity of the subject site as shown on **Attachment 1**, in accordance with the City's Policy No. 4.1.5 – Community Consultation. The main issues that were raised in the submissions are discussed in the Comment section below and a summary of the submissions received and Administration's response to each is contained in **Attachment 5**.

No further consultation was undertaken by the City with respect to the amended plans that were received in response to the negotiations undertaken with the SAT as no further variations were being proposed. The City has written to all those who made submissions advising that the application is being presented to Council for reconsideration.

**Design Advisory Committee (DAC):**

Referred to Design Advisory Committee: Yes

The revised proposal, in particular the schedule of materials and finishes was presented to the DAC on 5 July 2017 to provide advice to the City. The DAC reviewed the proposal and provided the following comments:

- Concerns regarding the roof form and overall balance of the development when viewed from Bulwer Street;
- Concern of the mass and bulk of the planter boxes to the Bulwer Street elevation;
- Concerns as to the practicality of servicing and maintaining the planter boxes to the Bulwer Street elevation.

The following were suggestions to address the concerns raised:

- Creating a single roof form to be more in keeping with traditional elements in the locality;
- Modifying the depth of the planter boxes and incorporate a metal balustrade reducing overall building bulk;
- Opportunity to reconfigure the placement of planter boxes to the balconies to reduce the height of required privacy screening; and
- Reduce the height of the central brick feature to align with the eave of the development.

**LEGAL/POLICY:**

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *State Administrative Tribunal Act 2004*;
- City of Vincent Town Planning Scheme No. 1;
- State Planning Policy 3.1 – Residential Design Codes;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.1.1 – Built Form Policy.

The existing single house is not on the City's Heritage List and does not require development approval from the City for its demolition given the exemption provisions included in the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Council at its meeting of 13 December 2016 formally adopted Local Planning Policy No. 7.1.1 – Built Form, which was published and became operational on 21 January 2017. In this context, the policy is considered the applicable planning framework.

The applicant has exercised their right to have Council's initial decision to refuse the application reviewed by the State Administrative Tribunal (SAT) in accordance with Part 14 of the *Planning and Development Act 2005*. The SAT has invited Council to reconsider the application based on a revised proposal. In accordance with Section 31 of the SAT Act Council in reconsidering the proposal may:

1. Affirm its decision;
2. Vary its decision;
3. Set aside the decision and substitute a new decision.

The recommendation above is for Council to set aside the decision of 7 March 2017 and substitute a new decision. Council decision of the 7 March 2017 remains in place and any subsequent decision is a new decision based on a revised proposal.

Should Council determine the application be approved, the applicant is likely to withdraw the application for review that is currently on foot with the SAT. Alternatively, if Council determines that the application be refused, the applicant is likely to request that the matter be determined by the SAT at a full hearing.

***Draft State Planning Policy No. 7.3 – Design WA***

On 19 October 2016, the then Minister for Planning released a suite of documents and guidelines commonly referred to as 'Design WA' for public comment. Design WA includes a draft Apartment Design Guide which is

intended to replace Part 6 of the R-Codes. In accordance with matters to which due regard is to be given under the Planning and Development (Local Planning Schemes) Regulations 2015, the SPP has been released for community comment and the objectives and intent of the policy framework will be considered in this application. The City has given due regard to the provisions of Design WA in its assessment, however, notes that they are not binding to this application.

The application is generally consistent with the development standards applicable to the R80 code under the Apartment Design Guide with respect to plot ratio, building height, boundary walls and street setbacks.

*City of Vincent: Policy No. 7.1.1 Built Form*

The City's Built Form Policy was finally adopted by Council on 15 December 2016, and took effect following publication on 21 January 2017. The Built Form Policy was adopted following the procedures set down in Division 2 of the Deemed Provisions for local planning schemes contained within Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations).

The City notes that approval of the WAPC is required for certain aspects of the Policy which is discussed below. Clause 7.3.1 (a) of the R-Codes lists certain deemed-to-comply standards which a local government may amend or replace through a local planning policy without WAPC approval. Building height is one element which may be amended or replaced by a local government through a local planning policy, without the need for WAPC approval. Clause 7.3.2 of the R-Codes allows a local government to amend any other deemed-to-comply provision not listed in Clause 7.3.1(a) of the R-Codes through a local planning policy, with the approval of the WAPC. The provisions of the Built Form Policy which are pending WAPC approval that are relevant to this Responsible Authority Report relate to landscaping, lot boundary setbacks and boundary walls. As such the current applicable deemed-to-comply standard for these elements remain those set out in the R-Codes, with due regard given to the provisions of the Built Form Policy.

#### **Delegation to Determine Applications:**

This matter is being referred to Council as there is no delegation to reconsider the Council's decision based on the SAT's invitation to reconsider its original refusal decision.

#### **RISK MANAGEMENT IMPLICATIONS:**

It is Administration's view that there are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

#### **STRATEGIC IMPLICATIONS:**

The City's Strategic Plan 2013-2023 states:

*"Natural and Built Environment*

*1.1 Improve and maintain the natural and built environment and infrastructure."*

#### **SUSTAINABILITY IMPLICATIONS:**

Nil.

#### **FINANCIAL/BUDGET IMPLICATIONS:**

Should the Council reiterate its original decision to refuse the application, the applicant is likely to request that the matter be considered by the SAT at a full hearing. Given that Administration recommended approval of the original application, and that Administration is also recommending approval of the amended application, Administration may need to engage a planning consultant to defend Council's position at a full hearing of the SAT. Additionally, the applicant would be able to apply for costs to be awarded against the City should an application for review be upheld at the SAT.

#### **COMMENTS:**

The applicant has submitted amended plans in response to the outcomes of the SAT mediation, together with additional information and justification to address the Council's refusal reasons. A copy of the applicant's submission is provided in **Attachment 7**.

The refusal reasons are summarised below. In addition, comments are provided on the elements of proposal which require the exercise of discretion by Council.

Refusal Reason 1: Development does not provide adequate visitor parking

The development proposes four resident car parking bays, one for each unit, in accordance with deemed-to-comply standards of the R-Codes. No visitor parking bays are proposed in lieu of the one visitor bay required for this development by R-Codes deemed-to-comply standards.

The applicant provided additional information and justification, included as **Attachment 7**, with respect to the adequacy of on-site car parking to further address the Council's reason for refusal. In summary, the site is well serviced by public transport providing a suitable alternative mode of transport. The applicant also outlined the availability of on-street parking along Bulwer Street.

The opportunity to provide the on-site visitor bay is impacted by the size of the lot, the configuration of the development and the need to provide access from a short length of ROW. Any access from Bulwer Street would result in the loss of existing on-street parking bays and would impact on the ability to provide landscaping in the front setback area. The Administration previously outlined that street parking is available for visitors along the entire length of Bulwer Street in the immediate vicinity of the site. The street parking has a 2-hour parking restriction between 8:00am and 5:00pm Monday to Friday, which is considered appropriate for residential visitors. It is also noted the removal of the existing crossover to Bulwer Street will provide the opportunity to increase the number of on-street parking bays. The modifications to the verge has been recommended as a condition.

Although there have not been any changes to the provision of on-site visitor car parking, the details provided by the applicant and the context of the proposal in this instance is considered to be appropriate.

Refusal Reason 2: Development does not meet R-Code design principles with respect to Street and Lot boundary setbacks

The application proposes four boundary walls to two lot boundaries on the ground floor in lieu of the R-Codes deemed-to-comply standard of one boundary wall to one boundary. The boundary walls are 19.4 metres long in total along the north-west and south-east boundaries in lieu of the deemed-to-comply maximum length of 18.0 metres set by the R-Codes.

The applicant provided additional information and justification, included as **Attachment 7**, with respect to street setbacks and building bulk in addition to the submission of amended plans in response to the outcomes of the SAT mediation. In summary the amended plans have provided for changes to assist in moderating the bulk of the development and improving light and ventilation to the dwellings:

- Highlight windows have been added to the upper storey north-eastern and south-western facades to assist in articulating the expanse of wall to adjoining properties and providing additional light to the rooms;
- The height of the screening to the balconies on the upper storey has been reduced down to 1.6 metres to assist in reducing the bulk and scale of the building;
- The balcony nib wall to Unit 4 has been removed;
- The height of the roof has been lowered (reduced to 20 degree pitch) to reduce the height and thus scale of the development. This has resulted in the height from ground level to the apex of the roof being reduced by 300mm from 6.9 metres to 6.6 metres.
- Skylights have been included to the upper floor unit hallways;
- The ground floor units have been modified to consolidate the number of bathrooms (from two to one) and increase the setback of the bathrooms to the boundary from 1.230 metres to 1.545 metres, increasing the window space to adjoining bedrooms; and
- Change of front fence style to pier and vertical infill.

The development proposed is two storey in height and under the City's Built Form Policy would have the capacity to increase to three storeys. The proposed two storey development is in keeping with the scale and development already existing within the street.

The proposed ground floor walls on the western boundary are split to allow a courtyard centrally along the property boundary with the adjoining properties. The split aligns with the one major opening located on this side of the adjoining property and allows a setback from this major opening to the built form proposed by this application. The proposal has reconfigured the bathrooms to enable a greater ground floor courtyards providing for an increased window to Bed 1 and Bed 2.

The proposed ground floor walls on the south-eastern boundary remain unchanged and largely align with the boundary wall currently under construction on the adjoining property at 393 Bulwer Street. The boundary wall does extend partly across the courtyard of 393 Bulwer Street as the proposed courtyard does not align exactly with the courtyard under construction at 393 Bulwer Street. The R-Codes permit an average boundary wall height of 6 metres for Residential R80 properties. Due to the width of the lots along this portion of Bulwer Street, the applicant has minimised the wall to an average height of 3.38 metres adjacent the courtyard at No. 393 Bulwer Street to limit the amount of overshadowing onto this area. However, it is noted that due to the location of the courtyard at No. 393 Bulwer Street, any new development would result in this area being overshadowed.

The upper floor walls are proposed to be setback 1.2 metres in lieu of the deemed-to-comply setback of 3 metres set in the R-Codes. The amended plans have provided additional openings to the upper floor bedrooms, in the form of highlight windows, and additional skylights to the passageways to facilitate additional light and ventilation into the development and reducing the building bulk when viewed from the adjoining property. Given the nature of the modifications being minor openings they do not impact on privacy.

To further improve the building articulation and reduce the perceived bulk of the development when viewed from the adjoining properties or the street the following additional modifications have been included:

- The height of the screening to the balconies on the upper storey has been reduced down to 1.6 metres to assist in reducing the bulk and scale of the building;
- The balcony nib wall to Unit 4 has been removed;
- The height of the roof has been lowered (reduced to 20 degree pitch) to reduce the height and thus scale of the development. This has resulted in the height from ground level to the apex of the roof being reduced by 300mm from 6.9 metres to 6.6 metres.

The setbacks are consistent with the approved setbacks for the development at 393 Bulwer Street and the setback of the single storey dwelling at 401 Bulwer Street. There is opportunity to incorporate 'dutch gables' into the roof form which provides continuation of a character element which is existing in the street. A condition has been recommended accordingly.

The applicant has included the schedule of materials and finishes and whilst there are elements which are reflective of the immediate locality there is opportunity for further refine the details. The application has been referred to DAC. The DAC comments and recommended changes to address the concerns outlined in Council's earlier decision have been included in the officer's recommendation. Reference to a marked up set of plans to provide further guidance has been included as **Attachment 7**.

It is not considered that these reduced setbacks would have a negative impact to the adjoining properties.

*Refusal Reason 3: Landscaping provision does not meet the design principles of the R-Codes or the Built Form Policy.*

The proposed development fully complies with the landscaping requirements set out in the R-Codes. The application has been assessed against the provisions of the Built Form Policy, which sets a deemed-to-comply standard of 15 per cent of the site area as deep soil zone and as the subject site is located in a 'Residential Area', 30 per cent overall canopy coverage. The proposal provides for approximately 9.1 per cent of the site area as deep soil zones and 11.7 per cent as canopy cover.

The applicant provided additional information and justification, included as **Attachment 7**, with respect to street setbacks and building bulk in addition to the submission of amended plans in response to the outcomes of the SAT mediation. In summary, the applicant has outlined that the landscaping enhances and contributes the streetscape and constituent with other properties along Bulwer Street.

There is contention as to the weight that should be afforded to the landscaping provisions within the City's Built Form Policy, as they are still pending the endorsement of the WA Planning Commission.

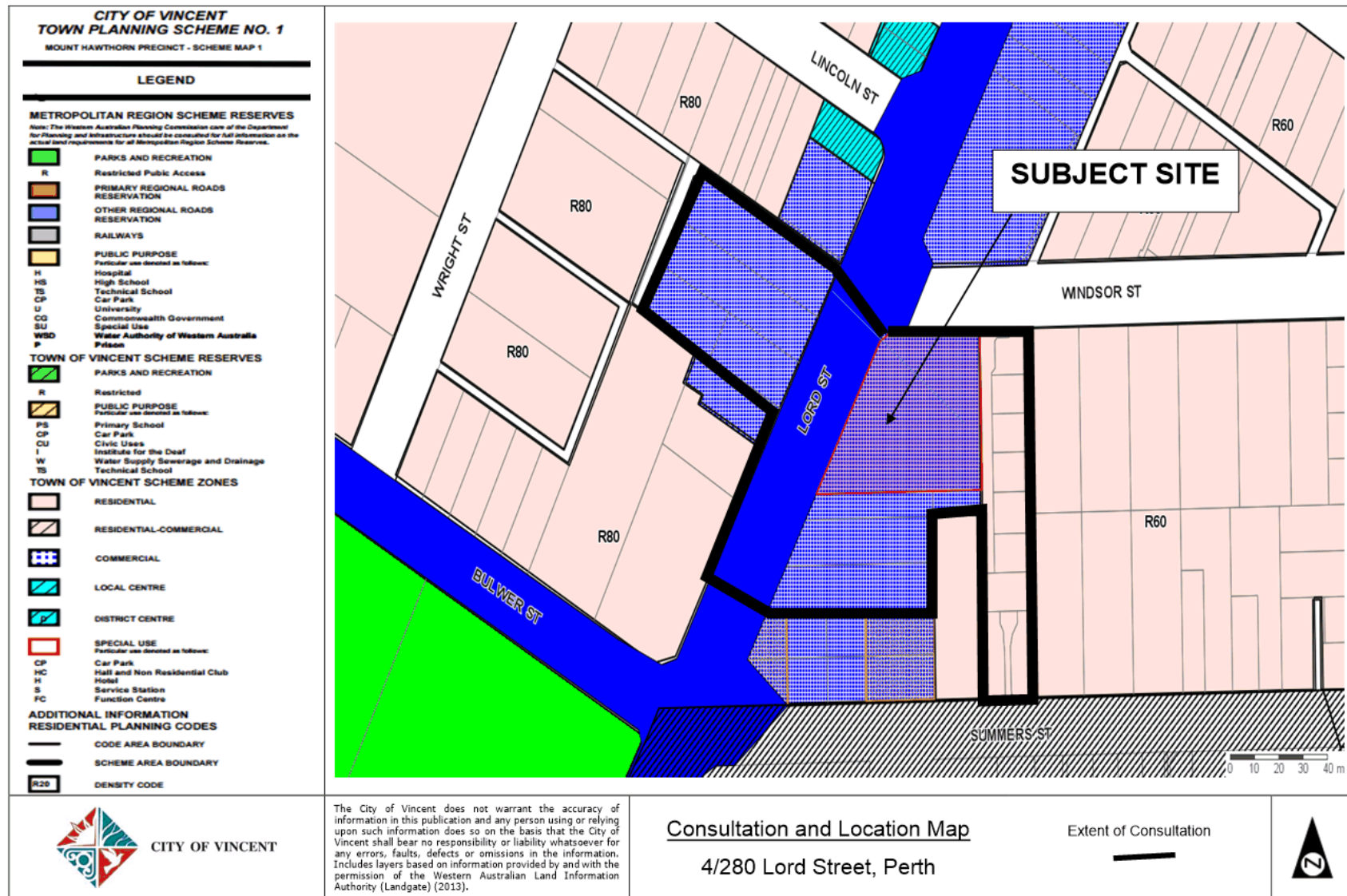
This proposal includes the provision of deep soil zones along the street boundary and planter boxes on the upper floor fronting the right-of-way. The applicant has also proposed six mature trees along the street boundary. The proposed landscaped areas are located principally to the perimeter of the site, which assists to soften the building bulk and allow for deep root plantings in the form of 500L trees. The DAC suggestions to reduce the depth of the balcony planter boxes and the landscaping configuration however it is considered that the landscaping proposed will enhance the streetscape and setting for the proposed development and given the above the proposal is considered to appropriately achieve the intent of the policy provisions.



Conclusion

Although the proposal requires discretion with respect to the proposed lot boundary setback and visitor parking requirements, these variations are considered to meet the design principles of the R-Codes in each instance and will not adversely impact the adjoining properties.

The proposal is considered appropriate and consistent with the existing surrounding land uses and developments in progress within the locality. The amended plans and additional information and justification provided by the applicant are considered to address the concerns identified in Council's refusal. Given the above, the proposal is recommended for approval subject to conditions.









395 BULWER STREET, PERTH



NOT 1

Latitude: 31°56'13"9S Longitude 115°51'17"8E



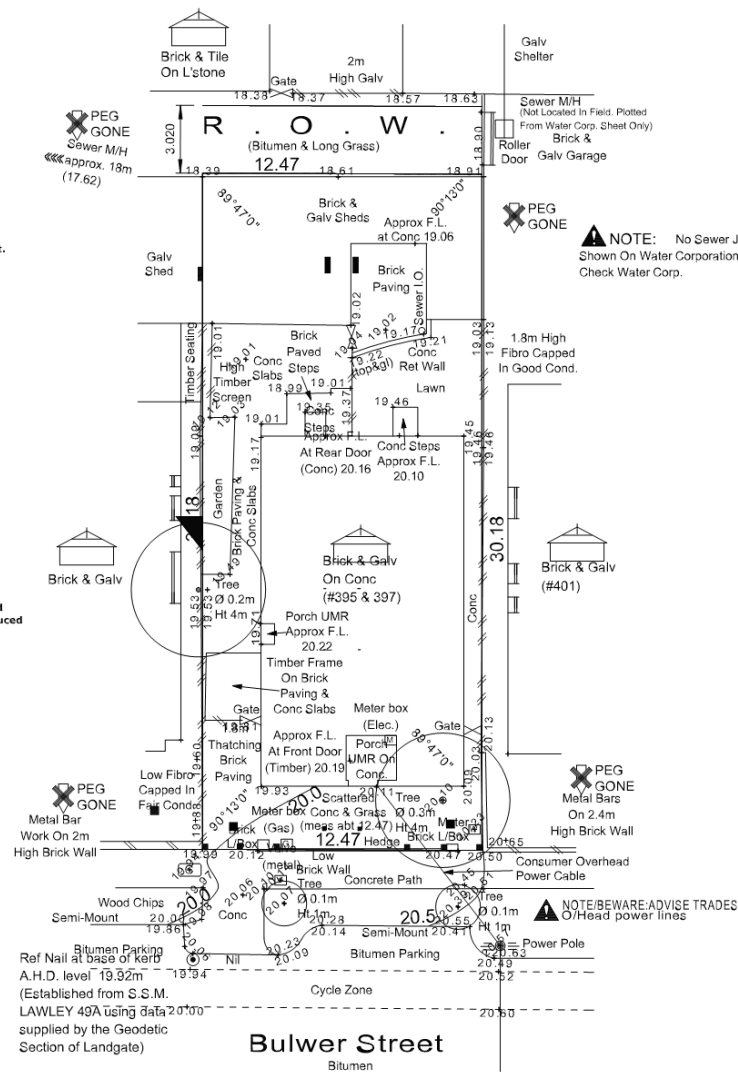
**DISCLAIMER:**  
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property. +

**DISCLAIMER:**  
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

**DISCLAIMER:**  
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

**DISCLAIMER:**  
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sower details plotted from information supplied by Water Corporation.

**DISCLAIMER:**  
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires **boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.**



LOT MISCLOSE
0.000m

SOIL DESCRIPTION
Sand
Refer to Survey

Scale 1:200



## Capital Industries

SITE SURVEY

LOT 1

#395 Bulwer Street

Suburb	West Perth
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Loc.Auth. CITY OF PERTH

Plan 1283 Volume 1074 Folio 660

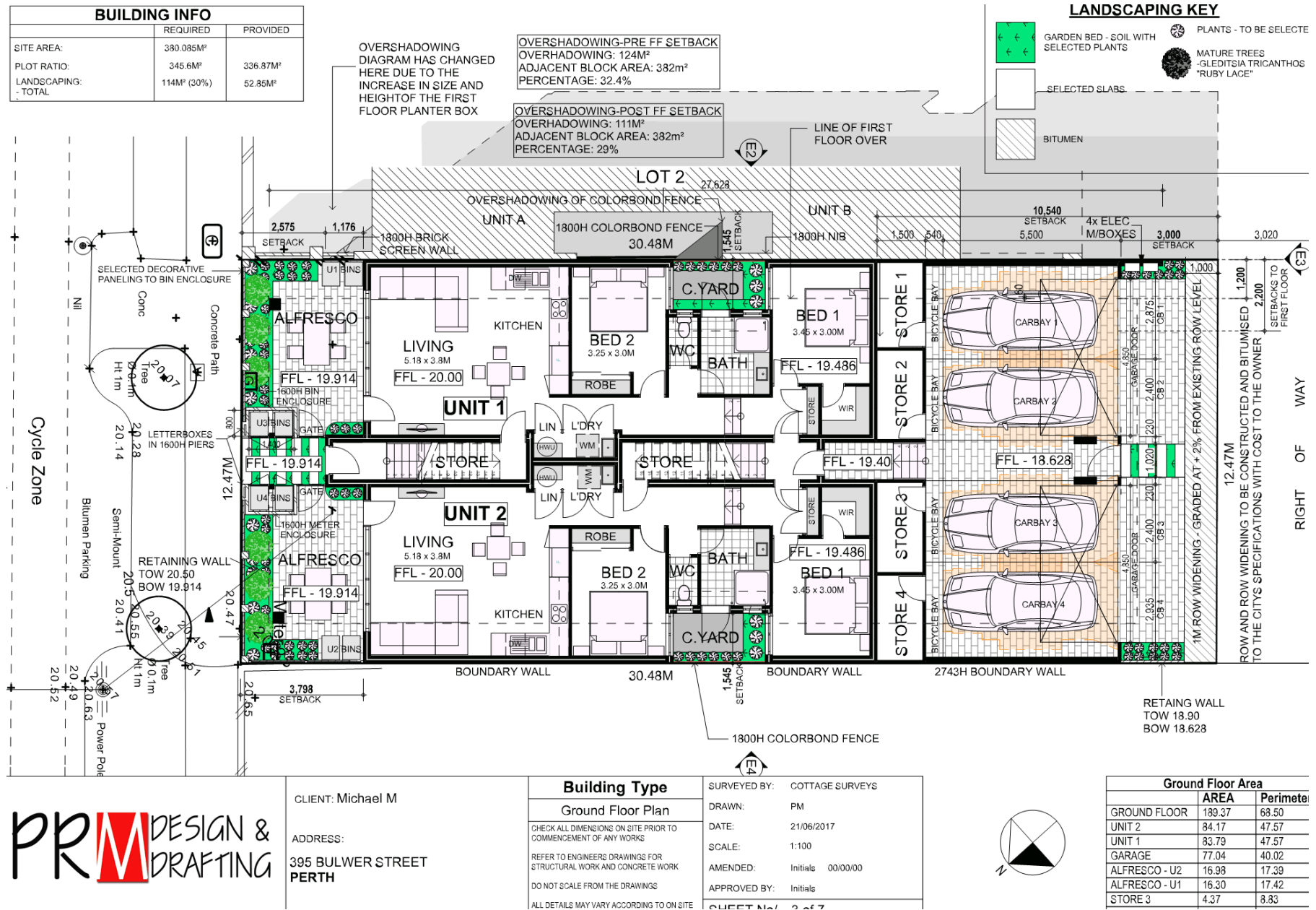
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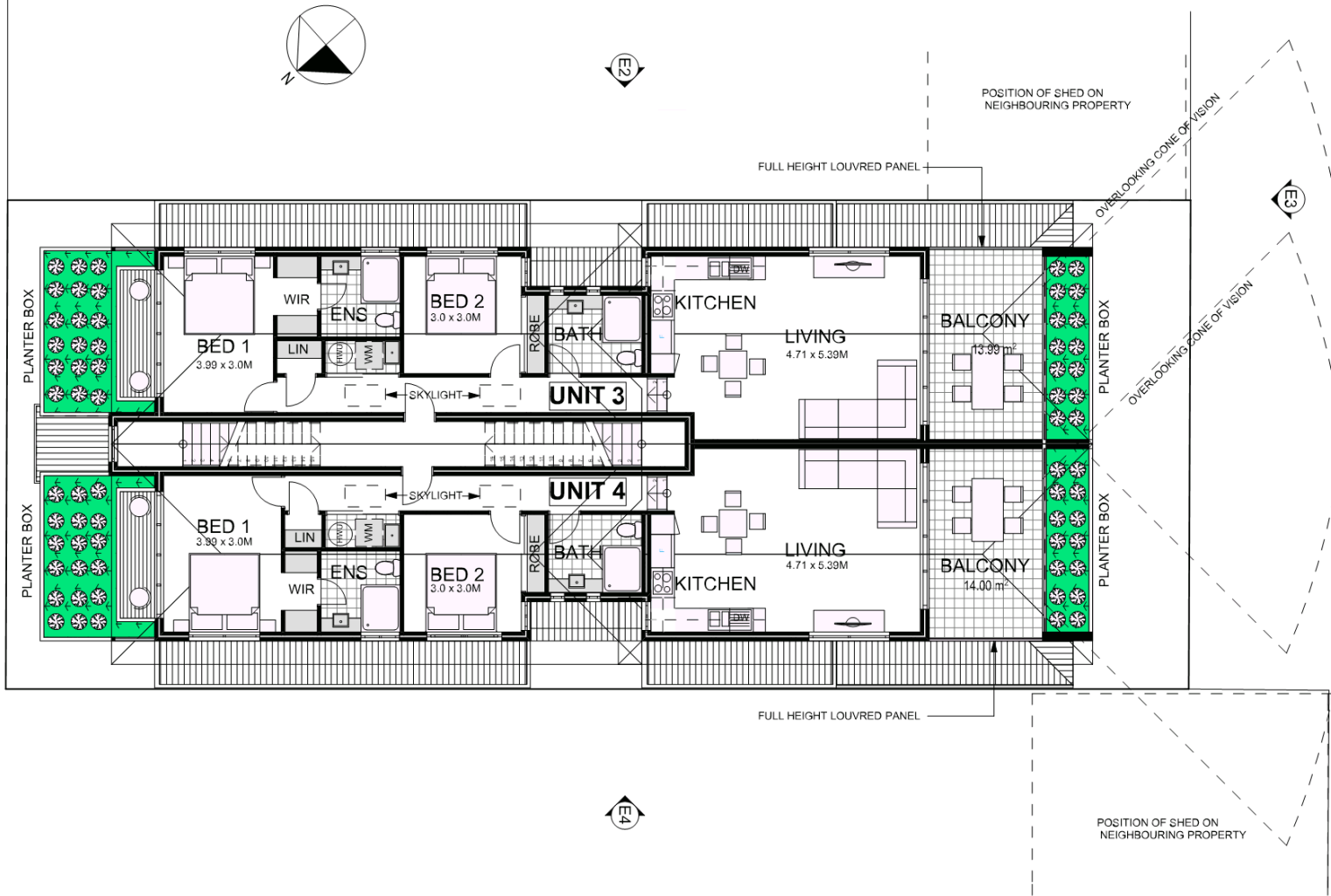
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Gas	Alinta Gas Map Indicates Gas In Area	Phone	Yes	Footpath	Concrete
Road	Check Your Lotcall 131353	Comm			
	Bitumen	Kerb	Semi-Mount / Nil	Drainage	Good

**A NOTE** EARTHWORKS (SET OUT) DIMENSIONS MAY VARY ON SITE AT BUILDER'S DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. NOT INCLUDED IN CONTRACT - REMAINS OWNER'S RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS / FENCES. CHECK TITLE FOR EASEMENTS.

COTTAGE & ENGINEERING  
SURVEYS

87-89 Guthrie Street, Osborne Park, Western Australia  
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998  
Email: [perth@cottage.com.au](mailto:perth@cottage.com.au) Website: [www.cottage.com.au](http://www.cottage.com.au)  
© J/No: 337822 Drawn: J. Jee

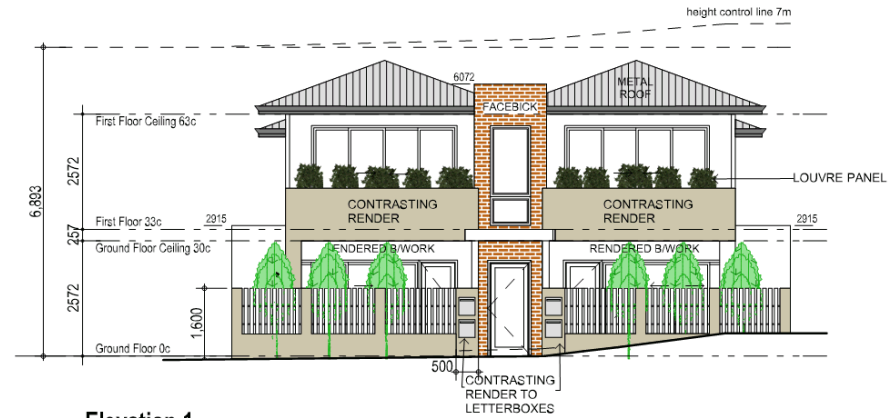




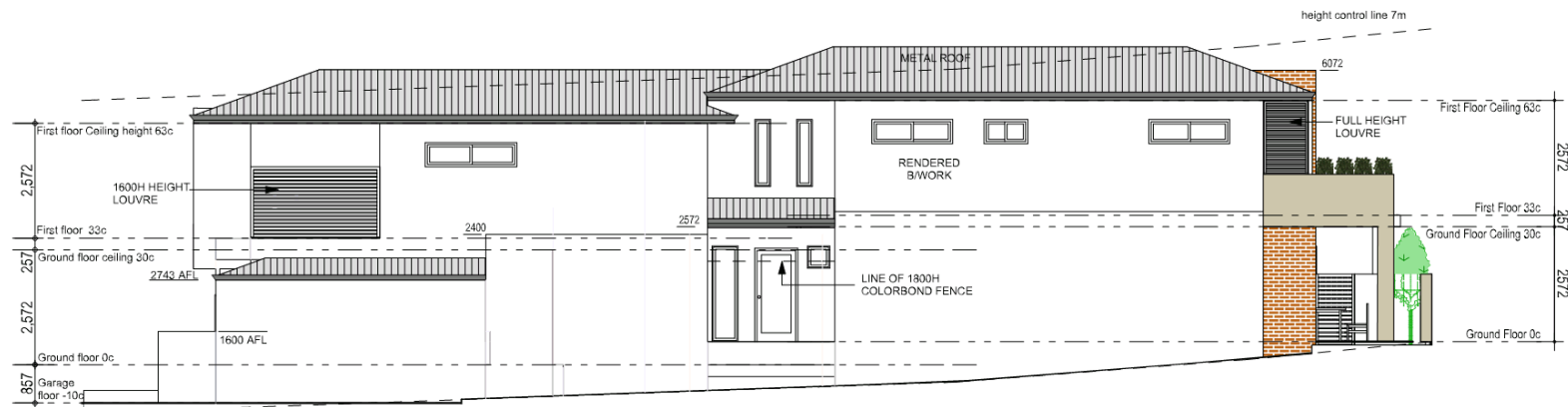
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ADDRESS:  
395 BULWER STREET  
PERTH

Building Type	
First Floor Plan	
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS	
REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK	
DO NOT SCALE FROM THE DRAWINGS	
ALL DETAILS MAY VARY ACCORDING TO ON SITE	
SURVEYED BY:	COTTAGE SURVEYS
DRAWN:	PM
DATE:	21/06/2017
SCALE:	1:100
AMENDED:	Initials 00/00/00
APPROVED BY:	Initials
SHEET No:	4 of 7

First Floor Area		
	AREA	Perimeter
FIRST FLOOR	240.68	73.28
UNIT 4	84.61	51.34
UNIT 3	84.34	51.34
BALCONY -U4	13.50	15.13
BALCONY -U3	13.50	15.13
	436.63 m²	206.22 m



**Elevation 1**  
**1:100**



**Elevation 2**  
**1:100**

**PRM** DESIGN & DRAFTING

CLIENT: Michael M

ADDRESS:  
395 BULWER STREET  
PERTH

**Building Type**

**Elevations 1**

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS  
REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK  
DO NOT SCALE FROM THE DRAWINGS  
ALL DETAILS MAY VARY ACCORDING TO ON SITE

SURVEYED BY: COTTAGE SURVEYS

DRAWN: PM

DATE: 21/06/2017

SCALE: 1:100

AMENDED: Initials 00/00/00

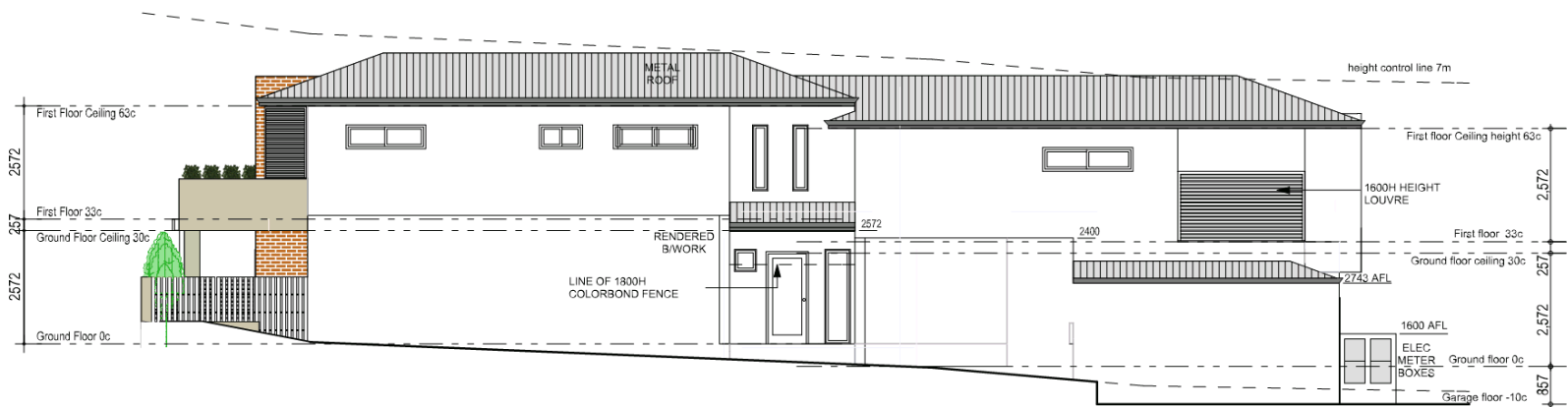
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SHEET No/ 5 of 7





Elevation 3  
1:100

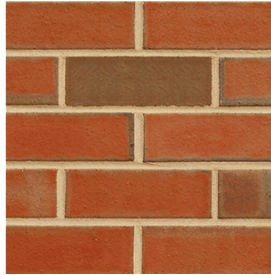


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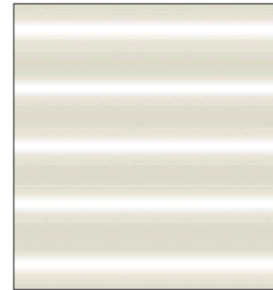
**PRM** DESIGN & DRAFTING

CLIENT: Michael M  
ADDRESS:  
395 BULWER STREET  
PERTH

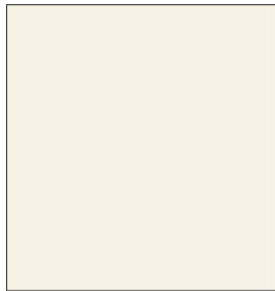
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Elevations 2	DRAWN: PM
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REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK	SCALE: 1:100
DO NOT SCALE FROM THE DRAWINGS	AMENDED: Initials 00/00/00
ALL DETAILS MAY VARY ACCORDING TO ON SITE	APPROVED BY: Initials
	SHEET No/ 6 of 7



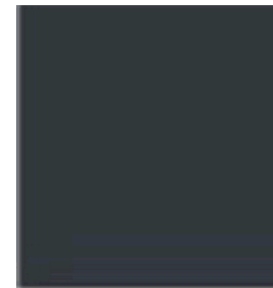
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MIDLAND BRICK, RUSSET  
RED



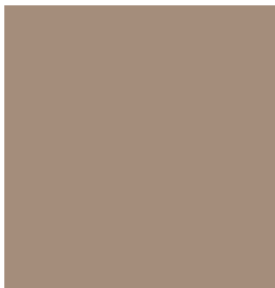
ROOF SHEETING-  
CUSTOM ORB, SURFMIST



MAIN RENDER-  
SOLVER PAINTS, FIRST SNOW



GUTTERS AND FASCIA-  
COLORBOND, IRONSTONE

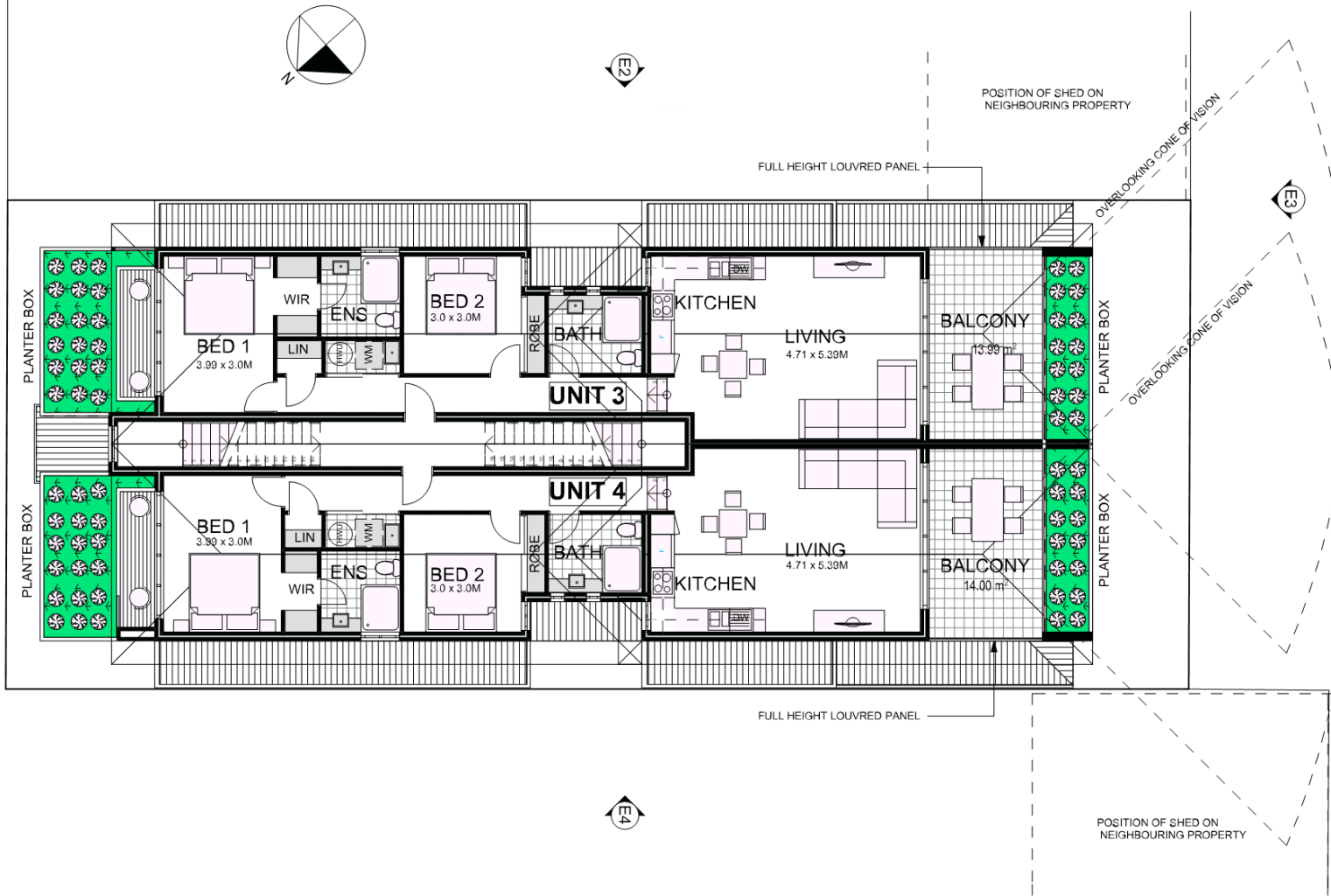


CONSTRASTING RENDER-  
SOLVER PAINTS, TURKISH  
COFFEE

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	ADDRESS:	<b>Material board</b>	DRAWN: PM
	395 BULWER STREET	CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS	DATE: 21/06/2017
	PERTH	REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK	SCALE:
		DO NOT SCALE FROM THE DRAWINGS	AMENDED: Initials 00/00/00
		ALL DETAILS MAY VARY ACCORDING TO ON SITE	APPROVED BY: Initials
			SHEET No/ 7 of 7



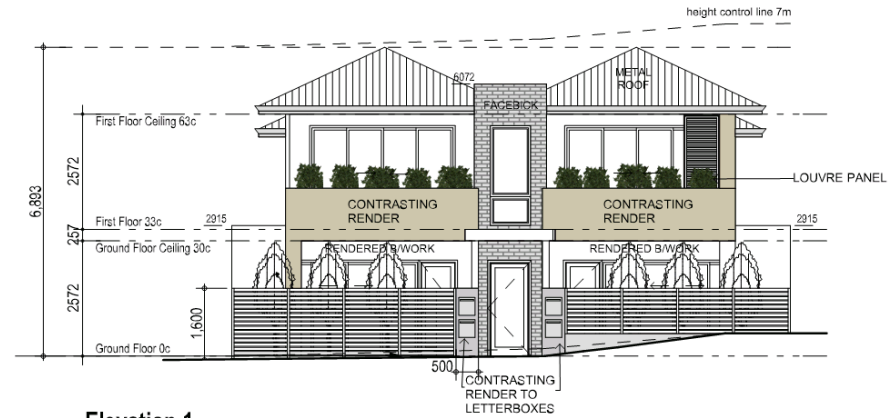




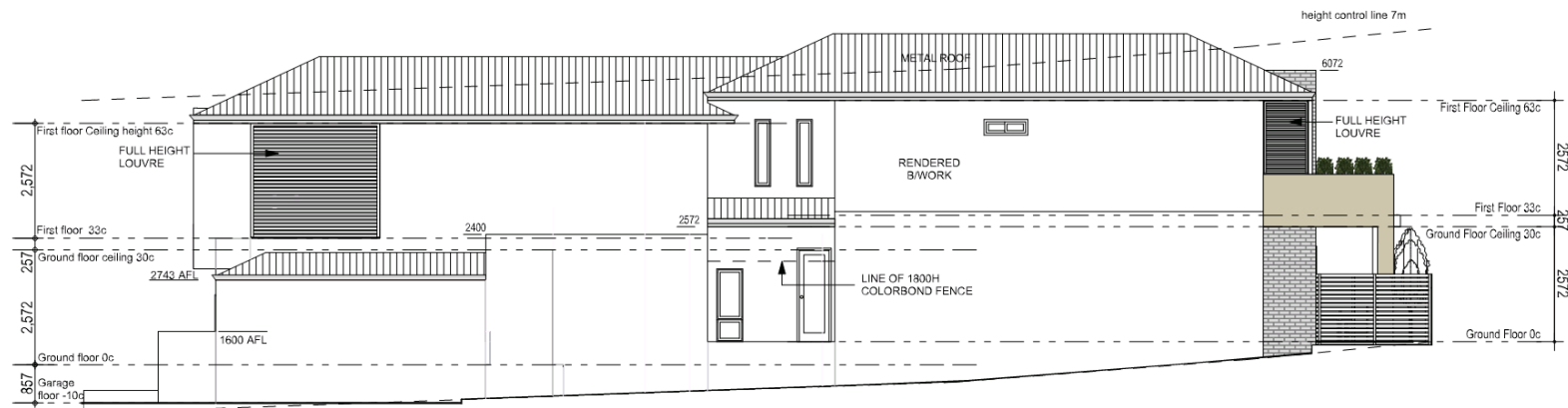
CLIENT: Michael M  
ADDRESS:  
395 BULWER STREET  
PERTH

Building Type	SURVEYED BY: COTTAGE SURVEYS
First Floor Plan	DRAWN: PM
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS	DATE: 29/01/2017
REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK	SCALE: 1:100
DO NOT SCALE FROM THE DRAWINGS	AMENDED: Initials 00/00/00
ALL DETAILS MAY VARY ACCORDING TO ON SITE	APPROVED BY: Initials
	SHEET No/ 2 of 5

First Floor Area		
	AREA	Perimeter
FIRST FLOOR	240.68	73.28
UNIT 4	84.61	51.34
UNIT 3	84.34	51.34
BALCONY -U4	13.50	15.13
BALCONY -U3	13.50	15.13
	436.63 m <sup>2</sup>	206.22 m



**Elevation 1**  
**1:100**



**Elevation 2**  
**1:100**

**PRM** DESIGN & DRAFTING

CLIENT: Michael M

ADDRESS:  
395 BULWER STREET  
PERTH

**Building Type**

**Elevations 1**

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS  
REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK  
DO NOT SCALE FROM THE DRAWINGS  
ALL DETAILS MAY VARY ACCORDING TO ON SITE

SURVEYED BY: COTTAGE SURVEYS

DRAWN: PM

DATE: 29/01/2017

SCALE: 1:100

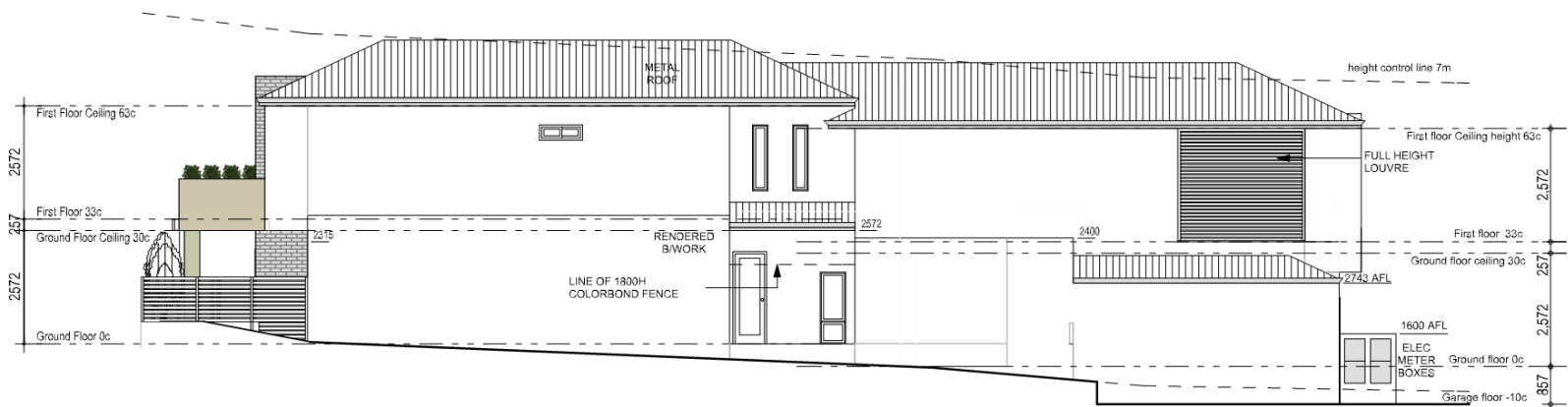
AMENDED: Initials 00/00/00

APPROVED BY: Initials

SHEET No: 1 of 5



Elevation 3  
1:100



Elevation 4  
1:100



CLIENT: Michael M  
ADDRESS:  
395 BULWER STREET  
PERTH

Building Type	SURVEYED BY: COTTAGE SURVEYS
Elevations 2	DRAWN: PM
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS	DATE: 29/01/2017
REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK	SCALE: 1:100
DO NOT SCALE FROM THE DRAWINGS	AMENDED: Initials 00/00/00
ALL DETAILS MAY VARY ACCORDING TO ON SITE	APPROVED BY: Initials
	SHEET No/ 5 of 5



## **No. 395 (Lot 1) Bulwer Street, West Perth**

DEMOLITION OF THE EXISTING SINGLE HOUSE AND  
CONSTRUCTION OF A TWO STOREY DEVELOPMENT COMPRISING  
FOUR MULTIPLE DWELLINGS





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## INTRODUCTION

This report has been prepared by Urbanista Town Planning based on behalf of the landowners of No. 395 Bulwer Street, West Perth, in support of the development application for the demolition of the existing single house and the construction of a two storey development comprising four multipole dwellings.

The report provides a comprehensive assessment and endorsement of the proposal in accordance with the relevant principles and objectives of the Residential Design Codes and the City's Town Planning Scheme and relevant local planning policies. The report provides a summary of the site particulars and addresses all relevant planning legislation and policies.

Urbanista Town Planning is positive that the information presented in this document will assist to facilitate a recommendation of approval from the administration when its report is presented to Council for determination.



## Design Advisory Committee

The building has been presented to the City's Design Advisory Committee (DAC) on two occasions as part of the pre-planning process and has incorporated a number of changes at the suggestion of the DAC to improve its overall appearance and functionality.

A summary and assessment against the recommendations of the DAC is presented on page 9 of the report.

## SITE DETAILS AND CONTEXT

### Lot Description

The subject site is known as No. 395 Bulwer Street, West Perth. The site has an area of 376sqm with a length of 30.18m and a width of 12.47m.

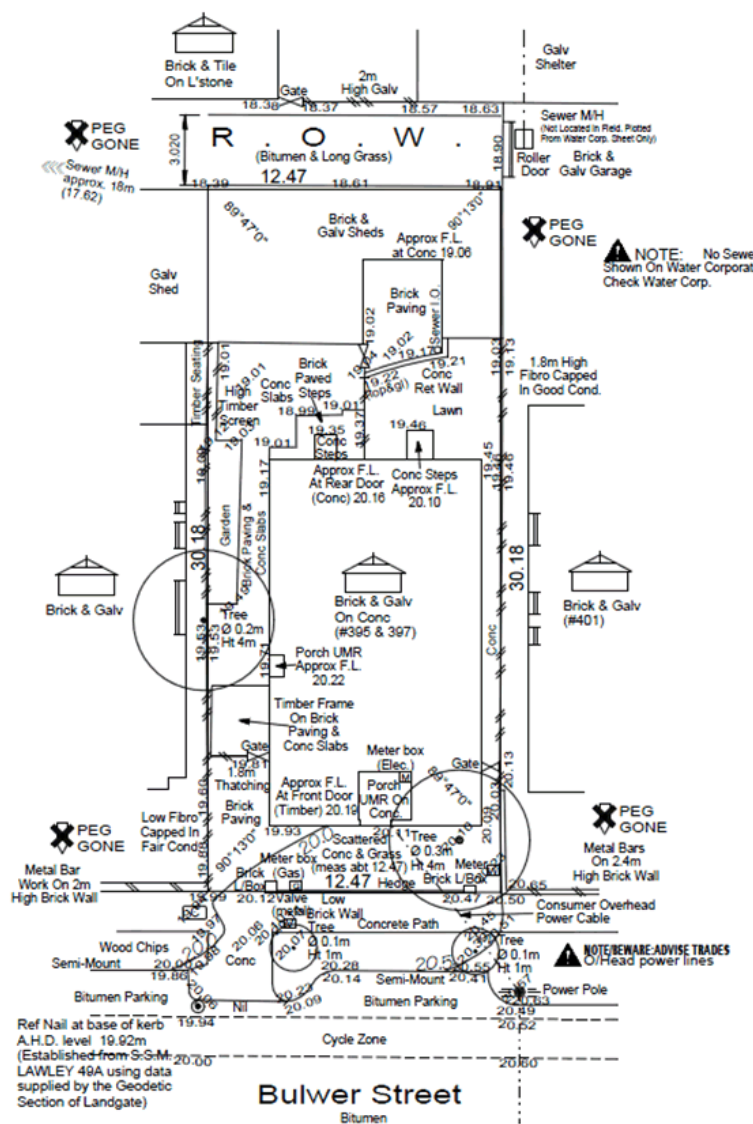


Figure 1: Survey Plan of No. 395 Bulwer Street, West Perth

There is a 3m wide Right-of-Way (ROW) at the rear of the site which has its entrance of Gallop Street. Including the subject site, access to the ROW is restricted to a total of four properties. An extract of the certificate of title diagram is shown below which demonstrates that the subject property has rights to use this privately owned right of way.

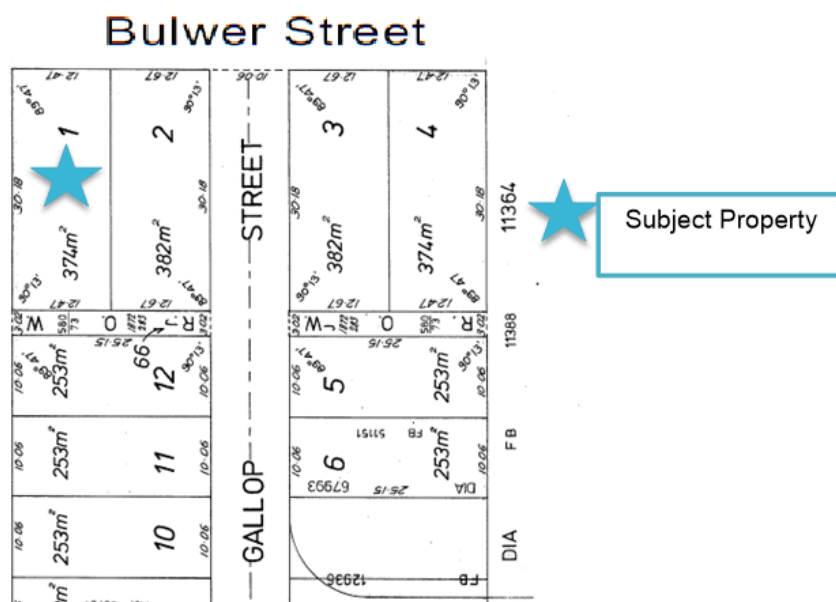
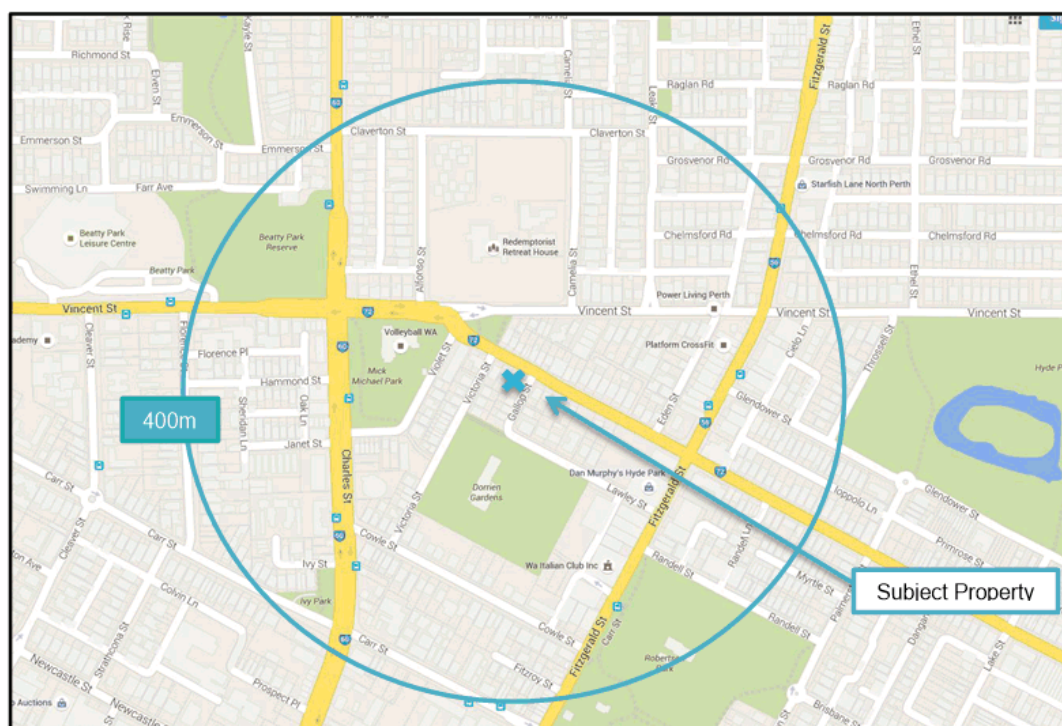


Figure 2: Certificate of Title Diagram for No. 395 Bulwer Street, West Perth

### Site Context

The site is situated in an excellent location and in close proximity to a number of places of interest. The Perth CBD and the town centres of Leederville, Mount Lawley, North Perth and Northbridge are located within 1.5km of the site. In addition, the site is also located approximately 250m from Charles Street and Fitzgerald Street, which provides easy access to the Perth CBD, Kwinana Freeway and the northern suburbs.

The site is also within a short walking distance of several regional recreational open spaces and facilities including Beatty Park Aquatic Centre, Hyde Park Botanical Gardens, Robertson Park Tennis Courts and Dorrien Gardens. Figure 3 shows the subject site in relation to these places of interest.



**Figure 3: Location Plan**

### Existing Development and Streetscape

The subject site currently accommodates an existing single storey residential dwelling which is proposed to be demolished as part of the proposal. The surrounding area is generally characterised by Federation Bungalows constructed circa 1910.

None of the dwellings in the immediate locality are listed on the City's Municipal Heritage Inventory (MHI). Moreover, the adjacent dwelling at No. 393 Bulwer Street has recently been demolished and will be replaced by two-storey multiple dwelling development. This development is currently under construction.



**Figure 4: Existing Dwelling at No. 395 Bulwer Street**



## PLANNING CONTEXT

### Directions 2031 & Beyond Perth and Peel @ 3.5 million

The State Governments' *Directions 2031 and Beyond*, and more recently the *draft Perth and Peel @3.5million* suite of documents, provide a long-term growth strategy for land use and infrastructure provision for the Perth and Peel regions. Directions 2031 allocates a target of 8,500 new dwellings for the City of Bayswater and Perth and Peel @3.5 million allocates a target of 15,800 new dwellings.

A majority of these new dwellings will be required to be developed within and around the City's town centres and major arterial roads. Given the subject site is located within close proximity to a number of town centres, major arterial roads and public transport locations, it inevitable that increased density and development will occur within the area.

### Development Control Policy 1.6 – Planning to Support Transit Use and Transit Orientated Development

The intent of Development Control Policy 1.6 (DC 1.6) is to facilitate development within close proximity of public transport. The main objectives of DC 1.6 are as follows:

- *To promote and facilitate the use of public transport as a more sustainable alternative to the private car for personal travel to employment and recreational facilities by enhancing and improving accessibility;*
- *To encourage spatial patterns of development that make it easier to plan and efficiently operate public transport services;*
- *To encourage balanced public transport ridership along transit corridors by creating places that are both destinations and points of departure;*
- *To ensure the optimal use of land within transit orientated precincts by encouraging the development of uses that will benefit from their proximity to public transport; and*
- *Establishing high levels of amenity, safety, permeability, convenience and integration in the urban form to promote walking and cycling with transit orientated precincts.*

The subject site is located along a high frequency bus route which therefore qualifies the lot to fall within the DC 1.6. The site is well serviced by public transport and is within walking distance to various local amenities.

The proposal encourages other uses of transport other than the private car and is considered to be consistent with the general objectives of DC1.6 as it is providing residential opportunities within close proximity to high frequency public transport.

## THE PROPOSAL

The proposal is for the demolition of the existing single dwelling and the construction of a two storey residential building consisting of two multiple dwellings on the ground floor and two multiple dwellings on the upper floor. Each multiple dwelling contains two bedrooms and two bathrooms.

The ground floor dwellings are orientated towards Bulwer Street, with the outdoor living area located within the front setback area. It is proposed that four car bays (one for each dwelling) be located off the rear right of way and a 3m setback is provided to ensure sufficient manoeuvring in and out of the property. The rear car parking area also includes the store rooms and an area for bicycle parking in front of the vehicles on the walls of the store rooms.

There is a communal access point located off the car parking area which provides access to the ground floor dwellings as well as access to an internal stair case leading to the two upper floor dwellings. There is also communal access located off Bulwer Street, which provides access to the courtyards of the ground floor dwellings as well as access to a second internal stair case.

At the recommendation of the City's Technical Services department, the bin store areas have been located at the front of the property to allow the bins to be easily transferred to Bulwer St for bin collection.

The proposed floor areas of the dwellings are as follows:

Apartment	Plot Ratio Area	Courtyard/Balcony Area
Unit 1	84sqm	17sqm
Unit 2	85sqm	17sqm
Unit 3	84sqm	15sqm
Unit 4	84sqm	15sqm

Landscaping has been provided on the ground floor area in the front courtyard to maintain a pleasant interface between the street and the building. Landscaping is proposed within the front setback area, the rear car park area as well as the internal courtyards. A 1m wide planter box is proposed on the upper floor apartments fronting Bulwer Street as well as the rear of the apartments off the balcony areas.

Additional landscaping has been introduced to the rear of the development, with a green wall proposed above the garage in order to further address the City's soft landscaping requirement.

## DESIGN ADVISORY COMMITTEE

The Design Advisory Committee (DAC) reviewed a design for the subject lot at its meeting held on 23 March 2016. The main issues that were discussed at this meeting were:

- The location of the bin stores;
- The two storey boundary walls on the eastern and western boundaries;
- The design and height of the front fence;
- Visitor car parking;
- Insufficient landscaping; and
- Several technical issues relating to the design of car bays, manouvering in and out of car bays, truncations and bin storage.

Based on the comments made by the City's Planning and Technical Services Officers as well as the Design Advisory Committee, several amendments to the plans were made and resubmitted for consideration to the DAC at its meeting on 22 June 2016. The changes included:

- The introduction of additional landscaping in the car park and courtyard areas as well as the inclusion of planter boxes on the balconies on the front and rear elevations;
- The removal of the two-storey boundary walls and the introduction of a side setbacks ranging from 1.2m-2.2m;
- The bin stores being relocated to the rear car park area and therefore bin collection from Gallop Street;
- The store rooms were removed from the upper floor balconies and placed in the car park area; and
- Increased natural light and ventilation for the dwellings with the inclusion of internal courtyards.

Whilst the DAC was satisfied that the design had managed to address a number of key issues that were identified at the first presentation, further amendments were suggested at the 22 June meeting.

The table notes the suggestions made by the DAC and our design response to those suggestions:

DAC Recommendation	Response
<i>Revise the car parking area to provide functional pedestrian movement from the car bays to the entrance.</i>	This has not been amended further as the design currently does cater for pedestrian access from the street to the rear car park area.
<i>Resolve all outstanding technical issues.</i>	The plans have been amended to allow for a screened bin storage area in the front entrance area for units 3 and 4 and for units 1 and 2, the bins will be places in the alfresco area. We do not consider this an ideal outcome, however the City's Technical



	Services Officers have advised that they will not support the bins being collected from Gallop Street.
<i>Provide weather protection to the front entrance off Bulwer Street.</i>	The plans have been amended to include an awning projection over the external entrance to the building from Bulwer Street.
<i>Demonstrate on plans areas that can accommodate deep soil zones and mature canopy trees.</i>	The plans have been amended to incorporate additional landscaping. The inclusion of a green wall at the rear of the development significantly improves the soft landscaping component.
<i>Resolve any overlooking issues from balconies.</i>	It is considered that the proposal is compliant with the design principles of the R Codes in relation to visual privacy.
<i>Maintain the established hedge and consider transplanting the Frangipani.</i>	The plans have not been amended to incorporate this suggestion as the City's local planning framework does not necessitate such a requirement.
<i>Reference and reinterpret the architectural style of established 1930's and 1940's developments in the area.</i>	This suggestion from the DAC conflicts with the intent of the development which is to create a modern and contemporary style development. Notwithstanding, facebrick has been incorporated into the front elevation of the development to provide articulation and separation between the dwellings and to also provide reference an earlier architectural style.

## PLANNING ASSESSMENT

### Metropolitan Region Scheme and Town Planning Scheme No.1

The subject site is zoned 'urban' under the Metropolitan Region Scheme (MRS) and Residential R80 in accordance with the City's Town Planning Scheme No. 1 (TPS1). In addition to this, a multiple dwelling is a 'P' (permitted) use in a residential zone.

### Residential Design Codes/City of Vincent Local Planning Policies

The proposed development has been assessed in accordance with the deemed-to-comply and Design Principles of the Residential Design Codes and the City's Local Planning Policies and the following written justification is provided.

#### *Plot Ratio*

The proposal demonstrates a total plot ratio area of 337sqm. Based on a lot size of 376sqm, the application proposes a plot ratio of 0.89 and is therefore compliant with the deemed-to-comply maximum of 1.0.

#### *Building Height*

In consideration of this provision, it should be noted that the R-Codes permit development to a height of four storeys for areas zoned Residential R80. The City's local planning policy relating to Development Guidelines for Multiple Dwellings, which applies to the site, permits a maximum height of only two storeys.

Applicable Rule	Design Principles	Deemed to Comply	Proposed
R Codes Clause 6.1.2 – Building Height; and City of Vincent Policy 7.4.8 – Clause 2.2.4	Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains: <ul style="list-style-type: none"> <li>• Adequate access to direct sun into buildings and appurtenant open spaces;</li> <li>• Adequate daylight to major openings into habitable rooms;</li> <li>• Access to views of significance;</li> <li>• Buildings present a human scale for pedestrians;</li> <li>• Building facades designed to reduce the perception of height through design measures; and</li> <li>• Podium style development is provided where appropriate.</li> </ul>	2 storeys  <u>Pitch      Roof</u> <u>Development</u>  External wall height - 6 metres  Top of ridge - 9 metres	2 storeys    Ranges from 6m to 7m  Ranges from 7.35m to 8.5m

As illustrated in the table above, the proposal is compliant with the two-storey height limit set out in the City's Policy 7.4.8, however the development proposes a variation to the external wall heights as set out in Table 3 of the R Codes.

Notwithstanding the above, it is considered that the proposal demonstrates compliance with the design principles of the R Codes based on the following:

- The application proposes a pitched roof in order to address the City's requirements under the Residential Streetscape Policy. As a result of the pitched roof, a wall height of 6m is required. The development complies with the 6m wall height requirement at the front of the building, with the non-compliant component wall height component occurring to the rear of the site. This is important from the perspective of bulk and scale, with the wall height complying at the most important section of the development – where it interacts with the street;
- The site slopes by nearly 2m from front to rear, which has been managed as best possible within the design through reduced floor to ceiling heights to limit the impact of bulk at the rear of the site;
- The height of the building is compliant at the Bulwer Street frontage, therefore resulting in limited impact on the street;
- The orientation of the land means the additional height has limited impact on access to light to adjoining properties;
- There are no views of significance apparent in the locality; and,
- The proposal presents as a two storey building, which is the clear intent of this design element of the R-Codes.

In addition to the above, it is noted that the permitted in the R-Codes for heights in Residential R80 areas is four storeys and that the R Codes permit boundary walls to wall height of 7m.

In light of the above, it is considered that the variation to the wall height will not have an undue impact on the neighbouring properties or the streetscape and therefore should be supported by the City.

### ***Street Setbacks***

In accordance with the City's Policy No. 3.2.1 relating to Residential Design Elements, the primary street setback of the subject lot is to be based on the average of the street setbacks of the five adjoining properties on the same side of the road and within the same street block.

In this instance, the street block is confined to a total of two dwellings to the west of the property and one to the right. The following setbacks have been estimated from the measurement tool of the City's Public Intramaps program:

- No. 393 Bulwer Street – development under construction (approved at 2.048m)
- No. 401 Bulwer Street – 2.8 metres
- No. 405 Bulwer Street – 3.2 metres

Average setback = 2.68 metres

The application proposes a primary street setback of 3.75m. Based on the calculated average setback, the proposal is compliant with the City's policy.

### **Lot Boundary Setbacks**

Applicable Rule	Design Principles	Deemed to Comply	Proposed
R Codes Clause 6.1.4 – Lot Boundary Setbacks	Buildings set back from boundaries or adjacent building so as to: <ul style="list-style-type: none"> <li>• Ensure adequate daylight, direct sun and ventilation for buildings and the open space associated with them;</li> <li>• Moderate the visual impact of building bulk on a neighbouring property;</li> <li>• Ensure access to daylight and direct sun for adjoining properties; and</li> <li>• Assist with the protection of privacy between adjoining properties.</li> </ul>	Side and rear setbacks in accordance with Table 5 of the R Codes – 3 metres	<u>Ground Floor</u> South-East = Nil-1.2m  North-West = Nil-1.2m  South-West (rear) = 3m  <u>First Floor</u> South-East = 1.2m-2.2m  North-West = 1.2m-2.2m  South-West (rear) = 3m

In accordance with table 5 of the R Codes, all lots that have a width less than 14m are required to have a minimum side and rear setback of 3m. The proposals illustrates boundary walls on the ground floor with a portion of the wall setback 1.2m from the side boundaries and the on the upper floors the walls are setback 1.2m-2.2m from the side boundaries.

It is considered that the proposed setbacks are consistent with the design principles of the R-Codes in the following ways;

- The lesser setback does not result in a perception of adverse building bulk when viewed from the adjoining property;
- Due to the orientation of the lot, the lesser setback does not contribute adversely to a loss of direct sun, light generally or ventilation to major openings;
- The lesser setback does not result in any new merit based decision relating to visual privacy; and
- The zoning of the site allows for a boundary wall to a height of 7m.

### Outdoor Living Area

The proposal demonstrates compliance with the deemed-to-comply requirements of the R Codes, as each of the dwellings have access to a private outdoor living area or balcony that is greater than 10sqm, with dimensions greater than 2.4m.

### Landscaping

Applicable Rule	Design Principles	Deemed to Comply	Proposed
R Codes Clause 6.3.2 – Landscaping; and City of Vincent Policy 7.4.8 – Clause 2.2.4	<p>The space around the building is designed to allow for planting. Landscaping of the site is to be undertaken with appropriate planting, paving and other landscaping that:</p> <ul style="list-style-type: none"> <li>Meets the projected needs of the residents;</li> <li>Enhances security and safety for residents; and</li> <li>Contributes to the streetscape.</li> <li>Assists in contributing to the amenity of the locality.</li> <li>Assists in providing a landscaped setting for the building.</li> <li>Assists in the protection of mature trees.</li> <li>Maintains a sense of open space between buildings.</li> <li>Assists in increasing tree and vegetation coverage.</li> </ul>	<p>The street setback areas is to be developed with a maximum of 50% hard surface.</p> <p>A minimum of 30% of the site is to be provided as landscaping.</p> <p>A minimum of 10% of the site shall be provided as soft landscaping within the common property areas.</p> <p>A minimum of 5% of the site shall be provided as soft landscaping within the private outdoor living areas.</p>	<p>64% of the street setback area developed as hard surface.</p> <p>93.5sqm or 24.8% of the site area.</p> <p>9.5sqm or 2.5% of the site area.</p> <p>22.8sqm or 6.1% of the site area.</p>

The application proposes to vary the landscaping requirements as a result of paved areas within the front setback area. This is primarily due to the outdoor living areas for the ground floor dwellings being located within the street setback area. However, the proposal includes a number of additional soft landscaping areas within the development to offset the increased hard stand within the front setback area.

The proposal has been designed to ensure the two verge trees located within the Bulwer Street road reserve are retained. By retaining the verge trees, it softens the appearance of the dwellings and compensates for the reduction of soft landscaping within the front setback

area. Furthermore, the inclusion of landscaping on the perimeter of the balconies as well as the green wall on the rear elevation further softens the perceived bulk of the development on the streetscape and neighbouring properties.

The designer will undertake a comprehensive landscaping plan to ensure the proposal is in keeping with the remainder of the streetscape. Furthermore, every effort has been undertaken to include areas of soft landscaping throughout the development to maintain a pleasant microclimate for future residents.

Based on the above, it is considered that the proposed variation to the landscaping requirements are adequate given the size of the lot, and should be supported accordingly.

### **Parking**

Applicable Rule	Design Principles	Deemed to Comply	Proposed
R Codes Clause 6.3.3 – Parking	<p>Adequate car and bicycle parking provided on-site in accordance with projected need related to:</p> <ul style="list-style-type: none"> <li>The type, number and size of dwellings;</li> <li>The availability of on-street and other off-site parking; and</li> <li>The proximity of the proposed development in relation to public transport and other facilities.</li> </ul>	1 car bay per dwelling and 1 visitor car bay.	4 car bays provided. No visitor car parking.

Based on the following, it is considered that the variation to the visitor car parking is compliant with the design principles of the Residential Design Codes.

- The development provides bicycle parking at the rear of the development to assist in serving the transport needs of residents and visitors and to complement the bike lane which has been constructed along Bulwer Street;
- There is an abundance of on-street car parking available within close proximity of the site, including 7 car bays either directly in front or across the road of the subject site;
- The development is superbly located in order to take advantage of public transport facilities. The site is located within 250m of Charles Street and Fitzgerald Street, each of which provide high frequency bus services to and from the Perth CBD to the outer suburbs; and
- There is a dedicated bicycle lane located adjacent to the site and along Bulwer Street, which promotes the use of other modes of transport.

A map of the available on street car parking and public transport facilities is provided below to illustrate compliance with the design principles relating to parking.





Figure 5: Car Parking and Public Transport Availability

### Visual Privacy

Applicable Rule	Design Principles	Deemed to Comply	Proposed
R Codes Clause 6.4.1 – Visual Privacy	<p>Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:</p> <ul style="list-style-type: none"> <li>Building layout, location;</li> <li>Design of major openings;</li> <li>Landscape screening of outdoor active habitable spaces; and/or</li> <li>Location of screening devices.</li> </ul> <p>Maximum visual privacy to side and rear boundaries through measures such as:</p> <ul style="list-style-type: none"> <li>Offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;</li> <li>Building to the boundary where appropriate;</li> <li>Setting back the first floor from the side boundary;</li> <li>Providing higher or opaque and fixed windows; and/or</li> <li>Screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).</li> </ul>	6 metre cone of vision to neighbouring properties.	3 metres to the eastern and western neighbouring properties.

The proposal is considered to meet the design principles of the R-Codes as:

- The cone-of-vision falls directly onto the sheds of neighbouring properties, therefore does not impact on any primary outdoor living areas of the adjoining site.
- The predominant outlook from the opening is towards the ROW, not towards the affected boundary;
- The cone-of-vision does not unreasonably impact on the privacy to major openings on the adjoining site; and
- The lesser cone-of-vision setback is otherwise considered to represent only a minor departure from the deemed-to-comply requirements.

In light of the above, it is considered that the variation to the privacy requirements of the R Codes are minor in nature and is therefore compliant with the design principles of the R Codes.



## PLANNING MERIT

The key points regarding the proposed development are as follows:

- The proposed development is closely with the desired future character of the Hyde Park Precinct, as established under TPS1 and the draft City of Vincent Town Planning Scheme No. 2 (TPS2);
- The proposed development represents an appropriate use for the subject site, having regard to the Residential zoning under the City's TPS1 and draft TPS2;
- The proposed development will provide a complimentary built form that responds sympathetically to the existing streetscape;
- The proposal makes excellent use of this strategic site through the provision of a high quality residential development, which will capitalise on the sites proximity to the Perth CBD, various town centres and and surrounding services;
- The provision of higher density residential land uses will contribute to increased housing choice in the locality, whilst assisting the City in meeting the dwelling targets outlined in Directions 2031;
- The provision of higher density residential land uses responds to the aims and objectives of the WAPC's Development Control Policy 1.6, and will contribute to the critical mass of people required to support and enhance public transport usage and reduce dependency on private vehicle transport.
- The proposed development is generally compliant with the specific standards and requirements under TPS1 and relevant policies, with significant justification for any variations from the applicable planning requirements provided herein; and
- The proposed development will provide a high quality, carefully designed built form that will make a positive overall contribution to the streetscape and the amenity of the locality. Based on the detailed planning assessment provided in this report, it is considered that the proposed development accords with the principles of orderly and proper planning, and will make a high quality contribution to the streetscape and the amenity of the locality. The proposed development represents an appropriate and desirable use for the subject site, and therefore has significant planning merit.

## CONCLUSION

It is concluded that the proposal will provide a high quality and well-designed building which will be positive for the area as it transitions towards high density development.

The bulk and scale of the proposal has been designed to achieve an appropriate outcome in terms of respecting the existing residential dwellings and the pattern of development in the immediate locality.

The development responds to the aims and objectives of Directions 2031 and the draft Perth and Peel @ 3.5 Million planning strategies by assisting the City in reaching the dwelling targets which have been identified.

The report succeeds in demonstrating that the proposal is compliant with the relevant planning requirements and design principles of the R-Codes.

Furthermore, the proposed development is consistent with the principles of orderly and proper planning and will make a positive overall contribution to the streetscape and the amenity of the locality.

Given the above, Urbanista Town Planning respectfully requests the City to support the proposal and recommend approval for this Development Application.

Should you have any question in relation to the details provided in this report, please contact Petar Mrdja on 0433 303 823 or [petar@urbanistaplanning.com.au](mailto:petar@urbanistaplanning.com.au).



**Petar Mrdja**  
**Director**  
**Urbanista Town Planning**

## Attachment 5

**Summary of Submissions:**

The table below summarises the comments received during the advertising period of the proposal, together with the City's response to each comment.

<u>Concern over damage to adjoining properties during construction:</u>	It is the builder's responsibility to ensure no damage occurs to the adjoining property during construction and to remedy any damage caused.
<u>Concern in relation to the height of the building:</u>	The site is permitted to be built to a height of three storeys.  Due to the existing streetscape appearance, the applicant has designed a two storey development which is more consistent and harmonious with the adjoining properties.
<u>Concern in relation to privacy issues for the rear balcony:</u>	The rear balconies meet the privacy requirements of the Residential Design Codes.  The balconies have been screened along the eastern and western boundaries to ensure the privacy of the neighbours is maintained. A condition has been imposed to this effect.
<u>Concern over the limited parking on Bulwer Street and surrounding streets:</u>	Street parking is available along the entire length of Bulwer Street. One car bay has been provided for each dwelling which meets the parking requirements of the Residential Design Codes. Although the development does not provide a visitors bay, due to the availability of alternative transport methods the shortfall is acceptable.
<u>Concern over the current condition of the right of way:</u>	Prior to the first occupation of the development, the full length and width of the adjacent right of way from Gallop Street, shall be sealed and drained in accordance with the City's specification. The cost of the right of way is the shared responsibility of the developers at No. 393 and No. 395 Bulwer Street. A condition has been imposed to this effect.

Note: Submissions are considered and assessed by issue rather than by individual submitter.



ROWEGROUP

Job Ref: 8701  
10 May 2017

Chief Executive Officer  
City of Vincent  
244 Vincent Street  
LEEDERVILLE WA 6007

**Attention: Mr Rob Sklarski – Coordinator Statutory Planning**

Dear Sir

**DR 117/2017 Moschopoulos v City of Vincent**  
**Additional Information and Amended Plans**

We refer to mediation held at the State Administrative Tribunal (Tribunal) on 4 May 2017 in respect to the above-mentioned matter.

As a result of mediation please find following additional information and revised development plans.

This advice specifically addresses the Council's reasons for refusal of the Application. The refusal reasons are addressed in turn below.

**Refusal Reason 1**

- 1. The proposed development does not meet design principle P3.1 of Clause 6.3.3 of State Planning Policy 3.1 Residential Design Codes as the development does not provide adequate visitor parking given the number of dwellings and the demand for visitor parking generated by the four proposed dwellings.*

The proposal does not meet the deemed to comply requirement of Clause 6.3.3 C3.1 of the Residential Design Codes (R-Codes) to the extent that one visitor car parking bay is required but not provided. Thus, an assessment against Design Principle 6.3.3 P3.1 of the R-Codes is sought. Design Principle 6.3.3 P3.1 of the R-Codes is as follows:

*P3.1 Adequate car and bicycle parking provided on-site in accordance with projected need related to:*

- the type, number and size of dwellings;*

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- *the availability of on-street and other off-site parking; and*
- *the proximity of the proposed development in relation to public transport and other facilities*

In respect to demonstrating compliance with the Design Principle we provide the following:

- Four dwellings are provided within the development and each dwelling is provided with a car parking space and bicycle bay.
- We understand that the adjoining development at 393 Bulwer Street has been approved with no on site visitor car parking bays. It is understood that this development was approved by the Council as a result of a reconsideration under s31 of the *State Administrative Tribunal Act 2004*. If this is correct, consistency in decision making should be followed and the one visitor car parking bay shortfall should also be approved for the proposed development.
- On street car parking is available directly in front of the proposed development, and east and west of the subject site on Bulwer Street. This on street parking is two hour time limited and thus is suitable for visitor parking. It is also noted that the nature of the development in the immediate locality is residential, and as such the use of the on street parking is for residential purposes.
- The subject site is within approximately 240 metres of Charles Street to which Transperth Bus Routes 370, 384, 385, 386, 387, 388, 389, 970 and 990 are operated. These routes provide alternative transport to the motor vehicle for residents and visitors alike. Not providing a visitor car parking bay also encourages the use of public transport.

Having regard to the above, it is considered that Design Principle P3.1 is satisfied.

## **Refusal Reason 2**

2. *The proposed street setbacks do not meet design principle of P3 of Clause 6.1.3 and P4.1 of Clause 6.1.4 of the State Planning Policy 3.1 Residential Design Codes as the buildings do not respect the adjoining development, do not moderate the visual impact on the building bulk on the neighbouring properties, does not allow adequate daylight and ventilation to the bedrooms of the proposed dwelling or the adjoining courtyard of 393 Bulwer Street or the openings of 401 Bulwer Street.*

### Design Principle P3 of Clause 6.1.3 of the R-Codes

The following addresses Design Principle P3 of Clause 6.1.3 of the R-Codes. Design Principle P3 of Clause 6.1.3 of the R-Codes is as follows:

*Buildings are set back from street boundaries (primary and secondary) an appropriate distance to ensure they:*

- *contribute to the desired streetscape;*
- *provide articulation of the building on the primary and secondary streets;*



- *allow for minor projections that add interest and reflect the character of the street without impacting on the appearance of bulk over the site;*
- *are appropriate to its location, respecting the adjoining development and existing streetscape; and*
- *facilitate the provision of weather protection where appropriate.*

Further to the above, it is noted in the Agenda Report of 7 March 2017 that the proposal was assessed to comply with the front setback requirement.

In respect to compliance with the Design Principle P3 of 6.1.3 of the R-Codes we consider the Design Principle is met as:

- The proposal provides a positive contribution to the streetscape through a redevelopment of aging housing stock.
- The development presents an appropriate scale to the street and the massing of the built form is minimised through the use of balconies, variation in building materials, projection of the building entry towards the street (to provide a defined entry point) and the use of soft landscaping.
- The proposal is of a bulk, scale and visual impact expected in a Residential zone with a density coding of R80.
- The proposal is of similar bulk and scale to the adjoining development at 393 Bulwer Street (refer to attached photographs).
- The proposal complies with the solar access requirements of the R-Codes and therefore allows for adequate solar access to adjoining properties and habitable areas.

#### Design Principle P4.1 of Clause 6.1.4 of the R-Codes

In respect to the proposal not meeting Design Principle P4.1 of Clause 6.1.4 of the R-Codes the following is provided. Design Principle 4.1 of Clause 6.1.4 of the R-Codes is as follows:

*P4.1 Buildings set back from boundaries or adjacent buildings so as to:*

- *ensure adequate daylight, direct sun and ventilation for buildings and the open space associated with them;*
- *moderate the visual impact of building bulk on a neighbouring property;*
- *ensure access to daylight and direct sun for adjoining properties; and*
- *assist with the protection of privacy between adjoining properties.*

In respect to compliance with the above-mentioned Design Principle we provide the following:

- The development approved at 393 Bulwer Street (and currently under construction) is of similar bulk and scale to the proposed development. In this regard, the approved development has two boundary



walls to the eastern boundary of similar nature to the development proposed. We understand that the upper storey is setback a similar distance to that of the development proposed.

- Having regard to the above dot point, the approved development at 393 Bulwer Street imposes as similar bulk and scale on the Review Site as the proposed does on 393 Bulwer Street.
- The proposed boundary walls and those on 393 Bulwer Street largely abut each other (refer to development plans). This reduces the impact of the boundary wall.
- The primary open space areas for the ground floor units of 393 Bulwer Street front Gallop Street and are not affected by the proposed development in any way.
- The proposal meets the solar access requirements of the R-Codes.
- Access to daylight to the court area is already affected by the existing dwelling on 395 Bulwer Street and the proposed 1.8 metre high boundary fence. The photograph in Attachment 2 demonstrates the current separation between 393 Bulwer Street and existing development.
- The developments at 393 Bulwer Street and 395 Bulwer Street will be separated at the upper level which provides adequate separation for daylight and ventilation to the bedrooms and courtyard at 393 Bulwer Street.
- The courtyards of the proposed development and that at 395 Bulwer Street "overlap" (as shown on the development plans). This further assists in providing light and ventilation to the courtyard and adjoining bedrooms.
- The proposed development is representative of that expected on a residential lot with a density coding of R80. In this regard we refer to the matter of Sandra Boulter and City of Subiaco (2007 WASAT 71) where that matter of overshadowing is contemplated. We refer in this regard to paragraphs 38 and 39 in respect to the Tribunal's acceptance that overshadowing is a consequence of the residential density coding and narrow nature / orientation of a lot.
- A maximum building height of three storeys applies to the subject site in accordance with the deemed to comply requirements of Clause 5.6 of LPP7.1.1 and the proposed development is two storeys. We further note that as this locality transitions from predominately single storey development similar development to that proposed will occur. In the interim, there may be some transitional affects. Current development in the immediate vicinity of the subject site does not reflect to the R80 density code.
- In terms of adequate light and ventilation to the bedrooms of the proposed dwelling the proposal meets the requirements of the BCA.
- In respect to the bedrooms of the adjoining development at 393 Bulwer Street these rooms will have adequate access to natural light for these areas. Natural light will be available during daylight hours. The proposed development does not deprive these bedrooms of reasonable access to sunlight having regard to the R80 density code. We further note due to the R80 density codes a lesser expectation of



amenity is expected. That is, as residential density increases the affects of development on amenity also increases. This is a natural consequence of higher density development.

- In respect to the impact of the development on 401 Bulwer Street based on the site survey there are three openings to the dwelling facing the Review Site. These openings are approximately 1.0 metre from the existing boundary. Due to proximity of these openings to the existing development and setback of the upper storey of the proposed development these openings are unlikely to be significantly adversely affected as a result of the development having regard to the R80 density coding of the Review Site and surrounding land.
- Finally, we note in accordance with the deemed to comply requirements of Clause 6.1.4 C4.3 of the R-Codes a boundary wall of 6.0 metres average height and 7.0 metres maximum height could be constructed as an "as of right". The development proposes boundary walls of significantly less height.

### Refusal Reason 3

3. *The proposed landscaping on the ground floor does not meet design principle P2 of Clause 6.3.2 of State Planning Policy 3.1 Residential Design Codes and local housing objective P5.14.2 of Clause 5.14 of the Local Planning Policy 7.1.1 Built Form as it does not meet the projected needs of the residential and does not provide a sense of open space between the buildings.*

As set out with the Agenda Report of 7 March 2017 the development is noted as complying with the landscaping requirements of the R-Codes.

We address the Design Principle P2 of Clause 6.3.2 of the R-Codes and Local Housing Objective P5.14.2 of Clause 5.14 LPP7.1.1 as below.

Design Principle P2 of Clause 6.3.2 of the R-Codes is as follows:

*The space around the building is designed to allow for planting. Landscaping of the site is to be undertaken with appropriate planting, paving and other landscaping that:*

- *meets the projected needs of the residents;*
- *enhances security and safety for residents; and*
- *contributes to the streetscape.*

Local Housing Objective P5.14.2 of Clause 5.14 of LPP 7.1.1 is as follows:

*P5.14.2 Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.*

In respect to compliance with Design Principle P2 of Clause 6.3.2 of the R-Codes we provide the following:





- The landscaping provided is considered to meet the projected needs of the residents. Landscaped Alfresco areas are provided to the ground floor units which exceed the minimum 10m<sup>2</sup> requirement under the R-Codes.
- The landscaping enhances security and safety for residents as it allows for visual surveillance of open space areas and the street to be maintained whilst providing a "green" space.
- The landscaping proposed contributes to the streetscape by providing areas of "green" which "breaks up" the facade of the proposed development. It is noted that landscaping areas are also proposed to the upper storey balconies facing the street.
- It is noted mature trees are to be provided at ground level. These mature trees will provide a green canopy to the frontage of the development.
- Landscaping provides permeable areas for stormwater drainage.
- Landscaping provided within the front setback area is also similar to that provided within Bulwer Street. That is, the front setback areas of existing dwellings are generally landscaped at the lot boundary with defined entry points and verandahs areas separating the public and private realms. The proposed development continues this theme, but in a modern style.

In respect to compliance with Local Housing Objective P5.14.2 of Clause 5.14 of LPP 7.1.1 we provide the following:

- The proposal is considered to provide for increased urban air quality and tree coverage. In particular the landscaping:
  - › Enhances the appearance of the development from the street and will positively contribute to the streetscape.
  - › Accommodates the requirements of future residents having regard to the Multiple Dwelling nomenclature of the development proposed and the private open space requirements of the R-Codes.
  - › Provides a sense of "space" between the proposed and adjoining development commensurate with the R80 density code.
- The proposal also addresses the deemed to comply requirements C4.10.1 to C4.10.4 of LPP7.1.1 as design modifications were previously made to address these provisions. This is notwithstanding that these requirements are not formally adopted because approval for such provisions has not been granted by the Western Australian Planning Commission (WAPC) in accordance with Clause 7.3.2 of the R-Codes. We understand as an interim measure that City will give due regard to such provisions. Whilst it is acknowledged that the City may give "due regard" to these provisions we are of the view that in Tribunal proceedings "little weight" should be given to these provisions as such provisions require the specific approval of the WAPC to be implemented.



### Plan Modifications

To further address refusal reasons raised by the Council the following design modifications have been undertaken:

- Addition highlight windows to the upper storey eastern and western facades to assist in "breaking up" the expanse of wall to adjoining properties.
- Reduction in the height of the screening to the balconies on the upper storey to 1.6 metres to assist in reducing the bulk and scale of the building.
- Lowering of the height of the roof (reduced to 20 degree pitch) to reduce the height and thus scale of the development.

These modifications to the built form are in addition to other modifications previously undertaken to the proposed development to address concerns raised by the City during the assessment process.

### Conclusion

The proposed development is of a bulk and scale expected within an R80 density coded area. In particular, the proposed development is of a similar bulk and scale to the approved development at the adjoining 393 Bulwer Street, North Perth.

In respect to the variation sought to the visitor car parking requirements of the R-Codes we consider that on street car parking is sufficient to accommodate visitor parking requirements for the development in conjunction with the excellent public transport services in the immediate vicinity.

Given the above, it is respectfully requested that Council approve the proposal.

Should you require any further information or clarification in relation to this matter, please contact Aaron Lohman on 9221 1991.

Yours faithfully,

**Aaron Lohman**  
Rowe Group

CC: Client  
SAT

**Planning   Design   Delivery**

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Determination Advice Notes:









1. With reference to Condition 2, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls;
2. Any new street/front wall, fence and gate within the Bulwer Street setback areas, including along the side boundaries within these street setback areas, shall comply with the City's Policy provisions relating to Street Walls and Fences;
3. A Demolition Permit is required from the City prior to demolition of the existing single house;
4. With reference to Condition 8, the City encourages landscaping methods and species selection which do not rely on reticulation;
5. With reference to Condition 14, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided detailed design drainage plans and associated calculation for the proposed stormwater disposal shall be lodged together with the building permit application working drawings;
6. All pedestrian access and vehicle driveway/crossover levels shall match into existing verge, footpath and Road levels to the satisfaction of the City;
7. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If a request to erect scaffolding, site fencing etc. or if building materials is required to be stored within the road reserve once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;
8. Standard 'Visual Truncations', in accordance with the City's Policy No. 2.2.6 and/or to the satisfaction of the City are to be provided at the intersection of the road reserve boundary, and all internal vehicle access points to ensure that the safety of pedestrians and other road users is not compromised. Details of all required visual truncations shall be included on the building permit application working drawings;
9. A security bond for the sum of \$2,000, shall be lodged with the City by the applicant, prior to the issue of a building permit. This bond will be held until all building/development works have been completed and any disturbance of, or damage to the City's Infrastructure in the Right of Way and the Verge along Melrose Street, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;
10. The Right of Way shall remain open at all times and must not be used to store any building or other material or be obstructed in any way. The Right of Way surface (sealed or unsealed) shall be maintained in a trafficable condition for the duration of the works. If at the completion of the development the Right of Way condition has deteriorated, or become impassable as a consequence of the works, the applicant/developer shall make good the surface to the full satisfaction of the City;
11. All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications; and
12. The applicant and owner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwellings under Policy No. 3.9.3 – Parking Permits. This information should be provided to all prospective purchasers and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.

**Determination Advice Notes:**

13. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
14. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
15. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

**5.2 NORTH PERTH TOWN CENTRE PUBLIC OPEN SPACE****TRIM Ref:** D17/53453**Author:** David Doy, Place Manager**Authoriser:** Stephanie Smith, Acting Manager Policy and Place

**Attachments:**

1. Attachment 1 - Online Survey Results [↓](#) 
2. Attachment 2 - Location 1: Corner of View Street and Fitzgerald Street [↓](#) 
3. Attachment 3 - Location 2: Corner of Wasley Street and Fitzgerald Street [↓](#) 
4. Attachment 4 - Location 3: View Street Car Park and Adjoining View Street Road Reserve [↓](#) 
5. Attachment 5 - Location 4: Corner of Forrest Street and Fitzgerald Street [↓](#) 
6. Attachment 6 - Technical Study - Summary of Locations [↓](#) 
7. Attachment 7 - Proposed Public Open Space and Study Area - Plan [↓](#) 
8. Attachment 8 - North Perth Public Open Space Working Group Terms of Reference [↓](#) 

**RECOMMENDATION:****That Council:**

1. **NOTES** the results of the community consultation for the future location and design of a new public open space in the North Perth Town Centre, as shown in Attachment 1;
2. **ENDORSES** the corner of View Street and Fitzgerald Street, as shown in Attachment 2, as the preferred location for the design and development of a new public open space in the North Perth Town Centre;
3. **ACCEPTS** the State Government's funding commitment of \$250,000 and **AUTHORISES** the Chief Executive Officer to negotiate and enter into an agreement outlining the conditions of the funding and timeframes for expenditure;
4. **ESTABLISHES** a North Perth Town Centre Public Open Space Working Group in accordance with the Terms of Reference included as Attachment 8 to provide advice and recommendations on the design of a public open space in the location endorsed under 2. above, consisting of the following members:
  - 4.1. Mayor Emma Cole;
  - 4.2. Cr .....;
  - 4.3. The State Member for Perth, John Carey MLA;
  - 4.4. The Chair of North Perth Local; and
  - 4.5. The Vice Chair of North Perth Local.
5. **LISTS FOR CONSIDERATION** in the 2017/18 to 2020/21 Corporate Business Plan a project to prepare an urban design concept and business case for the View Street Car Park and the adjoining View Street road reserve.
6. **NOTIFIES** North Perth Local, all residents, landowners and businesses within 500 metres of the endorsed public open space location and those that submitted a response during the consultation period of Council's decision.

**PURPOSE OF REPORT:**

For Council to consider the results of the community survey and stakeholder consultation regarding the potential location of a new public open space in the North Perth Town Centre.

**BACKGROUND:**

Council identified the need for a public open space in the North Perth Town Centre through the inclusion of Item 9.7 'Undertake a study to identify a public space for North Perth Town Centre', in the City's Corporate Business Plan 2016/17 – 2019/20. This study was scheduled to occur during the 2016/17 and 2017/18 financial years.

Following from this, Council adopted a Notice of Motion at its meeting on 26 July 2016, as follows:

*"That Council REQUESTS the Chief Executive Officer to develop and implement a plan and schedule to establish a new public space in the North Perth Town Centre in line with Draft Corporate Business Plan Item 9.7, to include (but not be limited to) consideration of the following:*

- *A location near Fitzgerald Street between Angove Street and Alma Road;*
- *Potential to create an adjacent shared space for pedestrians, motorists and cyclists;*
- *Creation of a space that is safe, flexible and adaptable to encourage its use and enjoyment by the community for a variety of different purposes;*

*with the community consultation on the project to commence no later than January 2017."*

As a result of the Corporate Business Plan item and the notice of motion the City developed a project plan and schedule for the project. In accordance with the project plan, public consultation requesting the community's view on where a new public open space in the North Perth Town Centre should be located commenced in January 2017 using the following methods:

- An online survey (advertised online and via a postcard dropped to all homes and businesses within 500 metres of the North Perth Town Centre); and
- Targeted interviews with key stakeholders in the North Perth Town Centre.

The consultation included questions about:

- how a new public space might be used;
- the key elements that should be considered in the design process;
- the best location for a public space; and
- some basic information about the survey participants.

**Online Survey**

The City received 133 online survey responses. The online survey questions are provided below and a summary of the responses are contained in **Attachment 1**.

- *How would you like to use a new public space in North Perth?*
- *What types of activities would you like to see?*
- *Where do you think the most appropriate location for a new public space in the North Perth Town Centre is?*
- *Are there any areas that should be avoided?*

**Targeted Interviews**

The City also undertook a series of targeted interviews with key community stakeholders, including landowners and businesses fronting potential public open space locations and North Perth Local. The interviews were structured around the same questions in the online survey. The major comments made in these interviews were as follows:

- The new public open space should be centrally located and visible from Fitzgerald Street;
- The new public open space should help link Angove Street and View Street for pedestrians through the View Street and Rosemount Hotel car parks;

- Any new public open space should be activated by adjoining uses; and
- The majority of stakeholders interviewed considered the View Street Car Park and View Street road reserve near the Fitzgerald Street intersection as the most appropriate location for a new public open space.

Other design based feedback was also gathered from both the surveys and stakeholder interviews for consideration at the detailed design stage.

### ***North Perth Masterplan***

The North Perth Masterplan provides high level guidance about how the North Perth Town Centre should develop and change over time. It provides broad ranging advice separated into three key focus areas – Activity, Movement and Character.

The North Perth Masterplan provides some guidance about the location of public spaces in the Town Centre. Page 40 of the North Perth Masterplan titled 'Streetscape Proposals' identifies the following four potential public space and public realm upgrades in the North Perth Town Centre:

- North Perth Piazza;
- Forrest Square;
- View Street Green Link;
- Rosemount Hotel and View Street Site.

This high level guidance has also influenced the locations that are outlined in the Details section below.

### **DETAILS:**

The main locations identified through the online surveys and target interviews for the new North Perth Town Centre public open space were:

- View Street Car Park;
- Corner of View Street and Fitzgerald Street
- View Street road reserve adjacent to the Main Hall;
- Rosemount Hotel Car Park;
- Alma Road road reserve;
- North Perth Plaza Car Park;
- Corner of Wasley Street and Fitzgerald Street; and
- Corner of Forrest Street and Fitzgerald Street.

Following the community consultation process the City undertook a technical assessment of the locations highlighted by the community through the surveys. Two of the locations, the North Perth Plaza Car Park and Rosemount Hotel Car Parks, are privately owned and are not considered to be viable options. Two further locations, Alma Road and View Street adjacent to the Town Hall, were also mentioned in the community responses but only at low rates (only 6% of respondents considered these locations to be the preferred location of a public open space). These locations were also seen to be too far away from pedestrian activity and the centre of the Town Centre and given the low support shown through the survey were not assessed further.

As a result the following four locations were considered to warrant further detailed consideration:

- Location 1: Corner of View Street and Fitzgerald Street – see **Attachment 2**;
- Location 2: Corner of Wasley Street and Fitzgerald Street – see **Attachment 3**;
- Location 3: View Street Car Park (Lot 15, 16 and 40 View Street) and adjoining View Street road reserve – see **Attachment 4**; and
- Location 4: Corner of Forrest Street and Fitzgerald Street – see **Attachment 5**.

Locations 1 – 4 were provided to a consultant Civil Designer for testing. The Civil Designer reviewed each option against the:

- Impact on the surrounding road network;
- Impact on parking;

- Impact on services;
- Earthworks required; and
- Impact on drainage.

The full detail of this assessment along with the City's urban design assessment is provided in **Attachment 6** and is summarised below.

#### **Location 1: Corner of View Street and Fitzgerald Street**

The corner of View Street and Fitzgerald Street is – geographically – the centre of the North Perth Town Centre. There is potential for a public space to be located in the road reserve of View Street at this intersection. **Attachment 2** provides an indication of how a public space could be positioned at this corner, using the south west corner as an example and including a shared space treatment to View Street.

The location is adjacent to the local post office and is in close proximity to the northern and eastern entrances to the North Perth Plaza, which is home to a variety of businesses including a supermarket. The southern side of View Street includes overhead power lines and parking bays are located on both sides of the street in this area. Abutting Location 1 to the south is a real estate agent. View Street is a local distributor road carrying approximately 3,000 vehicles per day.

The online survey resulted in 41.57% of respondents listing View Street, including the car park, as their preferred location for a public open space, with 7.23% of respondents listing the intersection specifically as their preferred location.

Interviewees stated that a public open space in this location had the capacity to calm traffic on View Street, improve the ability for pedestrians to cross at this location and provide a central open space in a highly visible area. There was also some consensus that this location worked in tandem with the potential for a public open space in the View Street Car Park and that together this had the ability to link Angove Street (through the Rosemount and View Street car parks) through to the North Perth Plaza and Fitzgerald Street.

An internal administrative workshop concluded that this location is centrally located, adjoins the North Perth Plaza, is close to the North Perth Plaza Bus Stop and is highly visible from Fitzgerald Street and also from the top of View Street (the highest point in the Town Centre) near St Hilda's Church. Administration agreed with interviewees that a public open space in this location would reduce the size of the intersection at View Street and provide an opportunity for a shared space to be created, thereby significantly improving pedestrian movement and comfort across View Street.

The area is currently not framed by active uses and therefore no immediate opportunity exists for alfresco dining and activation in this location. A public open space in this location would have an impact on vehicle flow out of View Street onto Fitzgerald Street. Should this location proceed to a detailed design further consideration to the potential affect this option has on traffic on Alma Road is required.

The North Perth Masterplan (page 42) recommends a public space– named the *North Perth Piazza* – at this location. The Masterplan states that the *North Perth Piazza* would be the focal point of the Town Centre and a meeting place arranged over different levels that connects to public transport on Fitzgerald Street.

#### **Location 2: Corner of Wasley Street and Fitzgerald Street**

The corner of Wasley Street and Fitzgerald Street is located in the north eastern quadrant of the town centre. **Attachment 3** provides an indication of how a public space could be positioned at this corner, using the south east corner as an example and including a shared space treatment to Wasley Street.

The location is adjacent to a traditional shopfront to the north (Hair Salon) and a newer development to the south that has a café on the ground floor. The northern side of Wasley Street includes overhead power lines and parking bays are located on both sides of the street in this area. The site contains one of the three 'robots' public artworks and there is access to a public parking area 40 metres east of Fitzgerald Street which connects through to Forrest Street. Wasley Street is a local distributor carrying approximately 800 vehicles per day.

The online survey resulted in 3.61% of respondents listing this as their preferred location, which was the seventh highest response received.



This location is centrally located and is highly visible from Fitzgerald Street. The area is enclosed by a tall building to the south, a traditional shopfront to the north and higher buildings on the west of Fitzgerald Street. A public open space in this location would reduce the size of the intersection at Wasley Street and provide an opportunity for a shared space to be created, thereby improving pedestrian comfort across Wasley Street.

This potential location is to the east of Fitzgerald Street and is not likely to attract as many users as a locations 1 or 3 on View Street.

***Location 3: View Street Car Park (Lot 15, 16 and 40) and adjoining View Street road reserve***

Location 3 covers Lots 15, 16 and 40 View Street, which are owned by the City and incorporate the View Street Car Park and City owned building on Lot 15 View Street. Given the size of the site, various options exist for the siting of a public open space in this location. **Attachment 4** provides an indication of how a public space could be positioned at this location with a layout of adjoining shared space treatments.

The location is in close proximity to the northern entrance to the North Perth Plaza, which is home to a variety of businesses including a supermarket. Abutting the site is the rear of a number of businesses that front Fitzgerald Street, the rear of the Rosemount Hotel Car park, rear of an aged car facility and the side of a single residential property. View Street is a local distributor carrying approximately 3,000 vehicles per day.

The online survey resulted in 34.34% of respondents listing the View Street Car Park and the directly abutting parts of View Street as their preferred location.

Interviewees highlighted that this location could work in tandem with Location 1, linking Angove Street (through the Rosemount and View Street car parks) through to the North Perth Plaza and Fitzgerald Street. The City's ownership and control over the building on Lot 15 was seen as a significant opportunity to activate a public space in this location.

An internal administrative workshop concluded that Location 3 is centrally located, larger than the other locations being investigated and is owned by the City. A public open space in this location would improve the connection between Angove Street and View Street, with a shared space significantly improving pedestrian movement and comfort across View Street.

The site is less visible from Fitzgerald Street than the other locations investigated and is complicated by the requirements of the car park as well as the existing building, leasing arrangements and access easements. Other than the existing City owned building on Lot 15, the site currently has no buildings that could front a public open space with an active use and therefore no immediate opportunity for alfresco and activation.

The North Perth Masterplan (page 48) recommends a pedestrian link between Angove and View Streets via the Rosemount Hotel Car park and the View Street Car Park. The Masterplan states that this overall site is a significant opportunity for an integrated redevelopment that improves the pedestrian amenity and public realm.

***Location 4: Corner of Fitzgerald Street and Forrest Street***

The corner of Forrest Street and Fitzgerald Street is located in the south eastern quadrant of the town centre. **Attachment 5** provides an indication of how a public space could be positioned at this corner and includes a shared space treatment to Forrest Street.

Location 4 has a traditional shopfront with an active use on the south eastern corner. To the north is a Chemist that presents a blank wall to the space. The North Perth Plaza and associated car park are directly west. The northern side of Forrest Street includes overhead power lines and parking bays are located on both sides of the street in this area. The North Perth Plaza bus stop is a 20 metre walk from this location and there is access to a public parking area 40 metres east of Fitzgerald Street which connects through to Wasley Street. Forrest Street is a local distributor carrying an estimate of up to 1,900 vehicles per day.

The online survey resulted in 2.41% of respondents listing this as their preferred location, which was the eighth highest response received.

Location 4 is centrally located, highly visible from Fitzgerald Street, directly opposite the North Perth Plaza and in close proximity to the North Perth Plaza Bus Stop. A public open space in this location would reduce the size of the road in this location and improve pedestrian movement and comfort when crossing Forrest Street.

This potential location is to the east of Fitzgerald Street and is not likely to attract as many users as a locations 1 or 3 on View Street. The site also has no buildings that could actively front a public open space with an active use and therefore no immediate opportunity for alfresco and activation of the space.

The North Perth Masterplan (page 44) recommends a public space at the western end of Forrest Street – named *Forrest Square*. This space was identified largely because of the location of a future light rail station which formed a part of the former MAX light rail project.

#### **CONSULTATION/ADVERTISING:**

Broad community consultation was undertaken through the use of an online community survey (advertised online and via a postcard dropped to all homes and businesses within 500 metres of the North Perth Town Centre) and stakeholder interviews, as outlined in the Background section above.

Following Council's decision on the potential location of this public open space, it is proposed that North Perth Local and all residents, landowners and business within 500 metres of the North Perth Town Centre be notified in writing of Council decision. A public notice will also be uploaded to the City's website and social media platforms. A Marketing Campaign Plan will also be prepared to guide milestone updates to the community as the design of the preferred public open space area unfolds.

#### **LEGAL/POLICY:**

##### ***Land Tenure Considerations***

The View Street, Wasley Street and Forrest Street locations are all gazetted road reserves under the care, control and maintenance of the City. Advice from the Department of Lands (received in June 2015 as part of the Mary Street Piazza project) confirms that:

- the road reserve does not have to be for carrying vehicular traffic but can also be limited to pedestrian traffic; and
- the City can design and construct within a road reserve without the permission of the Department of Lands as long as any structure fits the description of 'streetscape'.

The View Street Car Park (Lot 15, 16 and 40 View Street) is owned freehold by the City.

Lot 15 View Street has the benefit of an easement for right of carriageway purposes, which was created upon the transfer of land 26881/1964 on 27 April 1964. As both Lots 15 and 16 are owned by the City, the right of carriageway easement is redundant as it is providing a benefit and burden to the same party. The City will be required to surrender the easement as part of the detailed design phase should Lot 15 or Lot 16 be used for a public space.

Lot 40 is burdened by easements of access in favour of the properties to the east that front Fitzgerald Street.

##### **Leasing Considerations**

The building on Lot 15 View Street is currently leased by the City to Multicultural Services Centre Western Australia (MSCWA). MSCWA has leased the building from the City since 2002, providing a legal and welfare service.

The MSCWA lease expires on 30 November 2017 and there are no further option terms. The City is yet to formally discuss with the MSCWA whether it is interested in entering into a new lease to commence from 1 December 2017. If the City does not enter into a new lease with the MSCWA the current lease provides that the MSCWA may continue to occupy the building as a monthly tenant pursuant to the holding over clause of the lease. The City could terminate the monthly tenancy by providing one month's notice to the MSCWA.

Once Administration has engaged with MSCWA in respect to the future use of the building a separate report will be presented to Council addressing the potential future use of the building and the future needs of the MSCWA.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** Construction of a public open space in the North Perth Town Centre has the potential to disrupt adjoining businesses during the construction phase and have a localised impact on vehicle movement and parking. These impact will be managed through a construction management plan, which reduces the risks to Low.

**STRATEGIC IMPLICATIONS:**

A new public space/s will contribute to a number of the 2017/18 Council Priorities including:

*Thriving & Creative Town Centres*

Our town centres are vibrant and thriving, each with their own unique character and identity. We want to make sure it stays that way by promoting high quality development outcomes and supporting our town centres and the creativity and culture they offer.

*Supporting Liveable Neighbourhoods*

We want to continue our focus on making our streets greener, safer, more attractive and inviting, and easier to get around Vincent for pedestrians and cyclists.

*More Inviting Green & Open Spaces*

Our open spaces are precious to our community and important to protect, enhance and expand. We want to continue making out open spaces even better as well as finding creative ways to provide new spaces that respond to community needs.

*Improving Community Connection & Inclusion*

Our community is diverse, passionate and welcoming – it is part of what makes Vincent great. We want to help out community come together and stay connected, to support those in need and to make everyone feel welcome.

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

A budget of \$5,000 was included in the 2016/17 financial year to seek the community's views on the best location for a public open space in the Town Centre. \$4,411 has been spent from this budget on the online advertisement and postcard drop to all homes and businesses within 500 metres of the North Perth Town Centre, which occurred in January.

The cost of the civil design assessment undertaken by engineering consultants totalled \$2,090 and was funded from the Asset and Design Services general consultancy budget.

A quote for the development of a public open space at each of the four locations investigated was provided by a landscape architect. The quotes and associated assumptions for each location are set out for each:

**Location 1 – Corner View Street and Fitzgerald Street: Cost Estimates**

Assuming public space configuration as per **Attachment 2**, with the public space on the southern side of View Street and conversion of the road to a shared space.

Consulting fees (detailed design, tender documentation and project management)	\$114,000
Construction costs (including adjacent shared space)	\$570,000
Contingency (10%)	\$57,000
<b>Total</b>	<b>\$741,000</b>

**Location 2 – Corner Wasley Street and Fitzgerald Street: Cost Estimates**

Assuming a public open space configuration as per **Attachment 3**, with the public space on the southern side of Wasley Street and conversion of the road to a shared space.

Consulting fees (detailed design, tender documentation and project management)	\$94,500
Construction costs	\$472,500
Contingency (10%)	\$47,250
<b>Total</b>	<b>\$614,250</b>

**Location 3 – Lot 15 and 16 View Street (View Street Car Park): Cost Estimates**

Assuming a public open space configuration as per **Attachment 4**, with the public space on Lot 16 View Street – Public Space and conversion of the adjoining road to a shared space.

Consulting fees (detailed design, tender documentation and project management)	\$110,200
Construction costs	\$551,000
Contingency (10%)	\$55,100
<b>Total</b>	<b>\$716,300</b>

**Location 4 Corner Forrest Street and Fitzgerald Street: Cost Estimates**

Assuming a public open space configuration as per **Attachment 5**, with public space on the southern side of Forrest Street and conversion of the road to a shared space.

Consulting fees (detailed design, tender documentation and project management)	\$86,400
Construction costs	\$432,000
Contingency (10%)	\$43,200
<b>Total</b>	<b>\$561,600</b>

If Location 3 is to be considered as a second phase of this project or a project in its own right, as shown in **Attachment 7**, it will be necessary to determine the best location within this area to site a new public open space through a broader urban design process. It is estimated that the development of three concept design options for this area by an urban design consultant would cost in the order of \$30,000. A broader concept design for such an area would also require a traffic assessment to determine the appropriate design of the car park and impact on View and Angove Streets. It is estimated that a traffic impact assessment of these concepts would cost approximately \$30,000. Valuations as part of a supporting business case for the three concept designs is likely to cost in the order of \$20,000.

The new State Government committed a total of \$250,000 to this project at the recent State election in March 2017. This funding commitment has since been confirmed in writing by the State Member for Perth. The City will be required to negotiate and enter into an agreement with the State Government in order to access this funding. This funding agreement will outline funding parameters and timeframes for expenditure and it is recommended that Council authorise the CEO to negotiate and sign this agreement in accordance with Council's resolution.

The State Member for Perth has requested that a City of Vincent working party be established to help oversee and drive the project to ensure its timely delivery. Given the significance of the project for the North Perth community and the substantial contribution from the State Government it is recommended that a working group be established to provide advice and recommendations on the design of the public open space, consisting of the following members:

- Mayor Emma Cole (Chair) and one Council Member;
- The State Member for Perth;
- The Chair and Vice Chair of North Perth Local.

**COMMENTS:**

The results of the community consultation process found that View Street, including the car park, and Rosemount Hotel Car Park were the most popular locations for a new public open space in the North Perth Town Centre. These two areas adjoin one another and are centrally located in the Town Centre. Discussions with stakeholders highlighted this area as a missing link in the Town Centre and an ideal opportunity to create a space that could connect pedestrians from Angove Street to View Street and the North Perth Plaza Shopping Centre.

Though the Rosemount Hotel Car Park is privately owned and is not a viable option for the new public open space, there are opportunities to work together with the owners and community to provide improved connections through this and the View Street Car Park. Opportunity also exists to locate a public open space in the View Street Car Park, given its large size and central location. However, there are a number of complicating factors that impact the ability to deliver a public open space in this location in the short term. These include the existing easements and access arrangements; the requirements of the car park and the impact on the number and availability of car parking bays; and the existing building and lease on Lot 15. The View Street Car Park is also less visible from Fitzgerald Street and has no buildings that could front a public open space with an active use and therefore no immediate opportunity for alfresco and activation.

The results of the community consultation highlighted the importance of any new public open space or town square being activated by surrounding uses. The stakeholder interviews indicated that to achieve this, any new public open space should be clearly visible from Fitzgerald Street with frontage to development that supports alfresco dining. A total of 41.57% of respondents to the surveys identified View Street as their most preferred location for a new public open space, with seven per cent specifically identifying the corner of View and Fitzgerald Streets. This location is highly visible from Fitzgerald Street and from further west on View Street and provides an opportunity to connect and with a future public open space in the View Street Car Park. Although this location is not currently surrounded by active uses, opportunity does exist for the surrounding buildings to front and activate a town square style public open space on this corner.

The View Street road reserve, on the corner of Fitzgerald Street, is not complicated by the factors present in the View Street Car Park and presents an immediate opportunity to deliver a new public open space in the North Perth Town Square. This is the most visible and centrally located of the options and has the potential to instigate redevelopment of surrounding properties and improve the immediate environment for pedestrians. A town square style public open space at this location would also calm driver behaviour on View Street by narrowing the View Street carriageway, applying a shared space treatment and tightening the truncations at the Fitzgerald Street and View Street intersection. This location is also geographically linked to the View Street Car Park, is part of the green link identified in the North Perth Mastplan and presents an opportunity to activate the Town Centre and create an opportunity to deliver further public open space in this area into the future.

***Recommendation: Locate the new North Perth Town Centre public open space at the Corner of View Street and Fitzgerald Street***

Given the above and following the comprehensive community consultation process and the technical investigations it is recommended that Location 1 at the corner of Fitzgerald Street and View Street be endorsed as the location for a new public open space. The community consultation process has been extensive and detailed feedback has been received on both the location and the future design of a public open space. This information is considered more than sufficient to help guide the preparation of a concept design at the View Street and Fitzgerald Street corner. Further rounds of consultation are not considered necessary for this project.

A description of the next steps are outlined below:

Approximate timeframe	Tasks
<b>2017/18 POS Design</b>	Notification of Council decision to local community and presentation to North Perth Town Centre Public Open Space Working Group to discuss consultant scope for design of the public open space
	Procurement process for a consultant to design, document and project manage the public open space, with final approval of preferred consultant and execution of contract by CEO
	City officers to meet with Western Power to explore opportunities for undergrounding power

	Initial concept design preparation, including presentation of initial concept to North Perth Town Centre Public Open Space Working Group and then Council Members at a Council Workshop
	Draft Concept Design preparation including presentation of final draft concept to North Perth Town Centre Public Open Space Working Group and then Council Members at a Council Workshop
	Final draft concept design presented to Ordinary Council Meeting for approval
	Consultant to prepare Detailed Design for construction phase
<b>2018/19 Construct</b>	Consultant to prepare Tender Documentation for a Contractor to build the public open space. Tender released, submissions reviewed, preferred contractor selected and contract executed
	Handover the site to contractor to commence construction
	Site inspection and practical completion of the public open space
	Opening of public open space to the community
	12 months defects periods

Review of submissions to undertake the construction phase

***Recommendation: Undertake and urban design concept for the View Street Car Park (Lots 15, 16 and 40 View Street) and adjoining View Street road reserve***

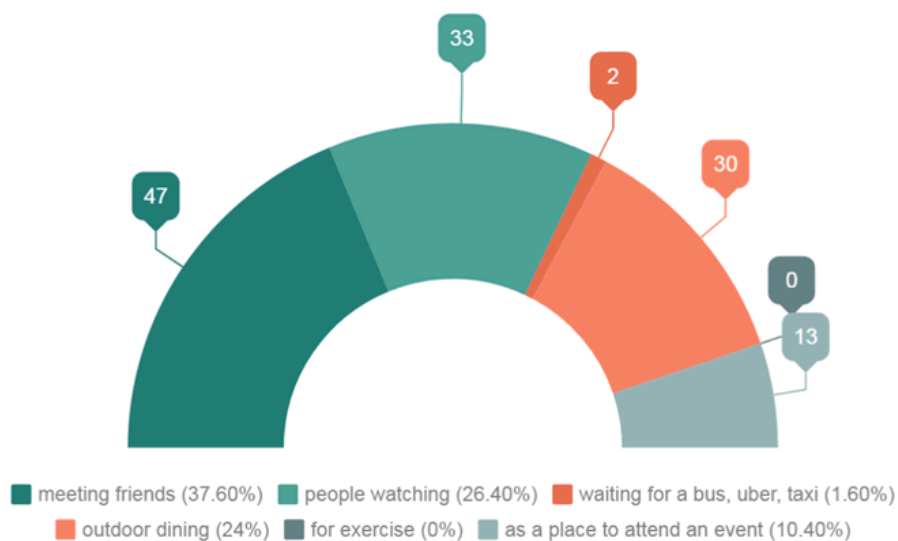
It is also recommended that the View Street Car Park, including Lots 15, 16 and 40 as shown in **Attachment 7**, be investigated as part of an urban design concept with consideration to the location of a further public space, configuration of the View Street Car Park, View Street road reserve as well as any potential redevelopment options. This will also inform the rationalisation of the View Street and Rosemount Hotel car parks, which will improve vehicle and pedestrian permeability between Angove Street and View Street. The exact design of this area, shown in **Attachment 7**, is proposed to be determined as part of a concept design process. The concept design will be accompanied by a detailed business case that outlines things such as a needs and cost/benefit analysis as well as potential funding mechanisms.

Following Council's decision Administration will commence discussions with all landowners adjoining the View Street Car Park and section of View Street to determine the issues that need to be considered as part of an urban design concept for the site. From there recommended actions along with the costs for an urban design concept will be presented to Council for consideration.

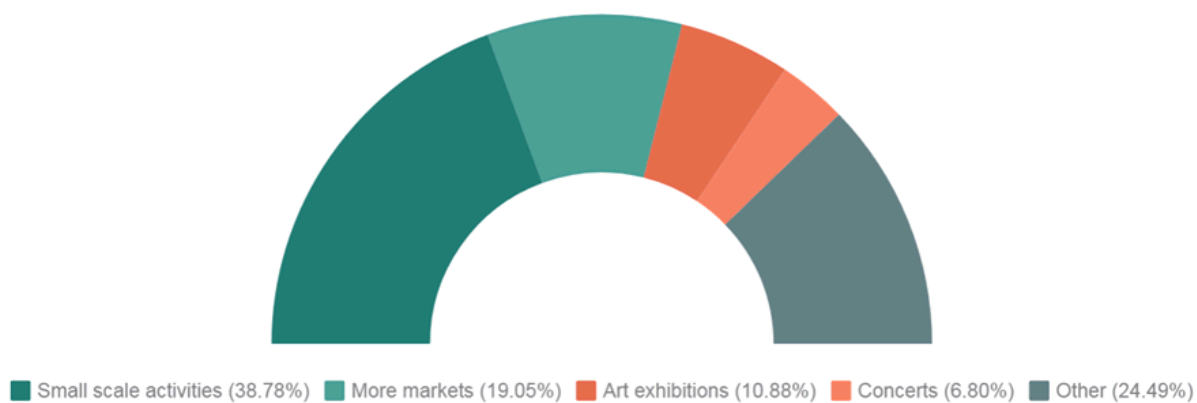
# North Perth Town Centre Open Space Study

Online Survey Results

How would you like to use a new public space in North Perth?

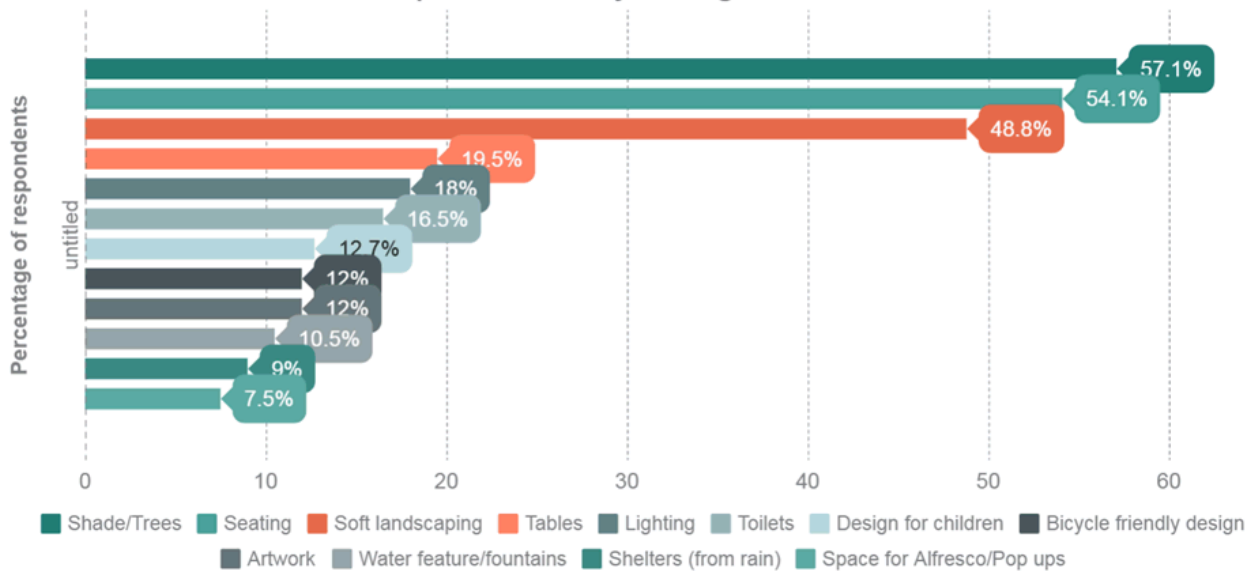


What types of activities would you like to see in the North Perth Town Centre?

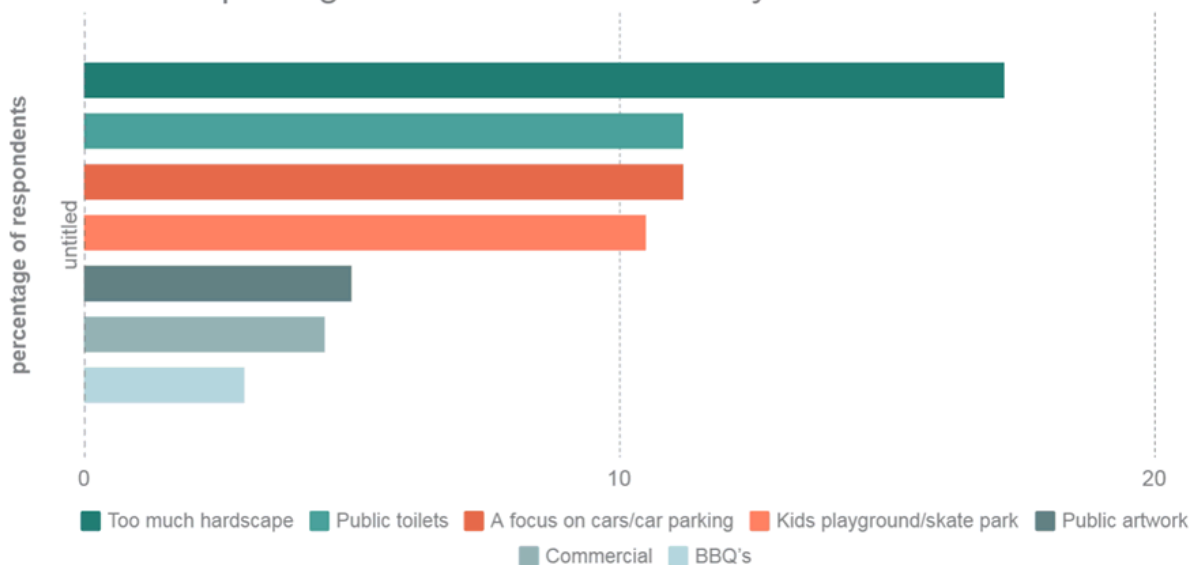




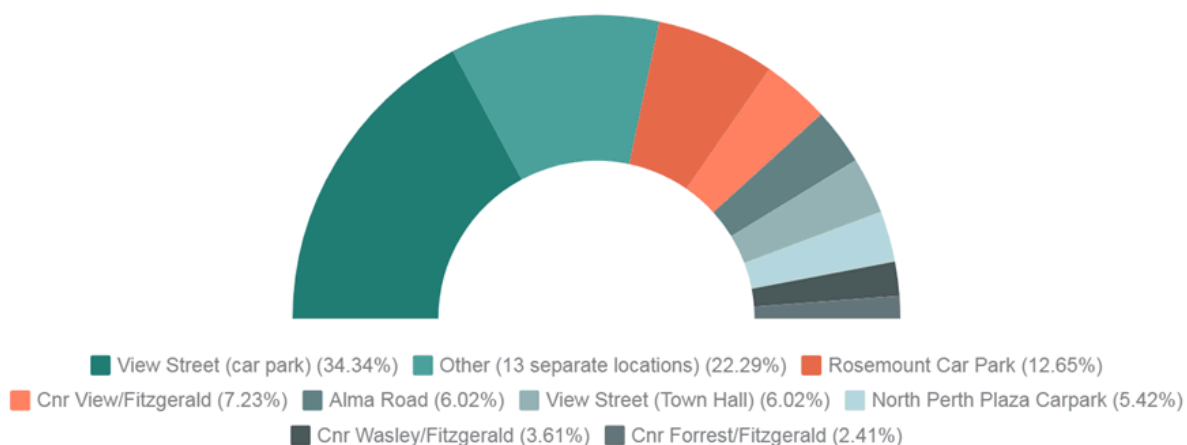
### Top Community Design Priorities



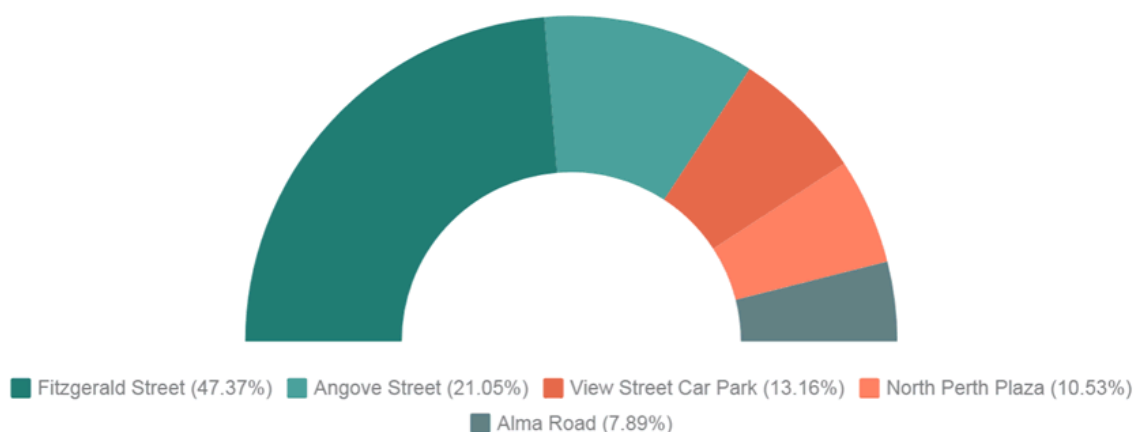
### Top design elements the community did not want to see



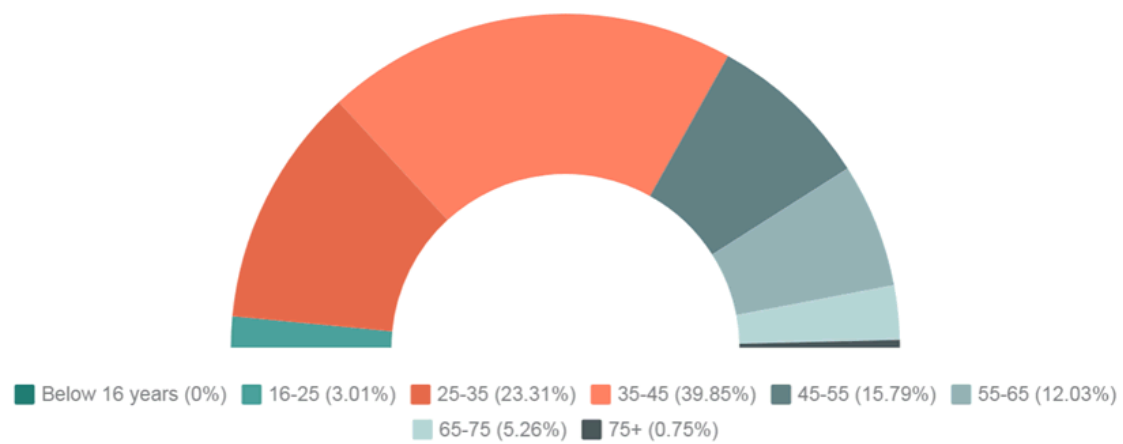
## top locations received from the community



## Locations not preferred



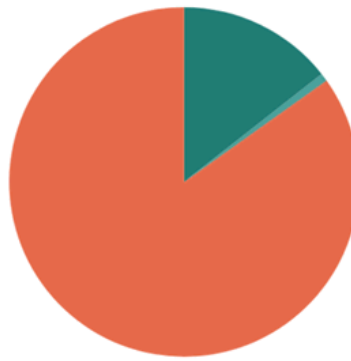
What is your age?



Do you live in North Perth?

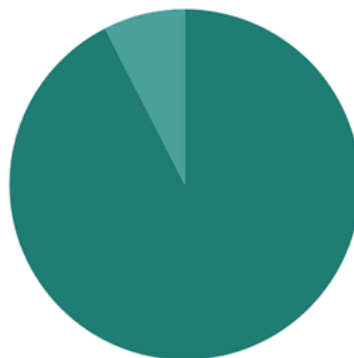


Are you a local business in the North City Town Centre?



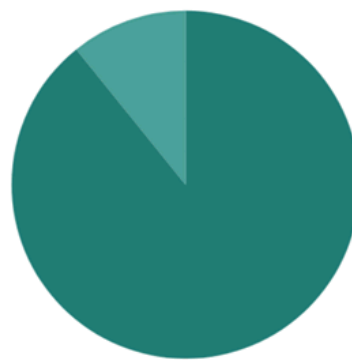
■ Yes - I'm an owner (14.39%) ■ Yes - I'm an employee (0.76%) ■ No (84.85%)

Do you live in the City of Vincent?



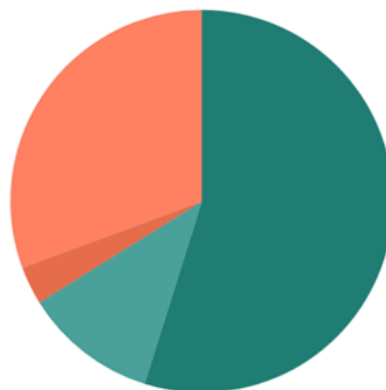
■ Yes (92.48%) ■ No (7.52%)

If you don't live in the City of Vincent are you a regular visitor to North Perth?

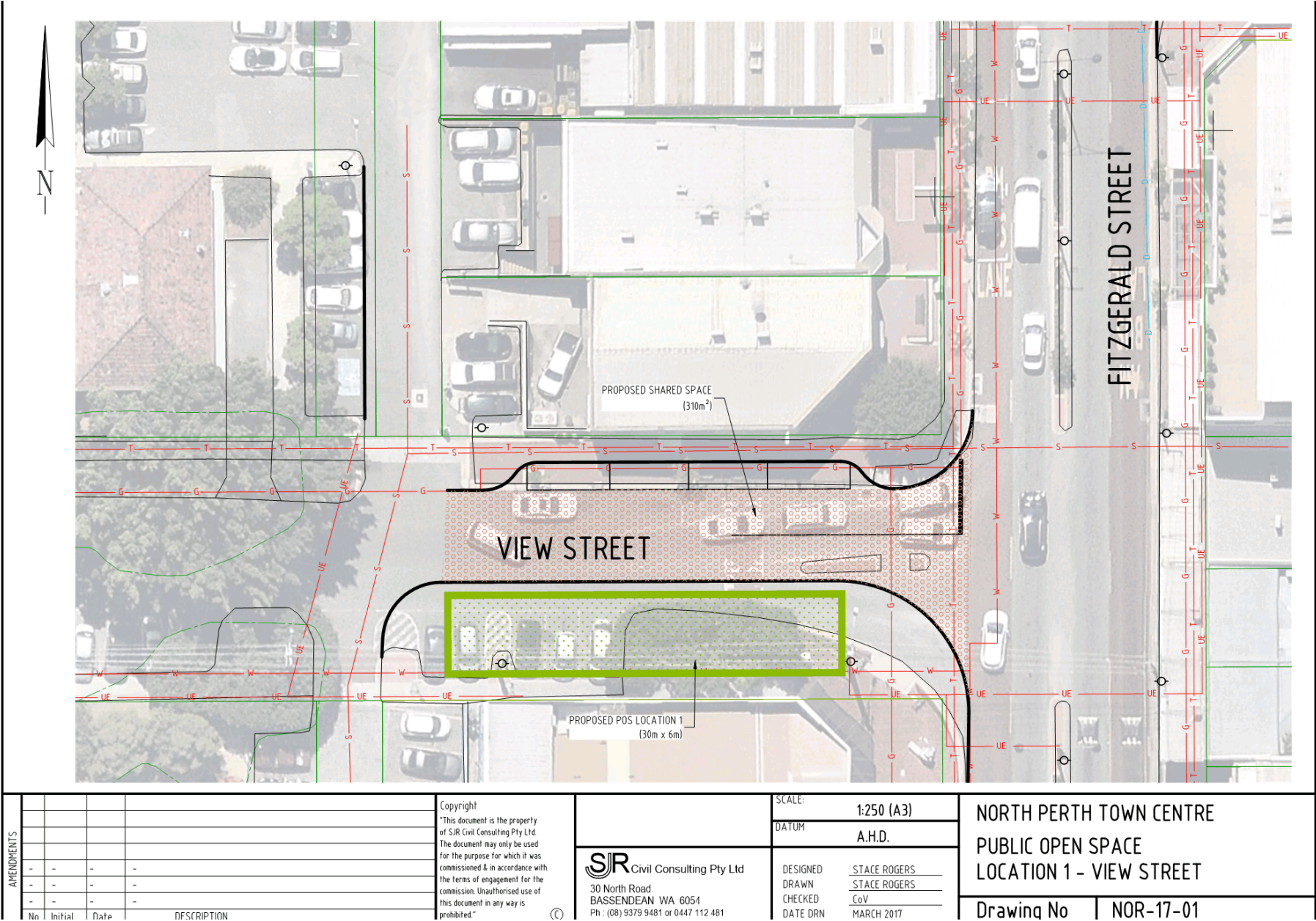


■ Yes (89.19%) ■ No (10.81%)

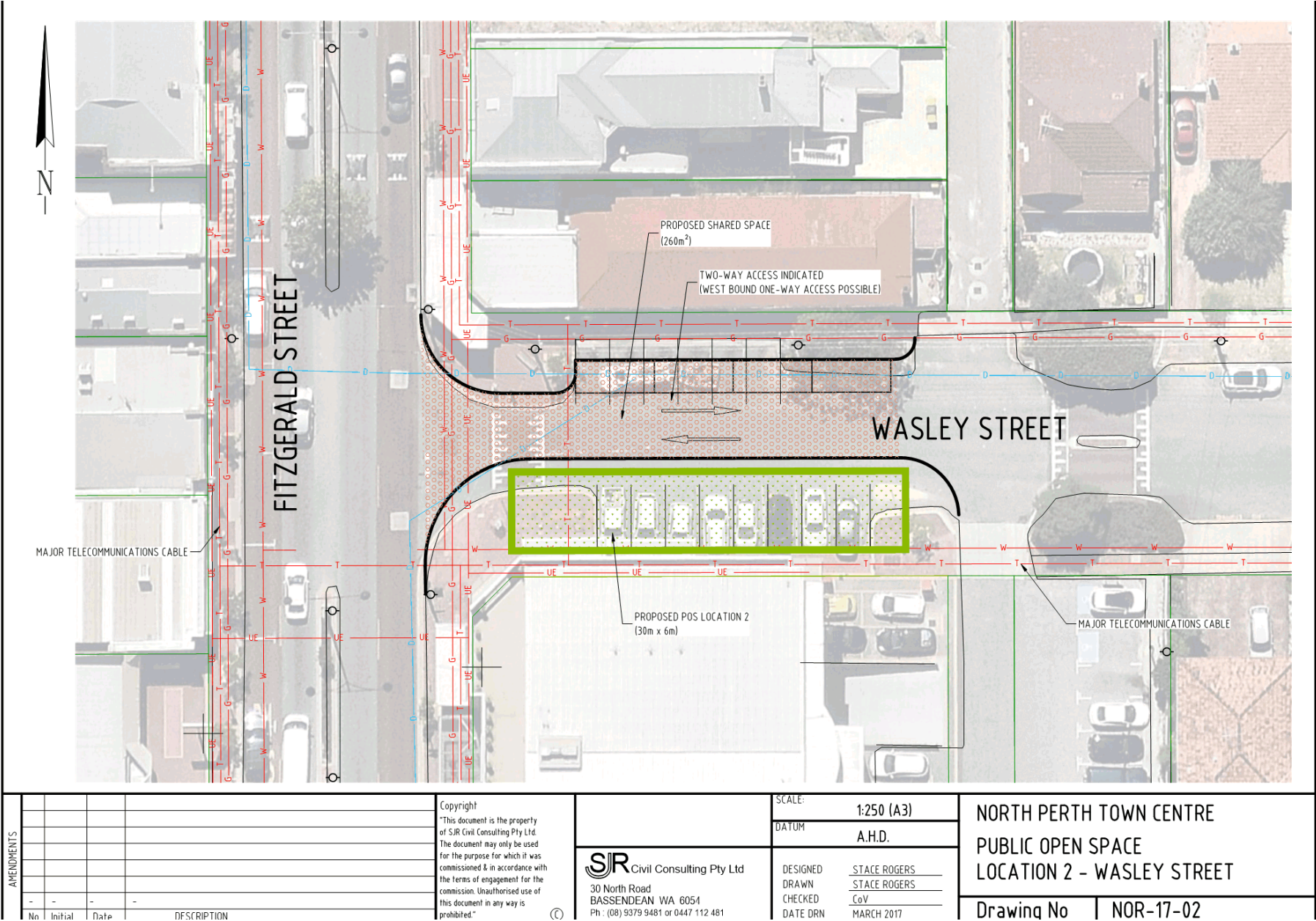
How do you travel to North Perth?



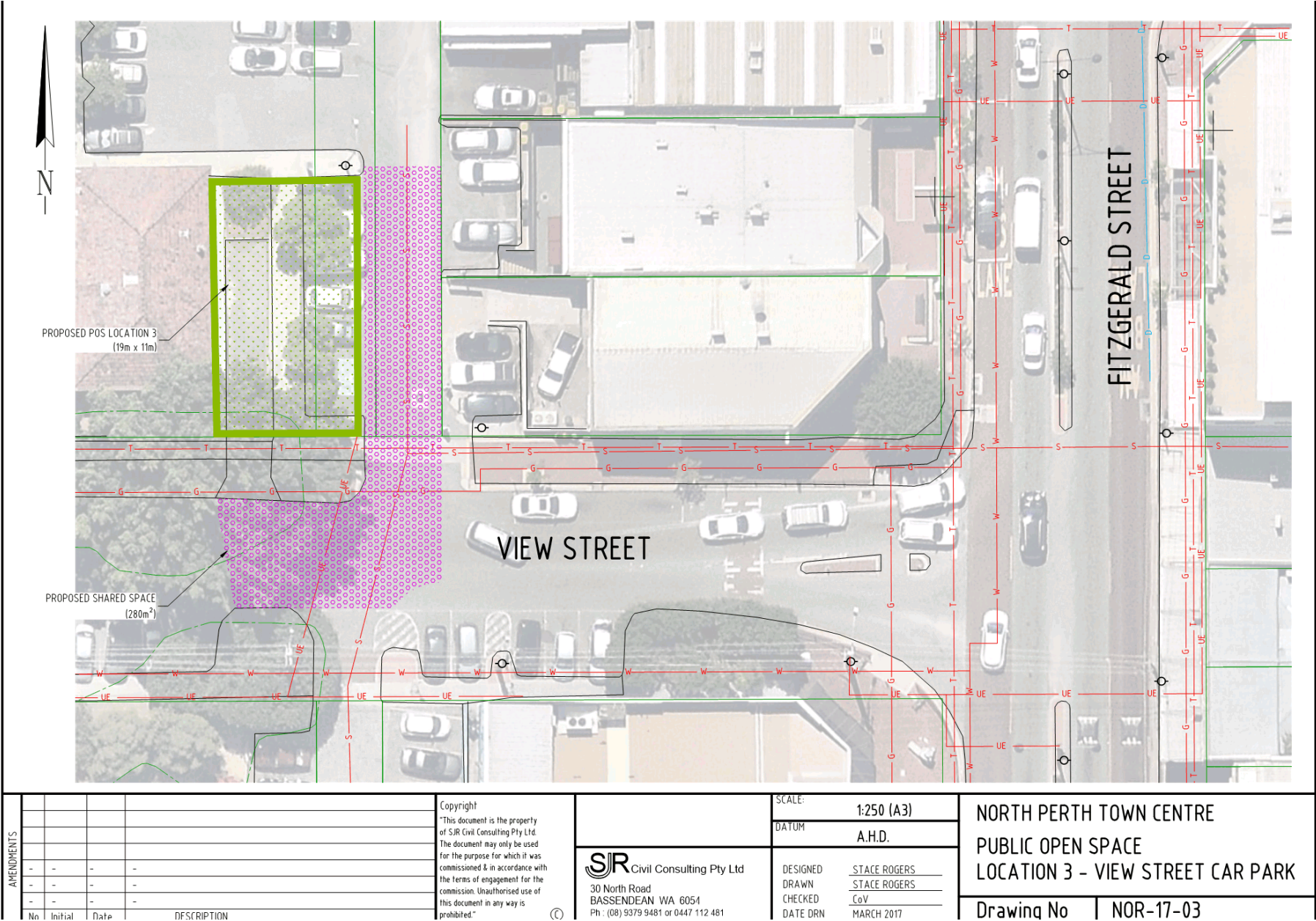
■ Walk (54.84%) ■ Cycle (11.29%) ■ Bus (3.23%) ■ Car (30.65%)



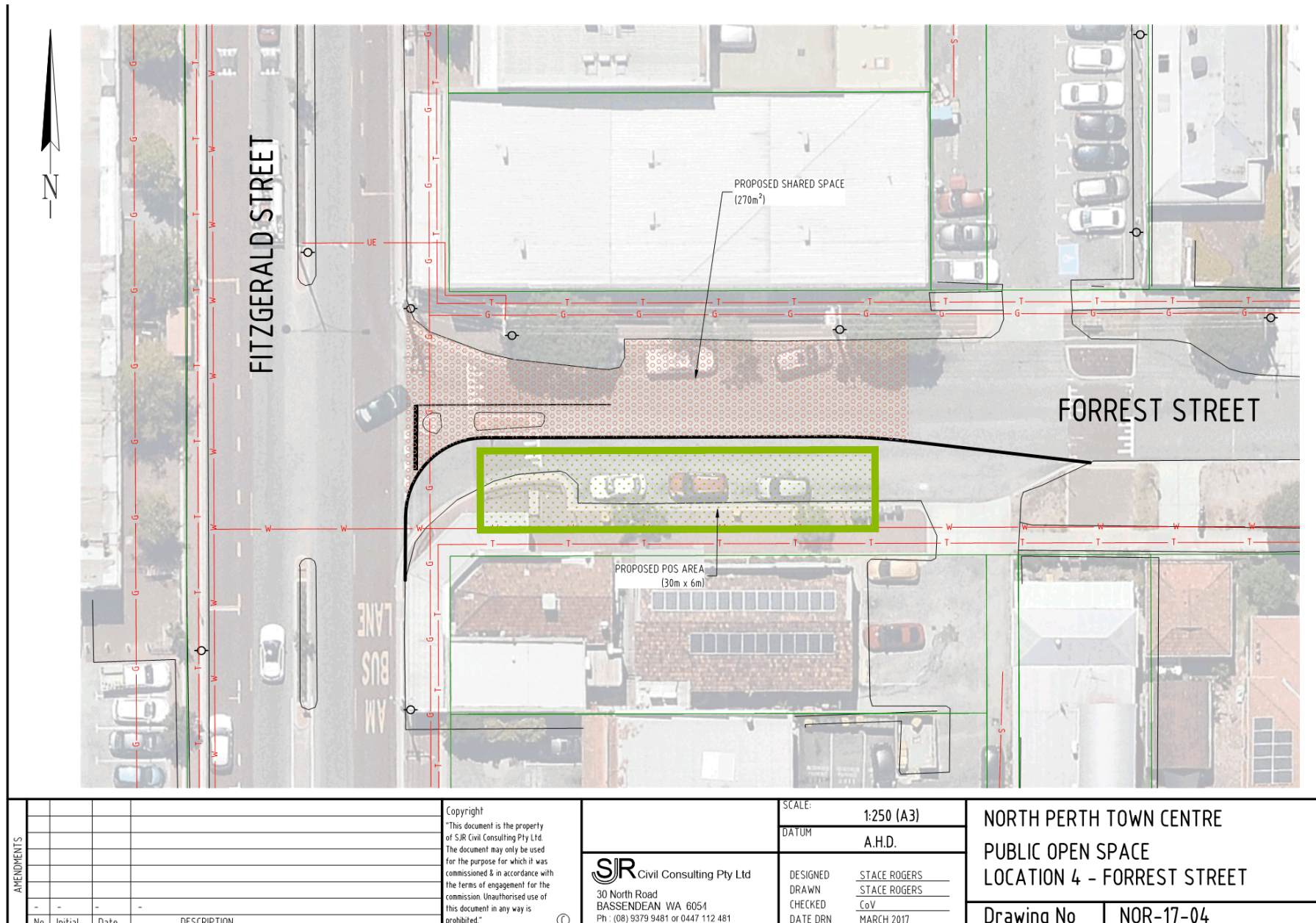












## North Perth Town Centre Public Space - Technical Study Summary

### Location 1: Corner of View Street and Fitzgerald Street

#### Location 1: Site Description

The corner of View Street and Fitzgerald Street is – geographically – the centre of the North Perth Town Centre. There is potential for a public space to be located in the road reserve of View Street at this intersection.

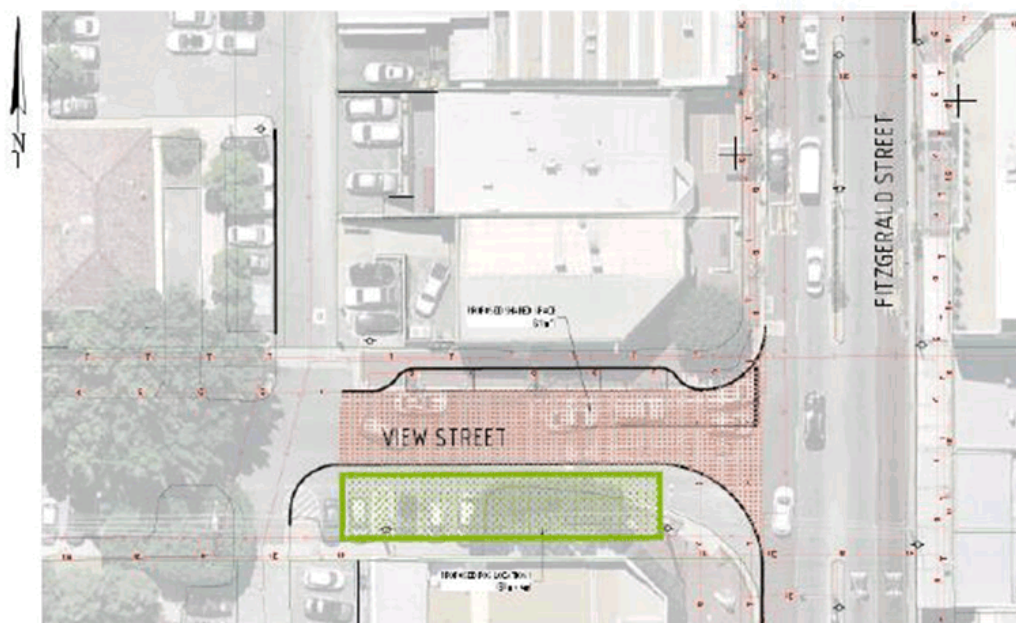
This location is adjacent to the local post office and is in close proximity to the northern and eastern entrances to the North Perth Plaza, which hosts a variety of uses including a supermarket. Abutting Location 1 to the south is a real estate agent.

Location 1 includes one of three 'robots' public artworks.

Location 1 sits primarily on View Street which is a local distributor road with a traffic volume of approximately 3,000 vehicles per day. It connects Charles Street and Fitzgerald Street through the heart of the Town Centre. It provides access to the North Perth Primary School, North Perth Town Hall, professional services on View Street, the northern entrance to North Perth Plaza and the entrance to the City owned View Street car park.

**Figure 1** provides an indication of how a public space could be positioned at this corner and includes shared space treatment to View Street. The approximate site area for the concept shown below is 600m<sup>2</sup>.

**Figure 1: Location 1 – Corner of Fitzgerald Street and View Street**



Location 1: Civil Testing

Test	Comment
<i>Impact to services</i>	There are no major underground services on the southern side of View Street. The services identified are a water main and some underground power cables. It is unlikely the establishment of public open space would necessitate the relocation of any of these services. There are overhead powerlines which may be converted to underground power.
<i>Impact to drainage</i>	View Street has a significant fall towards Fitzgerald Street and has minimal drainage infrastructure in this area. It is unlikely a new open space would have any impact on drainage and no additional drainage pits or pipes would be required.
<i>Topography and earthworks</i>	Indicative survey information suggests there is an approximate 2.5m height difference over some 30m. This is a significant slope and therefore any public space would need to incorporate terracing, steps and retaining to minimise steep sloping areas.
<i>Road network and impact on vehicle movement</i>	View Street is a local distributor road with traffic volumes of approximately 3,000 vehicles per day. Considering this traffic volume, it is recommended that the existing two way arrangement at Fitzgerald Street remain. Currently View Street accommodated two lanes for vehicle existing onto Fitzgerald Street, one for vehicles turning left and one for vehicles turning right. In order to provide adequate space for a public space area the width of View Street near the Fitzgerald Street intersection would need to be reduced and would result in part or all of these two lanes being combined into one. This reduction in width may adversely impact the speed and frequency of vehicles accessing Fitzgerald street either north or southbound. This may in turn affect access to existing on-street car bays, and the View Street car park.  A reduction in the width of View Street at its intersection with Fitzgerald Street will require an existing traffic island (pedestrian refuge) to be removed. The reduction in width of View Street should be accompanied by a carefully designed shared space road treatment (paving, flush, etc.) to enable safe and easy pedestrian movement across the road.
<i>Impact on parking</i>	Currently there are 5 right angle parking bays on View Street which would need to be removed to accommodate the open space area. Retention of the two parallel parking bays on View Street should be explored to allow patrons quick and direct vehicular access to the Post Office.

Location 1: Urban Design Considerations:

Advantages	Disadvantages
Proposed spatial layout reduces the size of intersection and View Street therefore significantly improving pedestrian environment.	Will impact on vehicle flow out of View Street onto Fitzgerald Street and in and out of the View Street Car Park.
Shared Space on View Street will improve pedestrian movement and comfort	Will impact on short term parking on View Street for Post Office
Location 1 is the most visible of all the proposed locations. It is highly visible from Fitzgerald Street and also from the top of View Street (the highest point in the Town Centre) near St Hilda's Church.	May require the removal of existing mature Hills Weeping Fig depending on Landscape Architect design
Location 1 is centrally located and close enough to popular uses (i.e. supermarket, post office) to still be well used.	Not framed by active uses and therefore no immediate opportunity for alfresco and direct relationship with business.

Advantages	Disadvantages
Location 1 is in close proximity to the North Perth Plaza Bus Stop.	Results in a loss of up to 4 car bays.
Includes 2 new 15 minute car bays on View Street adjacent to the Post Office	



## Location 2: Corner of Fitzgerald Street and Wasley Street

### *Location 2: Site Description*

The corner of Wasley Street and Fitzgerald Street is located in the north eastern quadrant of the town centre.

The site also contains one of the three 'robots' public artworks.

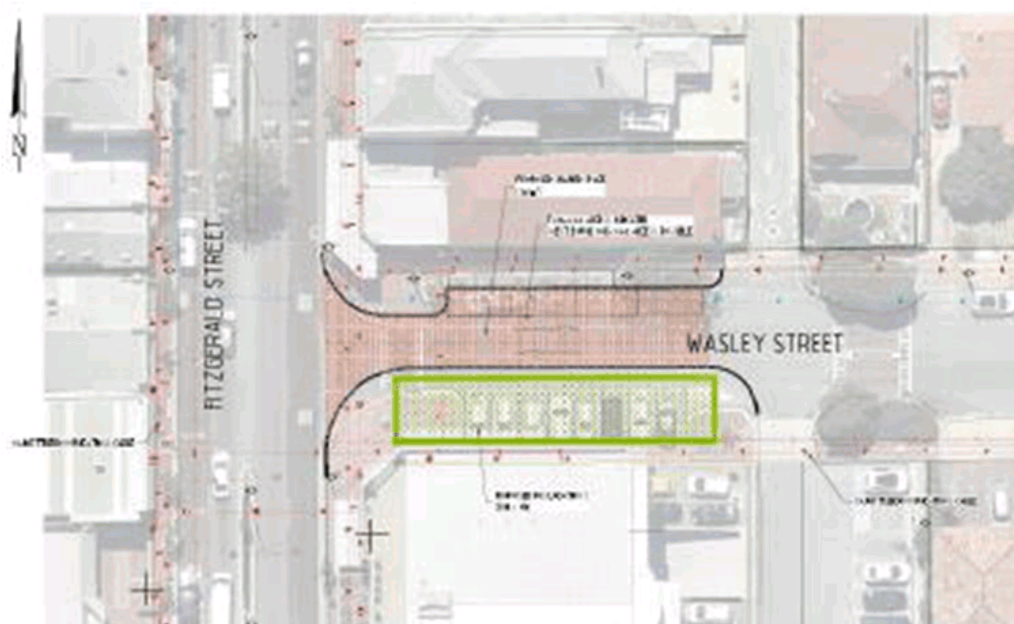
There is access to a public parking area 40m east of Fitzgerald Street which connects through to Forrest Street.

Location 2 is adjacent to a traditional shopfront to the north (Hair Salon) and a newer development to the south that has a café on the ground floor. Both of these buildings, plus buildings to the north provide a sense of enclosure to the space which is superior to the other possible locations.

Wasley Street is a local road with a traffic volume of approximately 700-800 vehicles per day. There are 14 on-street parking bays near the intersection of Fitzgerald Street, with other parallel parking areas along its length.

**Figure 2** provides an indication of how a public space could be positioned at this corner and includes a shared space treatment to Wasley Street. The approximate site area of the concept shown below is 450m<sup>2</sup>.

**Figure 2: Location 1 – Corner of Fitzgerald Street and Wasley Street**



### *Option 2: Civil Testing*

Test	Comment
Impact to services	There are major telecommunications cables on the southern side of Wasley Street as well as a water main and some underground power cables. It is unlikely the establishment of public open space would necessitate the relocation of any of these services, therefore, the impact to services is negligible. The northern side of Wasley Street includes overhead power lines.

Test	Comment
<i>Impact to drainage</i>	Wasley Street falls from Fitzgerald Street down to the east. There is minimal drainage infrastructure on the southern side and it is likely that any new kerb would have adequate fall and no additional drainage pits or pipes are likely to be required.
<i>Topography and earthworks</i>	Indicative survey information suggests there is approximately a 1 metre height difference over the 30 metre width of the site. This is considered to be a relatively gentle slope and any open space could be designed to follow the natural slope or alternatively a two-tiered terrace design could be implemented.
<i>Road network and impact on vehicle movement</i>	<p>Wasley Street has an estimated traffic volume of 700-800 vehicles per day (vpd). There are three options to consider in terms of the road network and traffic impact. The first is to retain two-way access at Fitzgerald Street. The second is to reduce the lane width to make Wasley Street one-way only.</p> <p>Two-way: By retaining two-way access there is little impact on traffic movement at the current volume of 700-800 vpd.</p> <p>One-way access: By reducing the section of Wasley Street adjacent to the possible open space to one-way (exit only onto Fitzgerald Street) up to 400 vpd would need to seek an alternative route. The most likely alternative would be Forrest, Norfolk or Burt Streets.</p> <p>Road Closure: By closing this section of Wasley Street adjacent to the possible open space up to 800 vpd would need to seek an alternative route. This include vehicles travelling down Wasley Street toward Fitzgerald, who would need to use the Wasley Street car park and then Forrest Street to access Fitzgerald Street.</p>
<i>Impact on parking</i>	<p>Currently there are 14 right angle parking bays in the Location 2 area.</p> <p>Two-way access: Retaining two-way access reduces the space available for parking. It is expected up to 4 parallel parking bays could be included which produces a net loss of 10 parking bays.</p> <p>One-way access: A one-way system moving from east to west would provide space for an angled parking arrangement on the northern side of Wasley Street. This arrangement may yield up to 6 parking bays, resulting in a net loss of 8 parking bays.</p> <p>Road Closure: A road closure would remove all 14 bays.</p>

Location 2: Urban Design Considerations:

Advantages	Disadvantages
Location 2 is enclosed by a tall building to the south, a traditional shopfront to the north, while shopfronts on the western side of Fitzgerald Street (including the Rosemount Hotel) are slightly elevated above the space. This creates the feeling of an outdoor room.	The building on the southern side of Wasley Street is elevated above the road verge which would impede the ability for activity to flow into the space.
Location 2 abuts an active use to the south (café).	Location 2 is located on the eastern side of Fitzgerald Street and is not likely to attract as many users as Location 1 or 3.
The proposed spatial layout narrows this intersection, improving the environment for pedestrians	Results in a loss of up to 4 car bays.

### Location 3: View Street Car Park (Lots 15, 16 and 30 View Street) and Adjoining View Street Road Reserve

#### Location 3: Site Description

Location 3 includes Lots 15, Lot 16 and 30 View Street, which are owned by the City.

View Street is a local distributor road and connects Charles Street and Fitzgerald Street through the heart of the Town Centre. It provides access to the North Perth Primary School, North Perth Town Hall, professional services on View Street, the northern entrance to North Perth Plaza and the entrance to the City owned View Street car park.

Location 3 has the potential to facilitate the connection of Angove Street to View Street through the View Street and Rosemount Hotel Car Parks. It is well located because it can capitalise on the established movement path between Angove Street and the northern entrance to the North Perth Plaza which is directly south of Location 3.

**Figure 3** provides an indication of how a public space could currently be positioned in this location and the layout of adjoining shared space treatments given the existing building. This option takes up a row of car parking from the View Street Car Park and includes the City owned building on Lot 15 View Street as an 'active use'. The approximate site area for the concept shown below is 580m<sup>2</sup>.

**Figure 3: Lot 15 and 16 View Street (View Street Car Park)**



#### Location 3: Civil Testing

Test	Comment
Impact to services	Nil
Impact to drainage	Nil
Topography and earthworks	The existing ground level is flat with the adjacent building floor level (on Lot 14 View Street) approximately 1m above. Some steps or terracing across the front of the building may need to be provided to improve the interface and accessibility between the building and open space.

Test	Comment
<i>Road network and impact on vehicle movement</i>	Nil
<i>Impact on parking</i>	A total of 10 car bays (including two ACROD bays) would be removed to accommodate open space adjacent to the building shown in Figure 3 above. These bays are from the driveway adjacent to the building and in the affected portion of the View Street Car Park.

Location 3: Urban Design Considerations

Advantages	Disadvantages
Location 3 is City owned land and is larger than the other locations, which provides flexibility in design options and could allow the City to replace any parking lost to a public open space.	This location is complicated by the requirements of the car park as well as the existing building, leasing arrangements and access easements. For example, the option shown in Figure 3 above would result in the loss of 10 car bays (including two ACROD bays).
This location is centrally located and sits between Angove Street and View Street, which is already an active pedestrian connection. A public open space in this location could be used to activate the space and provide an improved pedestrian connect between Angove and View Street.	The site is less visible from Fitzgerald Street than the other locations investigated.
The adjacent shared space improves the pedestrian environment and connects the public space with the northern entrance to the North Perth Plaza.	Other than the existing City owned building on Lot 15, the site currently has no buildings that could front a public open space with an active use and therefore no immediate opportunity for alfresco and activation.



#### Location 4: Corner of Fitzgerald Street and Forrest Street

##### Location 4: Site Description

The corner of Forrest Street and Fitzgerald Street is located in the south eastern quadrant of the town centre.

Location 4 has a traditional shopfront with an active use on the south eastern corner. To the north is a Chemist that presents a blank wall to the space. The North Perth Plaza and associated car park are directly west.

The North Perth Plaza bus stop is a 20 metre walk from Option 4.

There is access to a public parking area 40m east of Fitzgerald Street which has northern connectivity through to Wasley Street.

**Figure 4** provides an indication of how a public space could be positioned at this corner and includes a shared space treatment to Forrest Street. The approximate site area of the concept shown below is 450m<sup>2</sup>.

**Figure 4: Corner of Fitzgerald Street and Forrest Street**



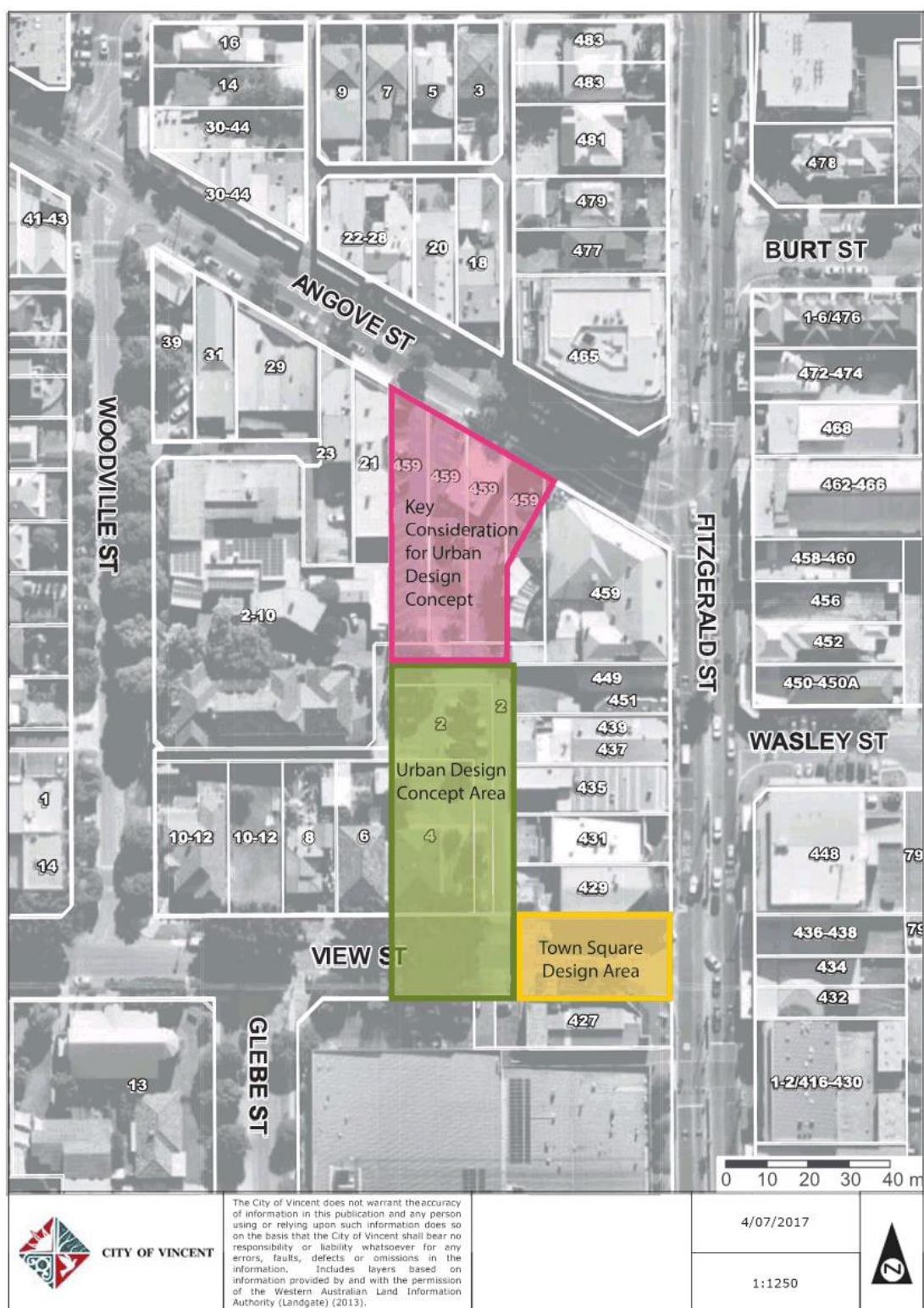
##### Option 4: Civil Testing

Test	Comment
Impact to services	There are telecommunications cables on the southern side of Forrest Street as well as a water main. It is unlikely a new open space would necessitate the relocation of any of these services and therefore the impact to services is negligible.
Impact to drainage	Forrest Street falls from Fitzgerald Street down to the east. There is no drainage infrastructure in the vicinity and it is likely that any new kerb would have adequate fall and no additional drainage pits or pipes are likely to be required.

Test	Comment
<i>Topography and earthworks</i>	Indicative survey information suggests there is an approximate 1.5m height difference over some 30m. This is considered to be a moderate slope. Any open space could be designed to follow the natural slope but a terraced design would provide better amenity.
<i>Road network and impact on vehicle movement</i>	Forrest Street has an estimated traffic volume of 1,600-1,900 vehicles per day. Considering this traffic volume, it is recommended that the existing two way arrangement at Fitzgerald Street remain. The road carriageway width will be reduced which will have a minimal impact on the traffic flow for vehicles exiting onto Fitzgerald Street.
<i>Impact on parking</i>	Currently there are approximately 4 parallel parking bays on each side of Forrest Street near Fitzgerald Street. Retaining two-way access reduces the space available for parking. It is expected up to 4 parallel parking bays could be included which produces a net loss of 4 parking bays.

Location 4: Urban Design Considerations:

Advantages	Disadvantages
Location 4 is in close proximity to the North Perth Plaza Bus Stop	Location 4 is adjacent to a Chemist that presents a blank wall.
The proposed spatial layout narrows this intersection, improving the environment for pedestrians	Location 4 is located on the eastern side of Fitzgerald Street and is not likely to attract as many users as Option 1 or 3.
	Results in the loss of 4 car bays





CITY OF VINCENT

## TERMS OF REFERENCE

### 1. AIMS

To provide the City of Vincent with advice and recommendations on the design of the new public open space in the North Perth Town Centre.

### 2. OBJECTIVES

The Objectives of the Working Group are to make recommendations and provide advice to the City of Vincent on:

- 2.1 The development of a consultant brief to guide the development of a detailed design for the North Perth Town Centre public open space; and
- 2.2 The detailed design of the North Perth Town Centre public open space developed by the consultant at different stages of the project, taking into account the results of community consultation.

### 3. TERM

The North Perth Town Centre Public Open Space Working Group will operate until the concept design for the public open space is adopted by Council.

### 4. MEMBERSHIP

The maximum number of voting members is five (5).

The membership of the City of Vincent North Perth Public Open Space Working Group shall comprise the following persons with each of those persons being eligible to vote:

- 4.1 The Mayor of the City of Vincent (Chair of the Working Group) and one (1) other City of Vincent Council Member
- 4.2 One (1) State Member of Parliament.
- 4.3 The Chair and Vice Chair North Perth Local, the recognised North Perth Town Team.

### 5. ROLES AND RESPONSIBILITIES

Members are:

- 5.1 Invited to attend all meetings with a view to achieve the objectives of the Working Group
- 5.2 Requested to behave in a professional, respectful and civil manner
- 5.3 Required to be prepared to listen and respect all views expressed by other Group members.
- 5.4 Requested to submit an apology to the facilitator if attendance at a meeting is not possible.

- 
- 5.5 Required to make a commitment to be honest in accordance with a transparent process.
  - 5.6 Requested to acknowledge that information provided by and discussed at the North Perth Public Open Space Working Group is part of a work in progress.
  - 5.7 Required to notify the facilitator immediately if they believe they may have a conflict of interest for a particular issue. Depending on the nature of the conflict, members may be asked not to participate in the nominated discussion. Failure to advise of a conflict of interest may result in dismissal from the Working Group.
  - 5.8 Requested not to use electronic recording equipment, cameras or video materials at meetings without the consent of the Facilitator and the Working Group.
  - 5.9 Required not to speak to the media regarding Working Group discussion items. The media will be kept up to date on project process by the City of Vincent and its project partners.

## 6. MEETINGS

Meetings will be held at the following key milestones:

- 1. To review and provide advice on the procurement documentation to be distributed to qualified design consultants (Request for Quote or Tender);
- 2. To review early concept drawings of the public open space and provide advice and recommendations to Administration and the chosen design consultant; and
- 3. To review the final draft concept design of the public open space and provide advice and recommendations to Administration and the chosen design consultant

Additional meetings will be scheduled if required at the discretion of the City of Vincent.

The Mayor or their delegate will Chair all meetings. A meeting cannot proceed without the Mayor or their delegate.

Members of the Working Group have voting rights when determining the nature of recommendations to Administration. A minimum of three voting (3) members must be present to achieve a quorum for meetings.

<b>Commencement Date:</b>	<b>TBA</b>
<b>Amended:</b>	<b>N/A</b>
<b>Review Date:</b>	<b>1 June 2019</b>



**5.3 NORTH PERTH TOWN CENTRE PARKING RESTRICTIONS - LEAKE STREET (BETWEEN ALMA ROAD AND VIEW STREET)****TRIM Ref:** D17/69038**Author:** Stephen Schreck, Strategic Planning Officer**Authoriser:** John Corbellini, Director Development Services**Attachments:** 1. Attachment 1 - Leake Street Consultation Map [↓](#) **RECOMMENDATION:****That Council:**

1. Further to the Council decision of 7 March 2017, and **RETAINS** the current 2P 8:00am – 5:30pm Monday – Friday restriction on Leake Street (between Alma Road and View Street), North Perth; and
2. **NOTES** that the change to the parking restrictions on Grosvenor Road (between Fitzgerald Street and Leake Street), adopted by Council on 7 March 2017, will not be implemented until the City has engaged with affected residents on the outcomes of the parking restriction trial adopted by Council on 23 August 2016 and presented a future report back to Council to considered the outcomes of the trial and the results of consultation.

**PURPOSE OF REPORT:**

To consider retaining the existing two hour parking restrictions on Leake Street (between Alma Road and View Street) and Grosvenor Road (between Fitzgerald Street and Leake Street), North Perth.

**BACKGROUND:**

At its meeting on 7 March 2017 Council adopted a set of new parking restrictions for the North Perth Town Centre. As part of the advertising of the proposed parking restrictions, Leake Street and Grosvenor Road was shown as two hour parking (2P). In response to concerns raised by residents regarding the two hour parking (2P) proposal and the impact this would have on visitor parking, Administration recommended implementing a three hour parking (3P) instead of the two hour parking (2P) originally proposed, to increase the length of parking for visitors. In response to concerns from businesses regarding the lack of free staff parking for local businesses, a an amended recommendation was moved and carried by Council to further change the parking restrictions for the outer areas of the Town Centre, including Leake Street, from two and three hour parking to five hour parking (5P 8am – 6pm MON – FRI). The amended five hour parking restriction was intended to provide parking for local staff, while still deterring all day commuter parking.

Following Council's resolution the City wrote to all owners, residents and businesses in the North Perth Town Centre, advising them of Council's decisions and the roll out of the parking restrictions from 1 July 2017. Following these letters the City was contacted by a number of residents of the section of Leake Street between Alma Road and View Street. The residents explained that this section of Leake Street already had two hour (2P 8am - 5:30pm MON - FRI) parking restrictions in place, which were imposed in 2013 to address the parking out of Leake Street by staff from nearby businesses. This staff parking had restricted residents and visitors from parking on Leake Street during the day. The residents were concerned that increasing the existing restrictions to five hours did not take the existing two hour parking restrictions into account.

As a result of these concerns the City undertook a further review of the existing parking restrictions in North Perth to determine if any further unintended changes to existing restrictions had been included. This review identified that the area of Grosvenor Road between Fitzgerald Street and Leake Street already has two hour parking (2P) restations in place and that as part of the resolution of 7 March 2017, Council adopted a change to these restriction to become three hour parking (3P).

The current two hour parking (2P) restriction on this portion of Grosvenor Road where adopted by Council at its meeting on 23 August 2016 as part of a number of trial parking restrictions on Chelmsford Road, Leake Street, Grosvenor Road and Fitzgerald Street in North Perth. These parking restrictions were in response to the specific parking concerns of local residents and were not intended to be modified as part of the overall parking restrictions for the North Perth Town Centre. However, following advertising of the North Perth parking restrictions the portion of Grosvenor Road between Fitzgerald Street and Leake Street was inadvertently included in the three hour parking (3P) area.

**DETAILS:**

The amendment to change the proposed two hour parking (2P) areas to three hour (3P) and five hour parking (5P) was based on the occupancy data recorded during the parking occupancy surveys undertaken by the City in 2016. In accordance with the City's existing Car Parking Strategy, only streets with a peak occupancy of less than 60 percent were changed from the advertised two hour parking (2P) to five hour parking (5P). Leake Street recorded a peak occupancy of 51 percent and an average occupancy of 29 percent. On this basis it was recommended that Leake Street (between Grosvenor Road and View Street) be five hour parking. However, it was not noted in the amendment that the section of Leake Street between Alma Road and View Street already contained a current two hour parking restriction. It was also not noted in the Council report that the section of Grosvenor Road between Fitzgerald Street and Leake Street was subject to two hour parking (2P) restriction trial.

**CONSULTATION/ADVERTISING:**

Consultation was originally undertaken with all local residents and businesses as part of the North Perth Town Centre parking restriction changes. The changes that were sent out for consultation proposed two hour parking (2P) in both Leake Street and Grosvenor Road. Prior to Council determining the matter all owners, occupiers and businesses who were originally consulted with were written to again advising of the Council meeting dates and where to find the recommendation. Following Council's determination the City again wrote to all owners, occupiers and businesses in the area affected by the parking changes advising of Council's resolution and the changes being implemented.

The residents and businesses shown in yellow on **Attachment 1** will be informed that the current 2P parking restriction is to be retained, in accordance with Council's decision. The businesses shown in **Attachment 1** will be advised that 5P parking suitable for staff will be available further south on Leake Street before Grosvenor Road.

**LEGAL/POLICY:**

- *Local Government Act 1995;*
- *City of Vincent Parking and Parking Facilities Local Law 2007;*
- *Policy No. 4.1.5 – Community Consultation; and*
- *Town of Vincent – Car Parking Strategy.*

**RISK MANAGEMENT IMPLICATIONS:**

Nil.

**STRATEGIC IMPLICATIONS:**

The City of Vincent Corporate Business Plan 2016/2017 – 2019/2020 states:

*“8. Creating Liveable Neighbourhoods*

*8.4 Prepare a Transport Strategy and Implement the North Perth Parking Study.”*

The City's Strategic Plan 2013 – 2023 states:

*“1.1.5 Take action to improve transport and parking in the City and mitigate the effects of traffic.”*

The City's Car Parking Strategy 2010 states:

*“Objective 7*

- *Ensure sufficient parking supply to support prosperous and vibrant commercial and high activity centres; and*
- *Ensure parking space availability is managed according to the varying needs of businesses, customers and commuters.”*

**SUSTAINABILITY IMPLICATIONS:**

The City's Sustainable Environment Strategy 2011 – 2016 states:

*“1.13 Employ a demand management approach to car parking within the City to encourage the use of alternative transport modes.”*

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

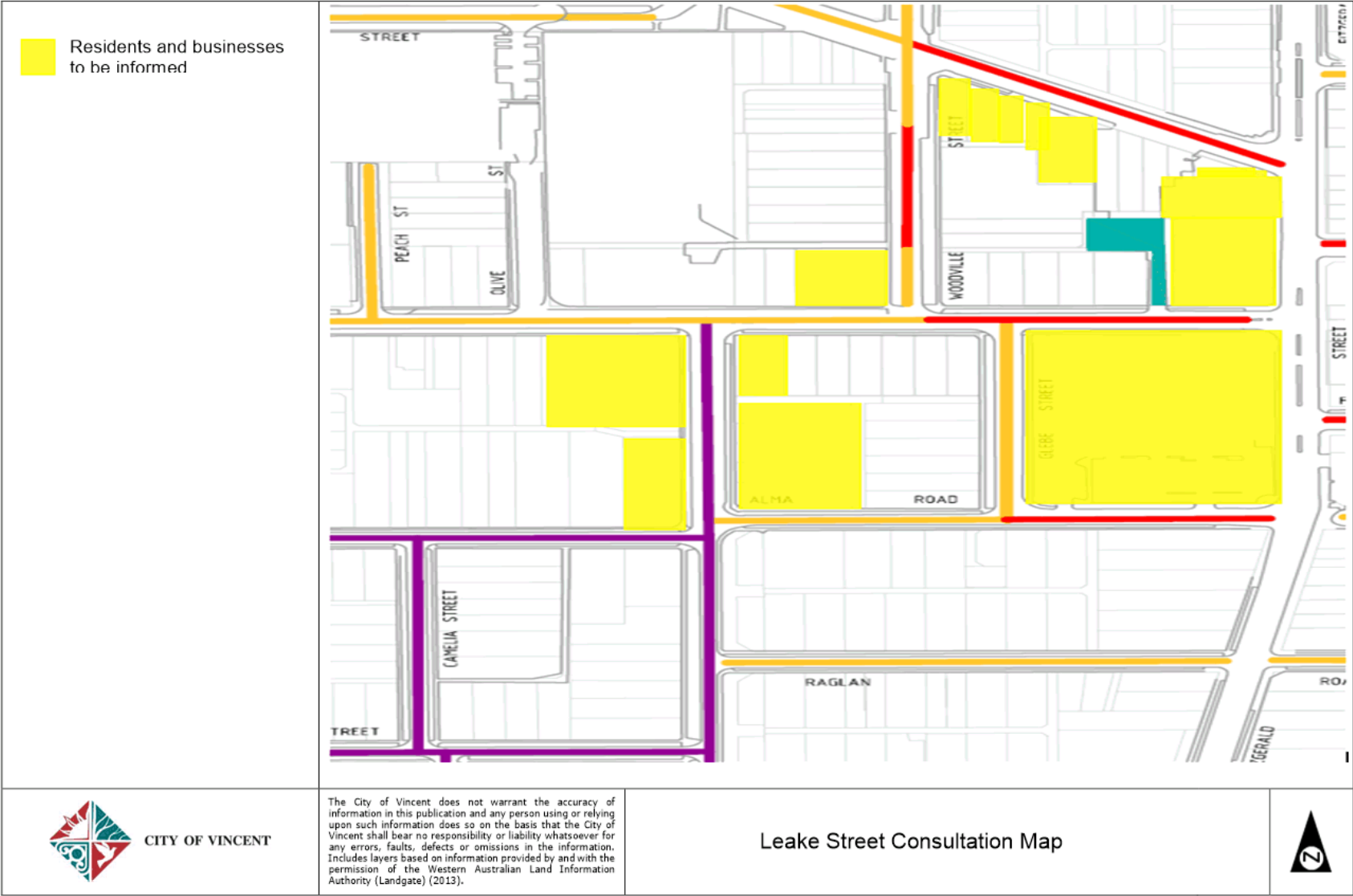
**COMMENTS:**Leake Street between Alma Road and View Street

Council was not advised of the current two hour parking restriction on Leake Street when it considered this matter at its meeting of 7 March 2017. As the parking occupancy data is only available for entire streets, it is not possible to determine what the occupancy rates are for this one section of Leake Street between Alma Road and View Street. However, the current two hour restriction on this section of Leake Street appears to be functioning correctly. Given its very close proximity to the centre of North Perth, it is proposed that the existing parking restriction on this section of Leake Street be retained. Five hour parking (5P) is still available on the central section of Leake Street and other nearby streets and ensures a variety of parking options are provided in the Town Centre.

Grosvenor Road between Fitzgerald Street and Leake Street

At its meeting on 23 August 2016 Council adopted a number of trial parking restrictions on Chelmsford Road, Leake Street, Grosvenor Road and Fitzgerald Street in North Perth. This trial showed the portion of Grosvenor Road between Fitzgerald Street and Leake Street as two hour (2P) parking. These parking restrictions were in response to the specific parking concerns of local residents and were not intended to be modified as part of the overall parking restrictions for the North Perth Town Centre. However, during the implementation of the parking restrictions, the City identified that the change to three hour (3P) parking was contradictory to Council's previous decision in relation to the trial. Although adopted, this change has not been implemented and the signage on this portion of Grosvenor Road has been maintained as two hour (2P) parking consistent with the trial. It is intended that the City will engage with affected residents on the outcome of the trial, in accordance with Council's previous resolution, and present a future report back to Council to address this matter. It is recommended that Council note that the implementation of the adopted parking restrictions on this section of Grosvenor Road will not be implemented until the results of the trial are considered by Council.





**5.4 NO. 49 (LOT: 115; D/P: 6064) TASMAN STREET, MOUNT HAWTHORN - PROPOSED AMENDMENT TO PREVIOUS APPROVAL AND EXTENSION OF THE TERM OF APPROVAL: PROPOSED DEMOLITION OF AN EXISTING SINGLE HOUSE AND CONSTRUCTION OF FOUR GROUPED DWELLINGS**

**TRIM Ref:** D17/55269















**Author:** Remajee Narroo, Statutory Planning Officer

**Authoriser:** John Corbellini, Director Development Services

**Ward:** North

**Precinct:** 1 - Mount Hawthorn

**Attachments:**

1. Attachment 1 - Consultation and Location Map  
2. Attachment 2 - Previous Approval and Plans  
3. Attachment 3 - Development Application Plans  
4. Attachment 4 - Applicant's Justification  
5. Attachment 5 - Detailed List of Amendments proposed to Previous Approval  
6. Attachment 6 - Applicant's Response to Submissions  
7. Attachment 7 - Summary of Submissions including Administration's Response  

#### **RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application to amend the approved plans and extend the period within which the development must be substantially commenced for planning approval (5.2015.249.1) granted on 22 September 2015 for Proposed Demolition of an existing Single House and Construction of Four Grouped Dwellings at No. 49 (Lot: 115; D/P: 6064) Tasman Street, Mount Hawthorn, in accordance with the plans included as Attachment 2, subject to the following conditions:

1. All conditions and advice notes detailed on planning approval 5.2015.249.1 granted on 22 September 2015 and included in Attachment 3 continue to apply to this approval, except as follows:

- a) Conditions 6.1 and 7.3 of the planning approval are deleted and replaced with the following condition:

**“6.1 Landscape and Reticulation Plan**

6.1.1 A detailed landscape and reticulation plan for the development site and adjoining road verge is to be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:

6.1.2 The location and type of existing and proposed trees and plants;

6.1.3 The provision of additional mature tree planting with a canopy cover at maturity within the outdoor living areas of Units 3 and 4 and 50 per cent of landscaping within the front setback area on the approved plans to the satisfaction of the City; and

6.1.4 Areas to be irrigated or reticulated; and

6.1.5 All works shown in the plans as identified in Condition 6.1.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;”;

- b) Condition 6.4 of the planning approval is deleted and replaced with the following condition:

**“6.4 Front Fence**

The proposed street/front wall, fence and gate within the Tasman Street setback areas, including along the side boundaries within the street setback area, shall comply with the City’s Policy No. 7.1.1 – Built Form relating to Street Walls and Fences as follows:

6.4.1 Above 1.2 metres from the footpath level the fence shall be visually permeable;

6.4.2 The pier shall have a maximum width of 0.4 metre; and

6.4.3 The wall for meterboxes shall have a maximum depth of 1 metre;”;

- c) Condition 3 of the planning approval is deleted and replaced with the following conditions:

**“3. Verge Trees**

3.1 No verge trees shall be removed without the prior written approval of the City. The verge trees are to be retained and protected from any damage including unauthorised pruning to the satisfaction of the City; and

3.2 Prior to the commencement of development and to to the satisfaction of the City, an Arborist Report is to be submitted and approved by the City, ensuring that the existing verge tree as depicted on the approved plans will not be impacted by the proposed crossover construction and include measures during and after construction to ensure the long term health of the tree is protected;”;

- d) A new condition is added to the planning approval as follows:

**“7.3 Schedule of External Finishes**

Prior to commencement of development a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted to and approved by the City for the development. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development.”

**PURPOSE OF REPORT:**

To consider an application to amend the current planning approval for the proposed demolition of an existing single house and construction of four grouped dwellings at No. 49 Tasman Street, Mount Hawthorn.

**BACKGROUND:**

<b>Landowner:</b>	Lead Enterprises Pty Ltd
<b>Applicant:</b>	Germano Designs Pty Ltd
<b>Date of Application:</b>	4 November 2016
<b>Zoning:</b>	MRS: Urban TPS1: Zone: Residential R-Code: R60 TPS2: Zone: Residential R-Code: R60
<b>Built Form Area:</b>	Residential
<b>Existing Land Use:</b>	Single House

<b>Proposed Use Class:</b>	Grouped Dwellings - "P"
<b>Site Area:</b>	Total Lot Area- 696m <sup>2</sup> Proposed Lots: Lot 1= 129.32m <sup>2</sup> Lot 2= 129.32m <sup>2</sup> Lot 3= 136.63m <sup>2</sup> Lot 4= 136.63m <sup>2</sup> Common Property= 163.14m
<b>Right of Way (ROW):</b>	Not applicable
<b>Heritage List:</b>	Not applicable

The subject site is located midway along Tasman Street, Mount Hawthorn. The site is zoned 'Residential R60'. The location of the subject site is shown in **Attachment 1**. The adjoining properties are zoned 'Residential R60' and Tasman Street is characterised by single and two storeys single houses and grouped dwellings. The site is currently occupied by a single storey single house.

On 22 September 2015 Council conditionally approved the demolition of the existing single house and construction of four grouped dwellings. This previous approval, including the conditions and approved plans are included as **Attachment 2**.

This current application proposes to amend this approval by extending the timeframe within which the development must be substantially commenced and amending the approved plans as follows:

- Relocating the stores of all units so they are part of the garages and converting this space into living area;
- Decreasing the setback of the kitchen of Units 1 and 2 from the western and eastern boundaries respectively from 1.5 metres to 1.2 metres;
- Increasing the length of the first floor of Units 1 and 2 from 12.9 metres to 13.89 metres;
- Increasing the setback of the living room and upper floor Bed 1 and Ensuite of Units 1 and 2 from the western and eastern boundaries respectively from 1.2 metres to 1.308 metres;
- Increasing the length of the boundary wall of Units 3 and 4 to the southern boundary from 2.9 metres to 3.75 metres;
- Increasing the length of the boundary wall of Units 3 and 4 to the eastern and western boundary respectively from 5.83 metres to 6.09 metres;
- Increasing the setbacks of the upper floors of Units 3 and 4 from the eastern and western boundary respectively from 1.1 metre to 1.208 metres;
- Introducing pergolas within the common property area at the rear of the central access leg; and
- Slightly reconfiguring the landscaping areas.

The amended plans are included as **Attachment 3** and the applicant's justification for the amendment is included as **Attachment 4**.

A detail list of the amendments proposed to the previously approved plans is provided in **Attachment 4**.

### Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Town Planning Scheme No. 1 (TPS1), the City's Policy No. 7.1.1 – Built Form (Built Form Policy) and the State Government's Residential Design Codes (R-Codes). It notes each instance where Council previously approved a planning element that required the discretionary of Council as well as each instance where further discretion is proposed. Those elements that require the additional discretion of Council are discussed in the Detailed Assessment section following from this table.

### Detailed Assessment

Planning Element	Use Permissibility/ Deemed-to- Comply	Previously Approved Discretion by Council	Additional Discretion Required by Council
<b>Site Area</b>	✓		
<b>Street Setback</b>		✓	

Planning Element	Use Permissibility/ Deemed-to- Comply	Previously Approved Discretion by Council	Additional Discretion Required by Council
Lot Boundary Setback		✓	✓
Open Space/Communal Open Space			✓
Building Height	✓		
Setback of Garages and Carports	✓		
Garage Width	✓		
Street Surveillance	✓		
Street Walls and Fences		✓	✓
Sight Lines	✓		
Outdoor Living Area		✓	
Landscaping		✓	✓
Parking, Car Parking Spaces, Vehicle and Pedestrian Access	✓		
Site Works/Retaining Walls	✓		
Stormwater Management	✓		
Visual Privacy	✓		
Solar Access for Adjoining Sites	✓		
Outbuildings	✓		
External Fixtures	✓		
Utilities and Facilities	✓		

### Detailed Assessment

The deemed-to-comply assessment of the element that requires the additional discretion of Council are as follows and are discussed further in the Comment section below:

Lot Boundary Setbacks	
Deemed-to-Comply Standard	Proposal
<b>Policy No. 7.1.1 – Built Form</b> <b>R-Codes – Clause 5.1.3</b>  Kitchen Walls to Units 1 and 2 are to be setback 1.5m to eastern and western boundaries  Boundary Walls are proposed to Units 1 and 4. The Walls are to have an average height of 3m	A 1.2m setback is proposed to the eastern and western boundaries  The Walls are proposed with an average height of 3.02m to Unit 1 and 3.07 metres to Unit 4.
Open Space	
Deemed-to-Comply Standard	Proposal
<b>Policy No. 7.1.1 – Built Form</b> <b>R-Codes- Clause 5.1.4</b>  40% open space is required for each unit	Units 3 and 4 are proposed with 36.7% open space
Street Walls and Fences	
Deemed-to-Comply Standard	Proposal
<b>Policy No. 7.1.1 – Built Form</b>  Front Fence to have a solid portion up to 1.2m in height, pier width of 400mm and meterboxes wall depth of 1m	Front Fence proposed with a solid portion up to 1.69m in height, pier width of 500mm and meterboxes wall depth of 2.2m
Landscaping	
Deemed-to-Comply Standard	Proposal
<b>R-Codes – Clause 5.3.2</b>  50% or 36.94m <sup>2</sup> of the street setback is landscaped	38.87% or 28.72m <sup>2</sup> of the street setback area is landscaped

**CONSULTATION/ADVERTISING:**

Consultation on the proposal was undertaken for a period of 14 days in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, from 2 March 2016 until 16 March 2016. A total of 102 letters were sent to owners and occupiers of properties within close proximity of the subject site (**Attachment 1**) in accordance with the City's Policy No. 4.1.5 – Community Consultation. The City wrote to the same owners and/or residents that were consulted when the original development application was initially advertised in July 2015 including the original submitters.

At the end of the consultation period, a total of seven objections were received. It is noted that three submissions were from the same address. The main issues raised in the submissions are summarised as follows:

- Impact on Streetscape and Character;
- Development size;
- Impact on the amenity of neighbouring properties during construction;
- Impact during construction;
- Concerns with the Boundary walls
- Privacy and Overlooking concerns

These matters are discussed in the Comment section below. The applicant has provided a response to the submissions and a justification for the variations, which is included as **Attachment 6**.

A detailed summary of the submission and Administration's response to each matter raised is included in **Attachment 6**.

The plans being considered by Council differ to those that were advertised. The changes made to the advertised plans are as follows:

- The crossover has been realigned to facilitate the retention of the existing verge tree as per the original development approval granted;
- A store with minimum internal area of 4m<sup>2</sup> is provided to each unit as per the original approval;
- The major openings to Bedroom 2 of Units 1 and 2 on the upper floor have been changed to minor openings as per original approval, and now complies with the deemed-to-comply standards of the R-Codes in terms of privacy;
- The average heights of the western boundary walls to Units 1 and 4 have been reduced from 3.15 metres to 3.02 metres, and 3.2 metres to 3.07 metres respectively;
- Removal of the pergola and sign structure within the front setback area to align with the original approval;
- Inclusion of additional landscaping within the yard areas of Units 3 and 4 generally in line with the original approval;
- Use of rendered brickwork to lower floor levels as per original approval;
- Reinstated windows to the stairwell along the common driveway for Units 1 and 2, as per original approval; and
- A schedule of finishes for the dwellings detailing that white coloured render and cladding will be used to external walls and charcoal colour will be applied to roofing, barge boards, shutters and the front fence infill panels.

These changes do not result in any additional discretion affecting the adjoining properties and as such the amended plans were not readvertised and are the subject of this report.

**Design Advisory Committee (DAC):**

Referred to Design Advisory Committee: No

**LEGAL/POLICY:**

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *City of Vincent Town Planning Scheme No. 1*;
- *State Planning Policy 3.1 – Residential Design Codes*;

- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.1.1 – Built Form.

It is noted that development approval for the demolition of the existing single house to make way for the proposed development is no longer required as per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The applicant will have the right to have Council's decision reviewed by the State Administrative Tribunal (SAT) in accordance with Part 14 of the *Planning and Development Act 2005*.

Clause 71(a)(i) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* provides that if development approval is granted, the development must be substantially commenced within the period of 2 years commencing on the date on which the determination is made if no period is specified in the approval.

The *Planning and Development (Local Planning Schemes) Regulations 2015* enables the term of a development approval to be amended so as to extend the period within which any development approved must be substantially commenced. However, no guidance is provided as to how discretion can be exercised in this regard. The State Administrative Tribunal (SAT) has published several decisions that relate to the extension of time and provide relevant considerations in the exercise of discretion in this application. Notably in the decision of Claymont Westcapital Pty Ltd and East Perth Redevelopment Authority WASAT 77 – 2008, SAT identified three key considerations, namely whether the:

- planning framework has changed substantially since the development approval was granted;
- development would likely receive approval now; and
- holder of the development approval has actively and relatively conscientiously pursued the implementation of the development approval.

Each relevant matter is to be considered and balanced in the exercise of discretion. The applicant has addressed the above matters in their justification for the proposal, which is included as **Attachment 4**.

#### **Delegation to Determine Applications:**

This matter is being referred to Council as the Council approved the previous application, the development is more than three grouped dwellings and more than 5 objections were received.

#### **RISK MANAGEMENT IMPLICATIONS:**

It is Administration's view that there are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

#### **STRATEGIC IMPLICATIONS:**

The City's Strategic Plan 2013-2023 states:

##### "Natural and Built Environment

1.1 *Improve and maintain the natural and built environment and infrastructure."*

#### **SUSTAINABILITY IMPLICATIONS:**

Nil.

#### **FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

**COMMENTS:**Street Setback and Streetscape Character

The submissions received also raised some concerns regarding the streetscape character of the development. How the development fits into the streetscape is a relevant consideration under the street setback element of the R-Codes and City's Built Form Policy.

The streetscape character of Tasman Street is changing as a result of some of the more recent developments and many of the lots along Tasman Street have a similar setback to that proposed by this development. The street setbacks are not proposed to be modified by this amended application and following advertising the applicant made a number of changes to the plans to improve the design of the development to better align with the character of the area. This included removing the pergola and signage proposed at the front of the development; retaining the existing street tree; reintroducing the window to the stairwells of Units 1 and 2; and providing details of the finishes of the development, which includes weather board cladding to the upper floors and white rendered brickwork to the ground floor.

The changes made to the design of the development, both since the original approval and following the consultation period, are considered to significantly improve the integration of the development into the streetscape. The development is considered to better align with the character of the streetscape than the original approval and as a result the street setback, which is now greater than that originally approved, is considered appropriate. There is still limited detail on the material and finishes proposed as part of the development and as such it is recommended that any approval include a condition requiring the submission and approval of a schedule of materials and finishes prior to the commencement of development.

Density

Concerns were raised during the consultation period regarding the number of dwellings proposed by the application. The proposed density of the development being four grouped dwellings is consistent with the R60 density coding which applies to the subject site and surrounding residential properties along Tasman Street. It is noted the number of dwellings is not proposed to be modified by this amended application.

Verge Tree

The original approval depicted the retention of the street tree which required the offset of the crossover driveway into the property. The plans advertised as part of the community consultation process contemplated the removal of the verge tree to facilitate a straight access point into the property. The City was not supportive of this modification and the applicant amended the plans to retain the verge tree. The amended plans now depict the crossover will be setback one metre from the base of the verge tree. The City's technical officers have assessed the proposal and the attributes of the street tree and consider the driveway setback to be adequate to protect the tree. Given this, the proposed driveway setback is supported subject to an Arborist Report being submitted detailing the measures required to be undertaken as part of the construction of the crossover to maximise the protection and health of the tree during and after construction.

Lot Boundary Setbacks

The lot boundary setbacks have remained the same or increased from the previous approval, except the kitchen wall for Units 1 and 2 which has decreased from 1.5 metres to 1.208 metres. The deemed-to-comply setback requirement for the kitchen wall is 1.5 metres. The kitchen wall is 2.7 metres in length and will be facing an existing boundary wall on the adjoining eastern property. On the western side, the kitchen wall will be facing a driveway. Given the short length of the wall and that it does not impact on any outdoor living area or major opening of an adjoining property, it is considered that the proposed setback will not add any significant bulk and scale and will not adversely affect the adjoining properties.

The deemed-to-comply average height for boundary wall is 3 metres. The proposed average heights for boundary walls for Units 1 and 4 are 3.02 metres and 3.07 metres respectively. The boundary walls will be facing an existing driveway on the adjoining western property. Given the boundary wall is not adjoining any outdoor living area or major opening of the adjoining property, it is considered that the walls will not adversely affect the adjoining western property.

Concerns were raised during community consultation period regarding the eastern boundary wall which was previously approved by Council. The height and length of the eastern boundary wall is consistent with the deemed-to-comply requirements of R-Codes.



### Open Space

The R-Codes deemed-to-comply standard states that each dwelling should have 40 per cent of its site area as open space. The proposed open space for Units 3 and 4 is 36.7 per cent. The departure from the deemed-to-comply provisions relates to 5.85 square metres. Units 3 and 4 are located to the rear of the development and the level of open space has no impact on the streetscape of Tasman Street. The development is considered to be appropriately setback from adjoining properties and given the orientation of the development site, being north-south, is not considered to have an adverse impact on access to natural light for adjoining dwellings. Both Units have large open courtyards as well as access to the shared central space and in this instance it is considered that the proposed level of open space is appropriate.

### Landscaping

The deemed-to-comply standards of the R-Codes state that 50 per cent of the street setback area is to be provided as soft landscaping. The development proposes to soft landscape 38.87 per cent of the street setback area. The City's Built Form Policy sets out a deemed-to-comply standard of 15 per cent deep soil zone and 30 per cent canopy coverage at maturity. The application proposes 4.5 per cent of the site as deep soil zone, and 3.9 per cent canopy coverage. There is the opportunity to increase the deep soil zones within the outdoor living areas and setback areas and as a result a condition is recommended accordingly. However, given the original design of the development, with the outdoor living areas located in the front setback area, there is limited opportunity to increase the amount of landscaping significantly and the proposed minor amendments to the landscaping configuration are considered appropriate.

### Front Fence

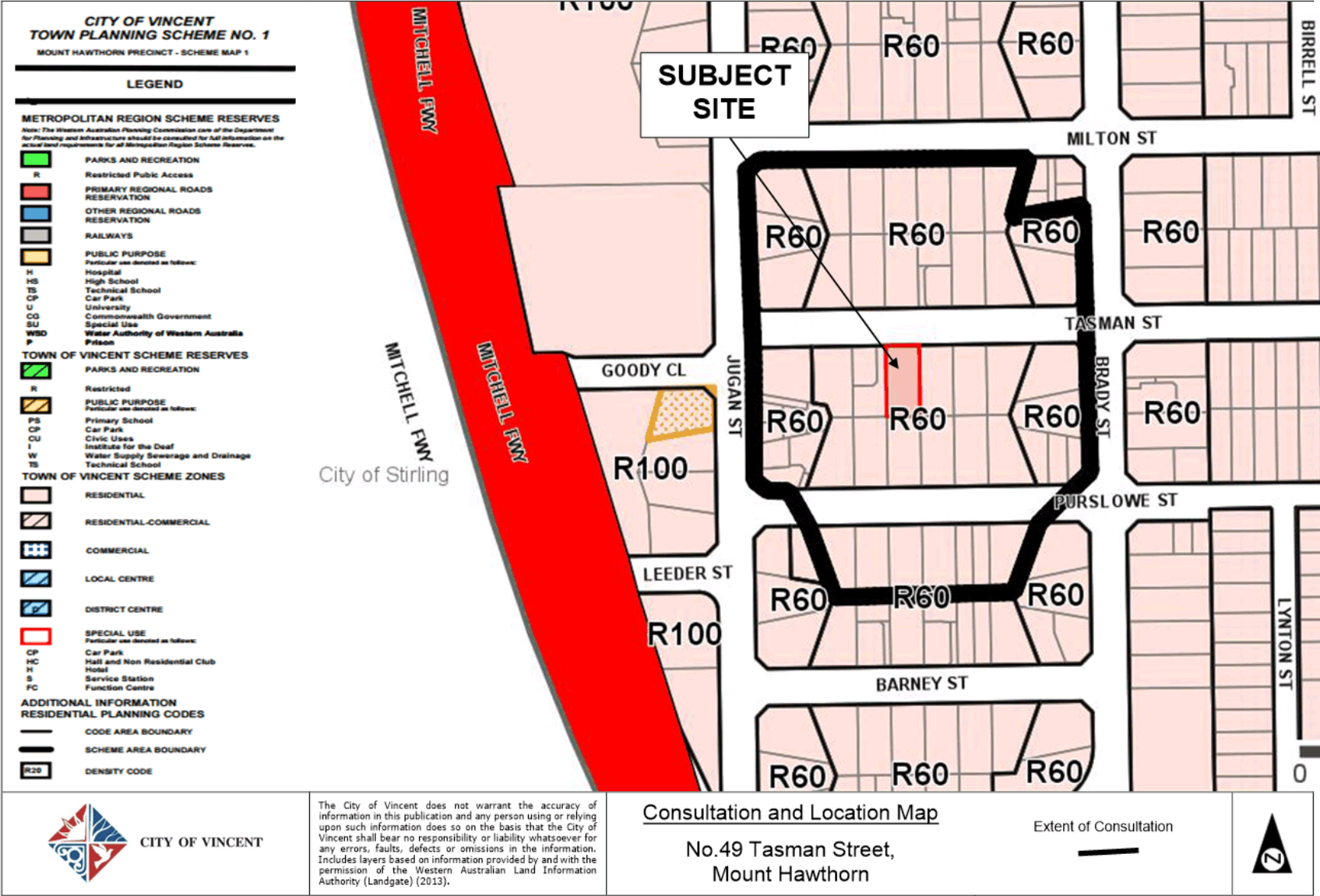
The City's Built Form Policy sets a deemed-to-comply standard for solid front walls and fences of 1.2 metres in height, with a maximum pillar width of 0.4 metres. The application proposes solid fencing to a height of 2.2 metres for the metre boxes with some posts proposed at a width of 0.5 metres. The existing streetscape along Tasman consists of open front gardens and where fencing is proposed it is of a lower height with traditional piers and visually permeable infill. Although the metre boxes are setback from the street and not within the visual truncation, when combine with the additional solid front fence and pier width it is considered that they will adversely impact on the streetscape. Given this, a condition is recommended requiring the fencing to accord with the Built Form Policy deemed-to-comply standards.

### Time Extension

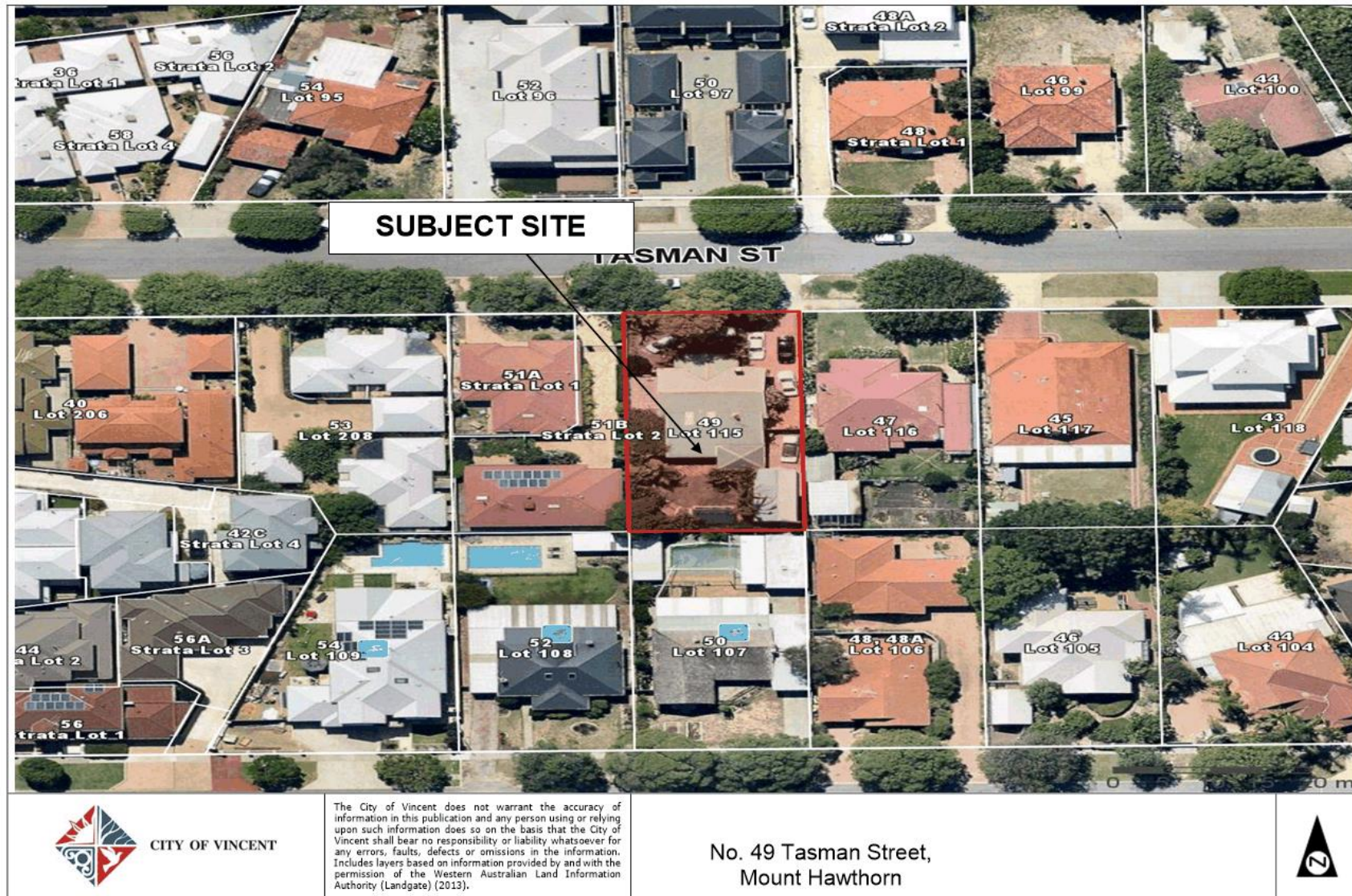
The applicant has demonstrated that the developer, as holder of the development approval, has actively and relatively conscientiously pursued the implementation of the development approval. As a result the request for the extension of time is supported.

### Conclusion

The amendments that the applicant has proposed to the previous approval are considered to be acceptable, subject to previous conditions and advice notes detailed on development approval 5.2015.249.1 and additional conditions requiring the development to demonstrate additional deep soil zones, privacy for adjoining properties, an appropriate front fence design and acceptable material and finishes.









ORDINARY MEETING OF COUNCIL  
22 SEPTEMBER 2015

9

CITY OF VINCENT  
MINUTES

**9.1.6 No. 49 (Lot: 115; D/P: 6064) Tasman Street, Mount Hawthorn – Proposed Demolition of an Existing Single House and Construction of Four Grouped Dwellings**

<b>Ward:</b>	North	<b>Date:</b>	4 September 2015
<b>Precinct:</b>	Precinct 1 – Mount Hawthorn	<b>File Ref:</b>	PR50101; 5.2015.249.1
<b>Attachments:</b>	<u>1</u> – Consultation Map <u>2</u> – Development Application Plans <u>3</u> – Marked up plans showing proposed versus required setbacks		
<b>Tabled Items:</b>	Nil		
<b>Reporting Officer:</b>	R Narroo, Senior Statutory Planning Officer		
<b>Responsible Officer:</b>	G Poezyn, Director Planning Services		

**OFFICER RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, **APPROVES** the application submitted by Cocoon Design and Construct on behalf of the owner Casa Developments for the proposed Demolition of an Existing Single House and Construction of Four Two Storey Grouped Dwellings at No. 49 (Lot: 115) Tasman Street, Mount Hawthorn as shown on plans date stamped 25 August 2015, included as Attachment 2, subject to the following conditions:

1. **Boundary Wall**

The owners of the subject land shall finish and maintain the surface of the boundary walls facing No. 51B & No. 47 Tasman Street and No. 50 Purslowe Street, Mount Hawthorn in a good and clean condition. The finish of the wall is either to be fully rendered or face brickwork to the satisfaction of the City;

2. **Building Appearance**

All external fixtures shall be integrated with the design of the development and shall not be visually obtrusive from Tasman Street and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like;

3. **Verge Trees**

No verge trees shall be removed. The verge trees are to be retained and protected from any damage including unauthorised pruning;

4. **Car Parking and Accessways**

4.1 Vehicle and pedestrian access points are required to match into existing footpaths levels;

4.2 The vehicle access shall comply with the City's Standard 'Visual Truncations'; and

4.3 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications;

5. **A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site;**

ORDINARY MEETING OF COUNCIL  
22 SEPTEMBER 2015

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CITY OF VINCENT  
MINUTES

6. Prior to the submission of a Building Permit application, the following shall be submitted to and approved by the City:

6.1 Landscaping

A detailed landscape plan for the development site drawn to a scale of 1:100 shall show the following to the satisfaction of the City:

- 6.1.1 The location and type of existing and proposed trees and plants;
- 6.1.2 All vegetation including lawns;
- 6.1.3 Areas to be irrigated or reticulated and such method;
- 6.1.4 Proposed watering system to ensure the establishment of species and their survival during the hot and dry months;
- 6.1.5 Separate soft and hard landscaping plans (indicating details of materials to be used);
- 6.1.6 The redundant crossover being removed and landscaped in accordance with the landscaping proposed for the remainder of the verge;
- 6.1.7 Three mature trees provided in the landscape area alongside the driveway between unit 2 and the street boundary; and
- 6.1.8 A minimum of 50% of the courtyard areas to Units 1 and 2 shall have soft landscaping;

6.2 Acoustic Report

An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation shall be prepared, submitted and approved by the City. The recommended measures of the report shall be implemented;

6.3 Construction Management Plan

A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, in accordance with the requirements of the City's Policy No. 7.5.23 – Construction Management Plans. Construction and management of the site shall thereafter comply with the approved Construction Management Plan; and

6.4 Front Fence

Any new street/front wall, fence and gate within the Tasman Street setback areas, including along the side boundaries within this street setback area, shall comply with the City's Policy No. 7.2.1 – Residential Design Elements relating to Street Walls and Fences; and

7. Prior to the submission of an Occupancy Permit, the following shall be completed to the satisfaction of the City;

7.1 Acoustic Report

With reference to Condition 6.2, certification from an acoustic consultant, that the recommended measures have been undertaken shall be provided to the City;

7.2 Stormwater

All stormwater produced on the subject land shall be retained onsite, by suitable means to the satisfaction of the City; and

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22 SEPTEMBER 2015

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CITY OF VINCENT  
MINUTES

7.3 Landscaping

With reference to Condition 6.1, all such works shown shall be undertaken in accordance with the approved plan and maintained thereafter, to the satisfaction of the City, by the owners/occupiers.

ADVICE NOTES:

1. With reference to Condition 1, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls;
2. With reference to Condition 7.2, no further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings;
3. The City requires that a Road and Verge security bond for the sum of \$2,000 is paid by the applicant, prior to the issue of a building permit, which will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;
4. With reference to Condition 6.1, Council encourages landscaping methods and species selection which do not rely on reticulation;
5. Any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent; and
6. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City's Ranger Services Section. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.

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COUNCIL DECISION ITEM 9.1.6

Moved Cr Buckels, Seconded Cr Wilcox

That the recommendation be adopted.

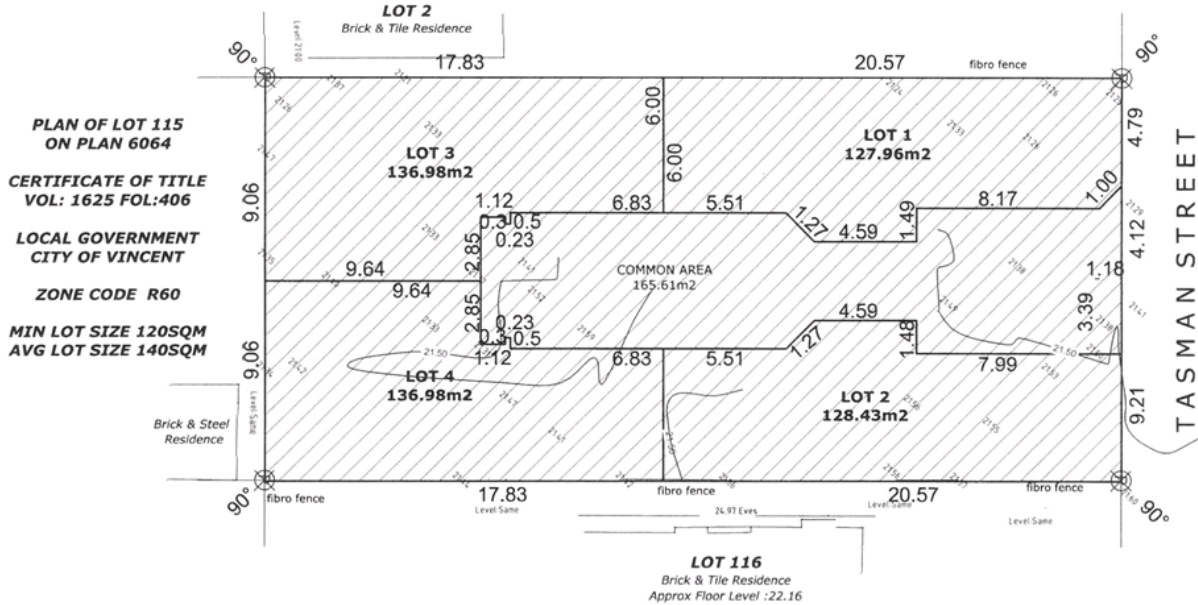
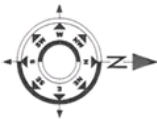
CARRIED UNANIMOUSLY "EN BLOC" (7-0)

(Cr Topelberg was on approved leave of absence.)

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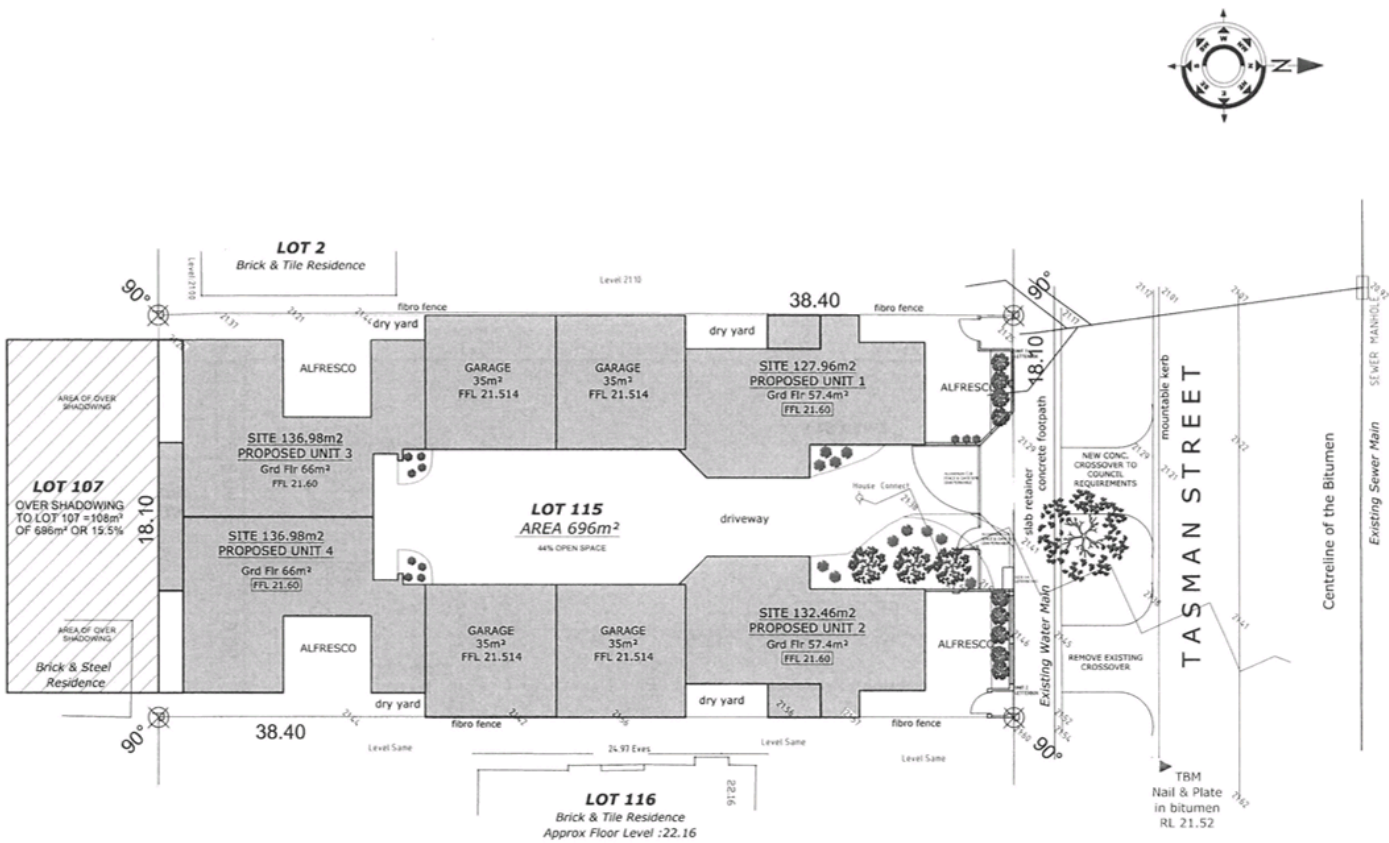
Attachment 2



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	A	13/07/15	PLANNING APPROVAL		
	B	18/08/15	REVISED LOT 2/COMMON AREA CALC'S PLANNING APPROVAL		
<div><b>COCOON</b> DESIGN + CONSTRUCT</div> <div>64 Angove St North Perth P 08 9228 8440 F 08 9228 8442 studio@cocoondc.com.au</div>				SCALE <b>1:200 @ A3</b>	

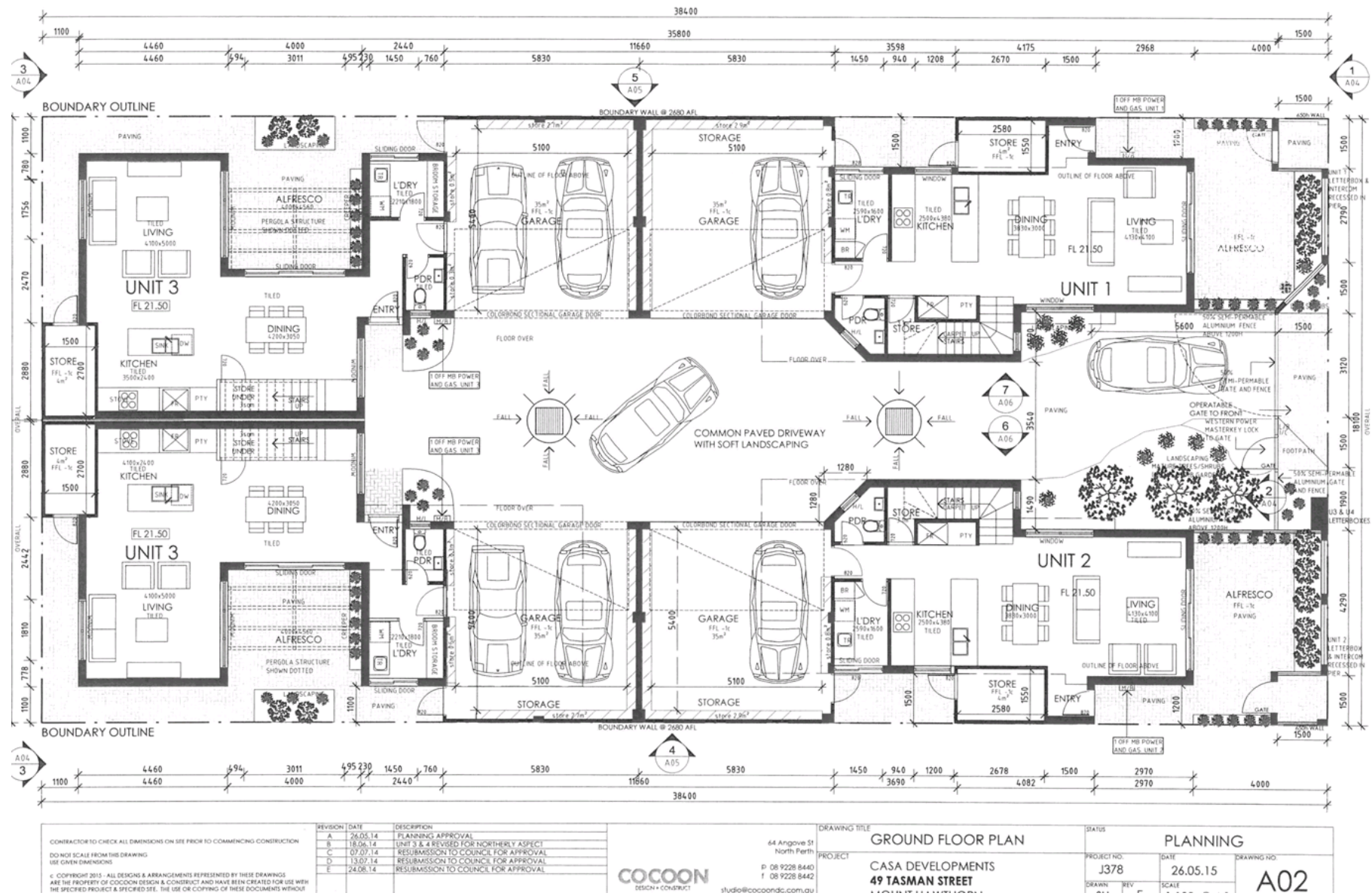


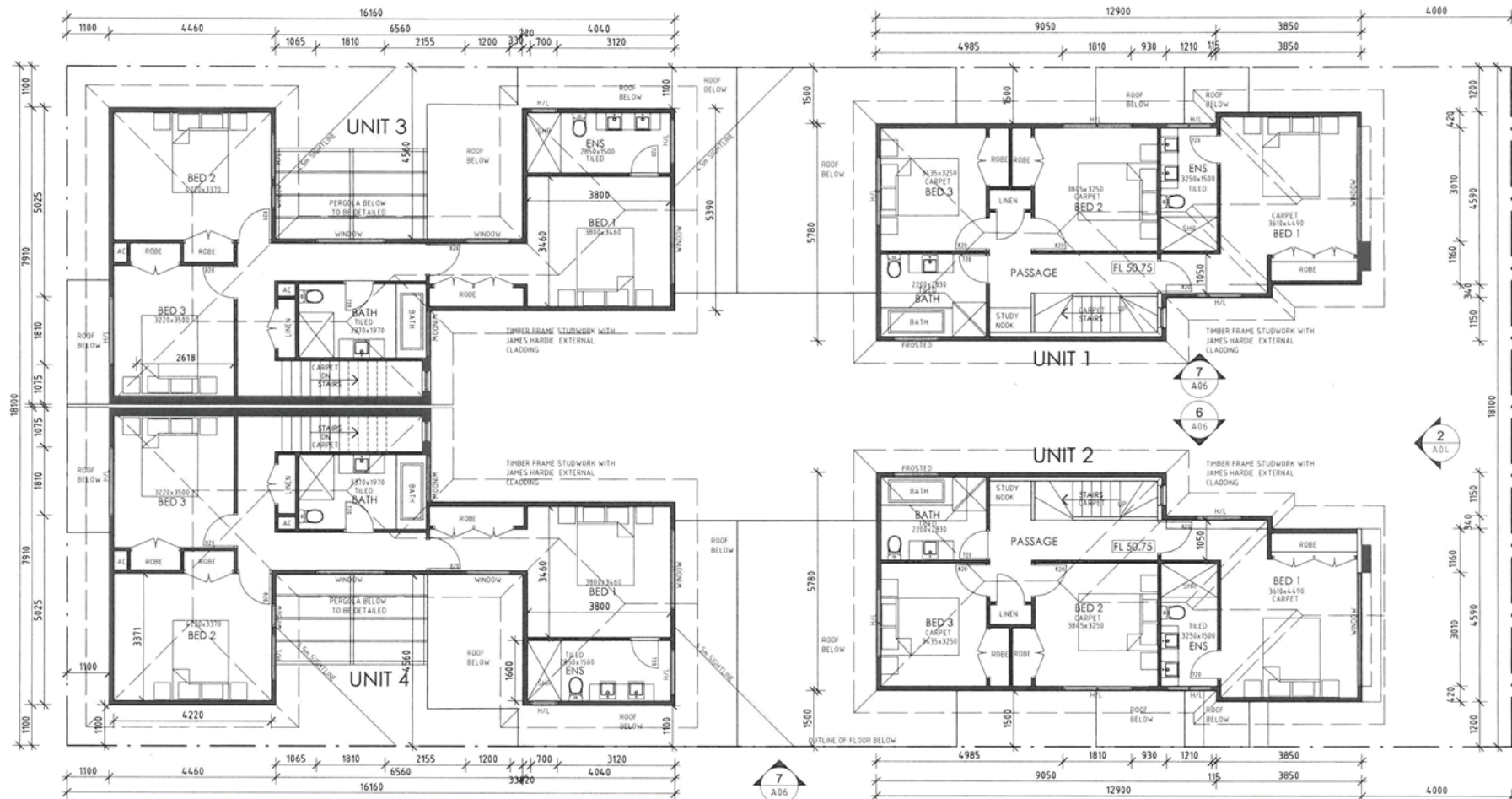
PLAN 100110111.2



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	A	26.05.14	PLANNING APPROVAL				PROJECT NO.	DATE	DRAWING NO.
	B	07.07.14	RESUBMISSION TO COUNCIL FOR APPROVAL				J378	26.05.15	A01
	C	24.06.14	RESUBMISSION TO COUNCIL FOR APPROVAL				DRAWN	REV	
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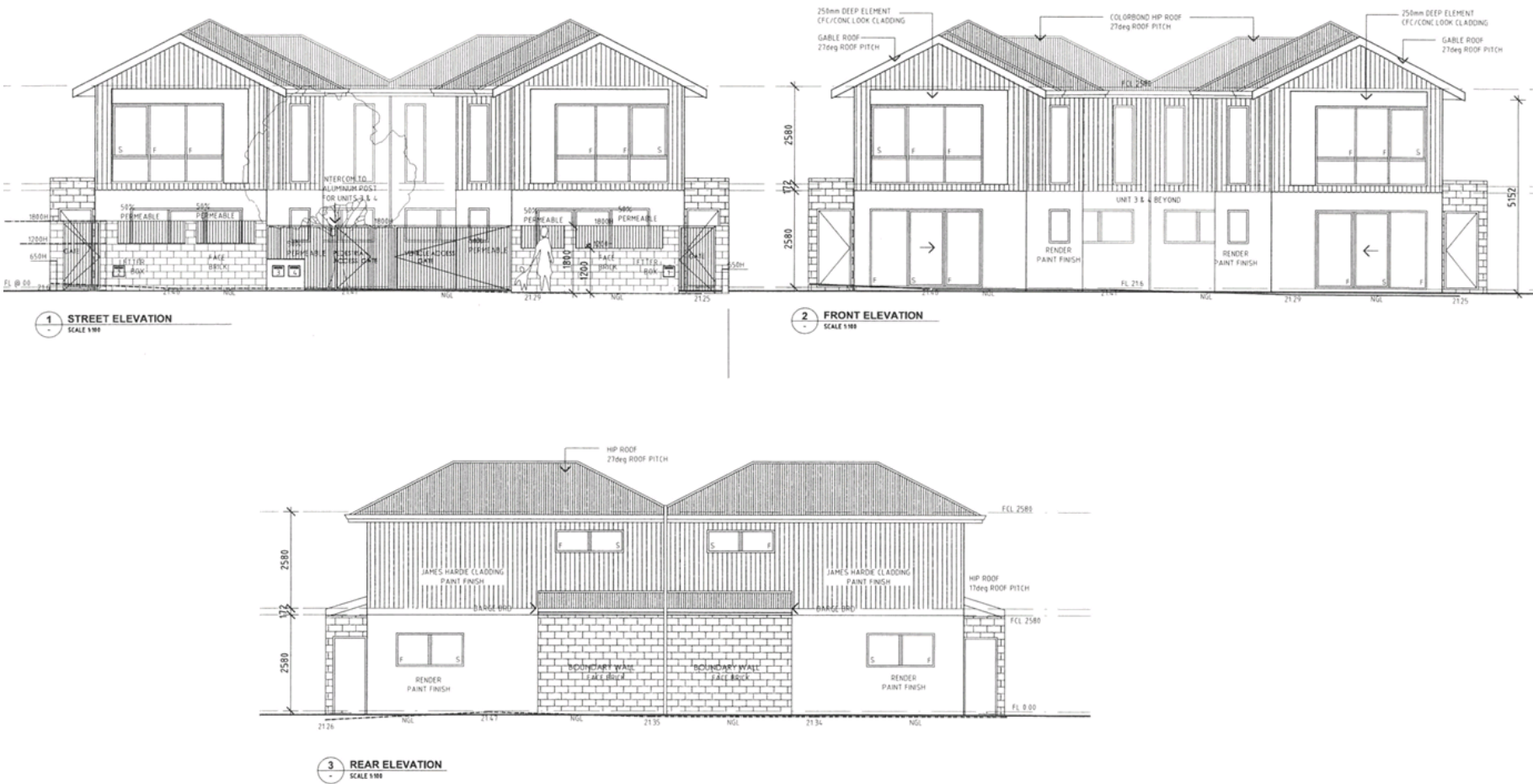
Attachment 2





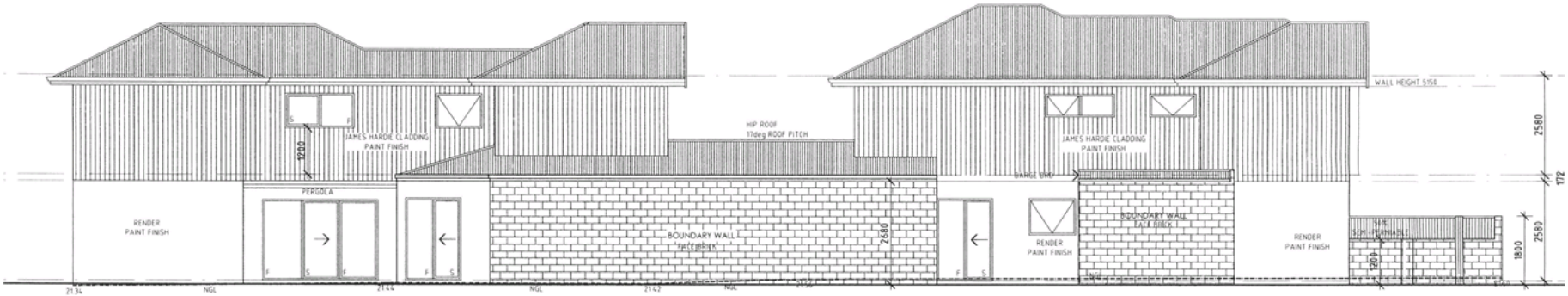
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	B	18.06.14	UNIT 3 & 4 REVISED FOR NORTHERLY ASPECT				J378	26.05.15	A03		
	C	07.07.14	RESUBMISSION TO COUNCIL FOR APPROVAL								
	D	13.07.14	RESUBMISSION TO COUNCIL FOR APPROVAL								
E	24.06.14	RESUBMISSION TO COUNCIL FOR APPROVAL									
COCOON				DESIGN + CONSTRUCT							
					CASA DEVELOPMENTS 49 TASMAN STREET MOUNT HAWTHORN		DRAWN	REV	SCALE		
							E		1:100 @ A3		



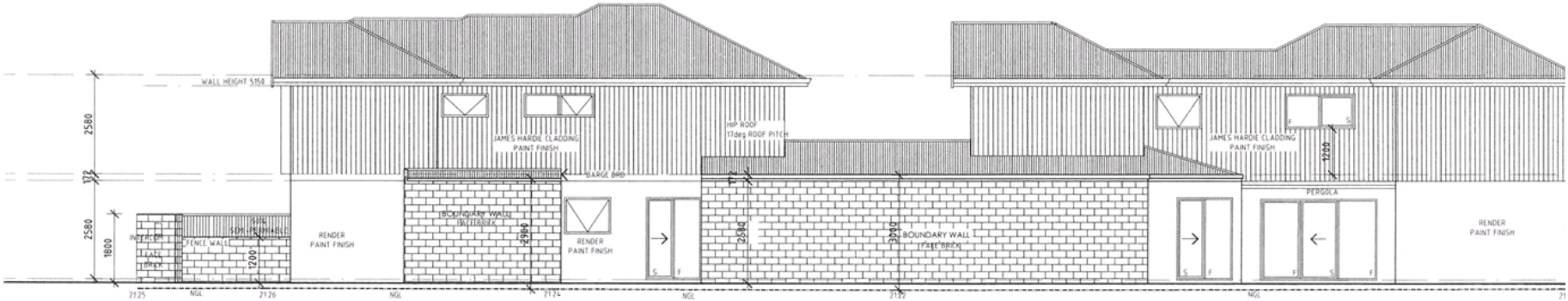


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	B	07.07.14	RESUBMISSION TO COUNCIL FOR APPROVAL		
	C	13.07.14	RESUBMISSION TO COUNCIL FOR APPROVAL		
	D	24.08.14	RESUBMISSION TO COUNCIL FOR APPROVAL		

COCOON

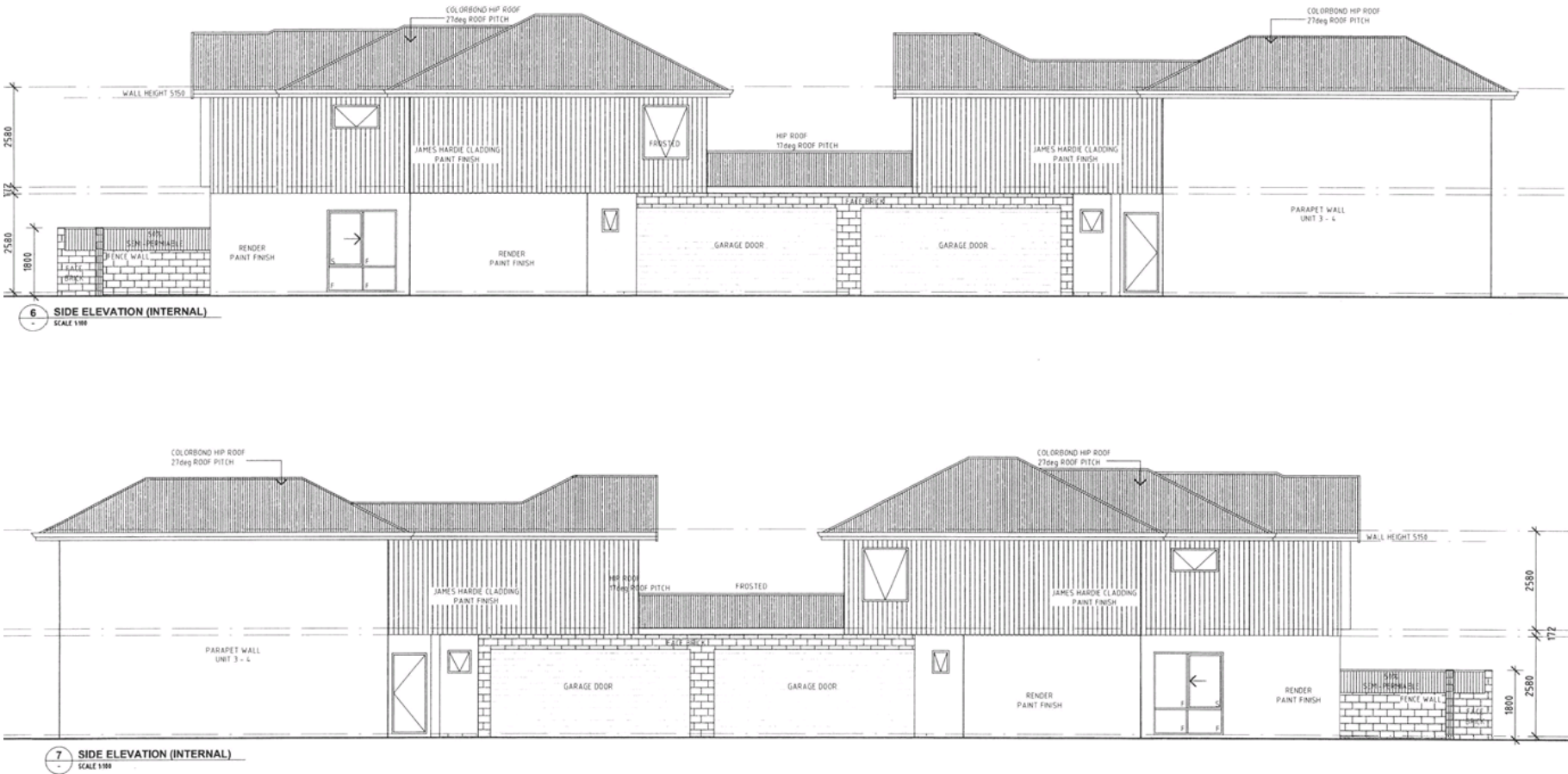


4 SIDE ELEVATION  
SCALE 1:100



5 SIDE ELEVATION  
SCALE 1:100

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	A	26.05.14	PLANNING APPROVAL			PROJECT NO. J378	DATE 26.05.15	DRAWING NO. A05
	B	07.07.14	RESUBMISSION TO COUNCIL FOR APPROVAL					
	C	19.07.14	RESUBMISSION TO COUNCIL FOR APPROVAL					
	D	24.08.14	RESUBMISSION TO COUNCIL FOR APPROVAL					
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	B	07.07.14	RESUBMISSION TO COUNCIL FOR APPROVAL				
	C	24.08.14	RESUBMISSION TO COUNCIL FOR APPROVAL				
COCOON							

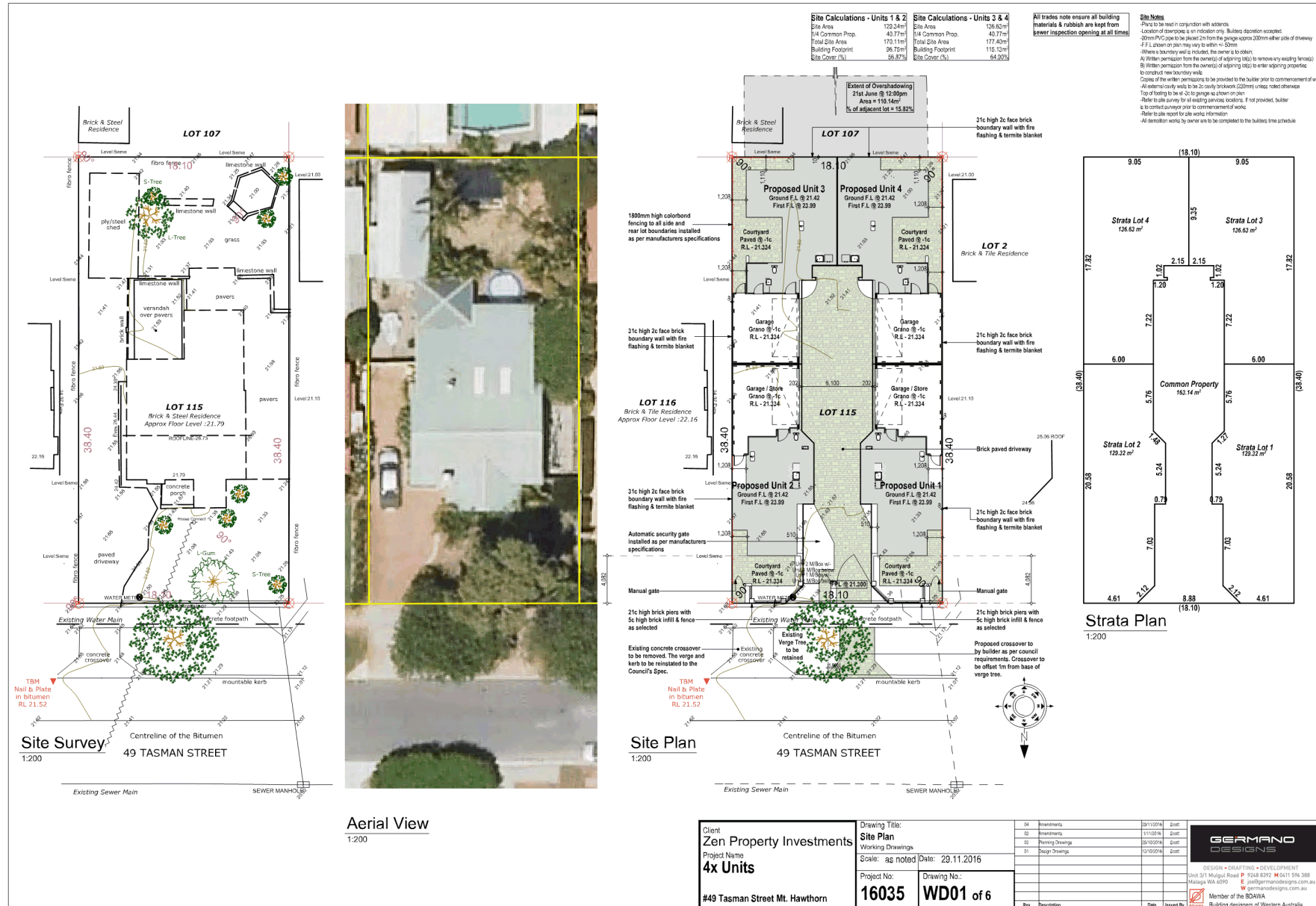




1 COLOURED STREET FRONT ELEVATION  
SCALE 1:50

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	A	24.08.14	RESUBMISSION TO COUNCIL FOR APPROVAL
<b>COCOON</b> <small>DESIGN • CONSTRUCT</small>			
64 Angove St North Perth P 08 9228 8440 F 08 9228 8442 studio@cocoondc.com.au www.cocoondc.com.au			
DRAWING TITLE <b>COLOURED STREET ELEVATION</b>			
PROJECT <b>CASA DEVELOPMENTS 49 TASMAN STREET MOUNT HAWTHORN</b>			
STATUS <b>PLANNING</b>			
PROJECT NO. J378	DATE 26.05.15	DRAWING NO. <b>A07</b>	
DRAWN SU	REV A	SCALE 1:50 @ A3	



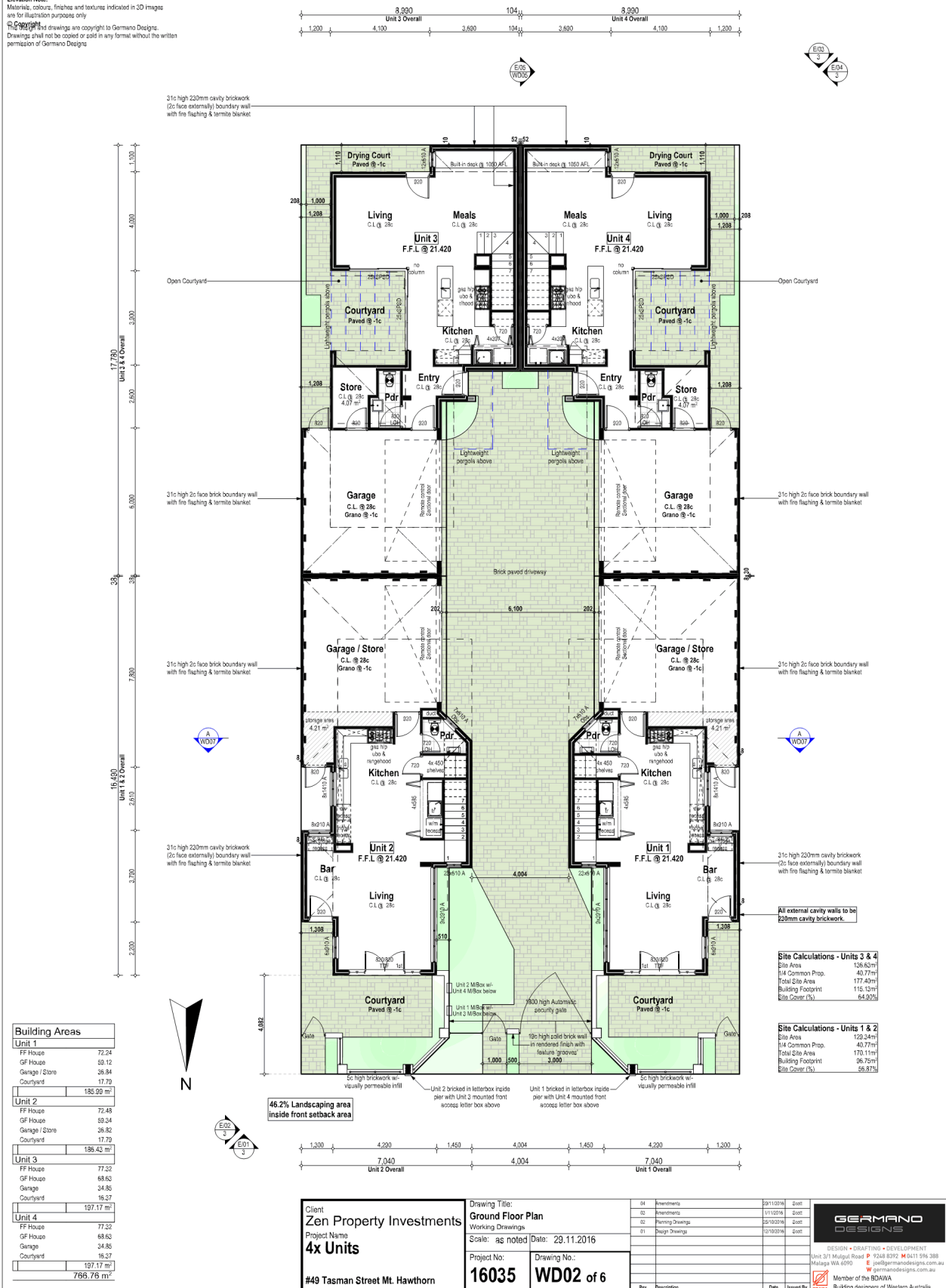


**General Note:**  
Landscaping, fencing, paving and furniture placement are an indication and are for illustration purposes only.

**Design Note:**  
Final drawings may vary once a feature survey is completed.  
Engineer and/or local council may also alter this design.

**Elevation Note:**  
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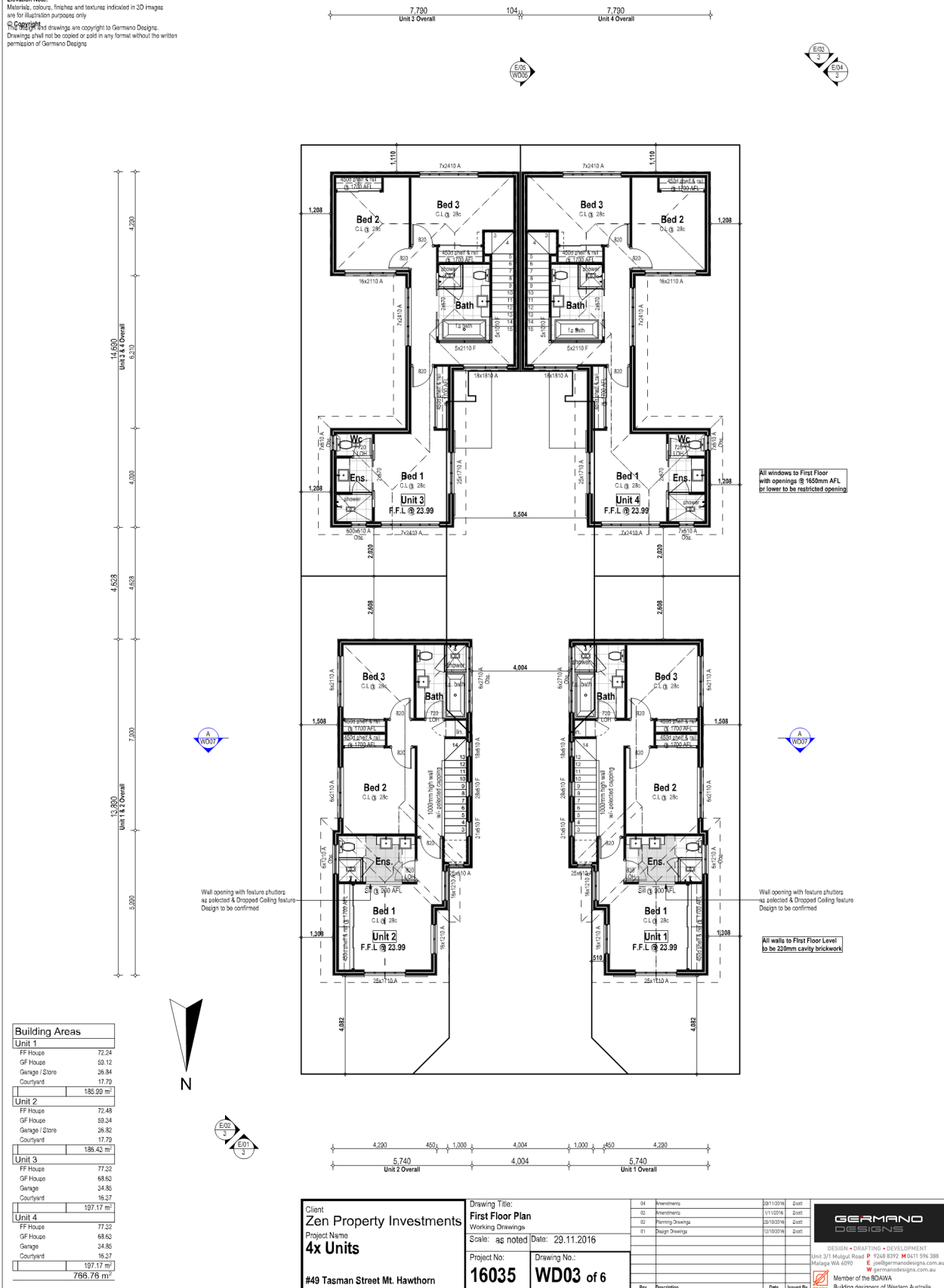


**General Note:**  
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**Design Note:**  
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E/05 Elevation  
1:100



3d Concept 1  
1:200

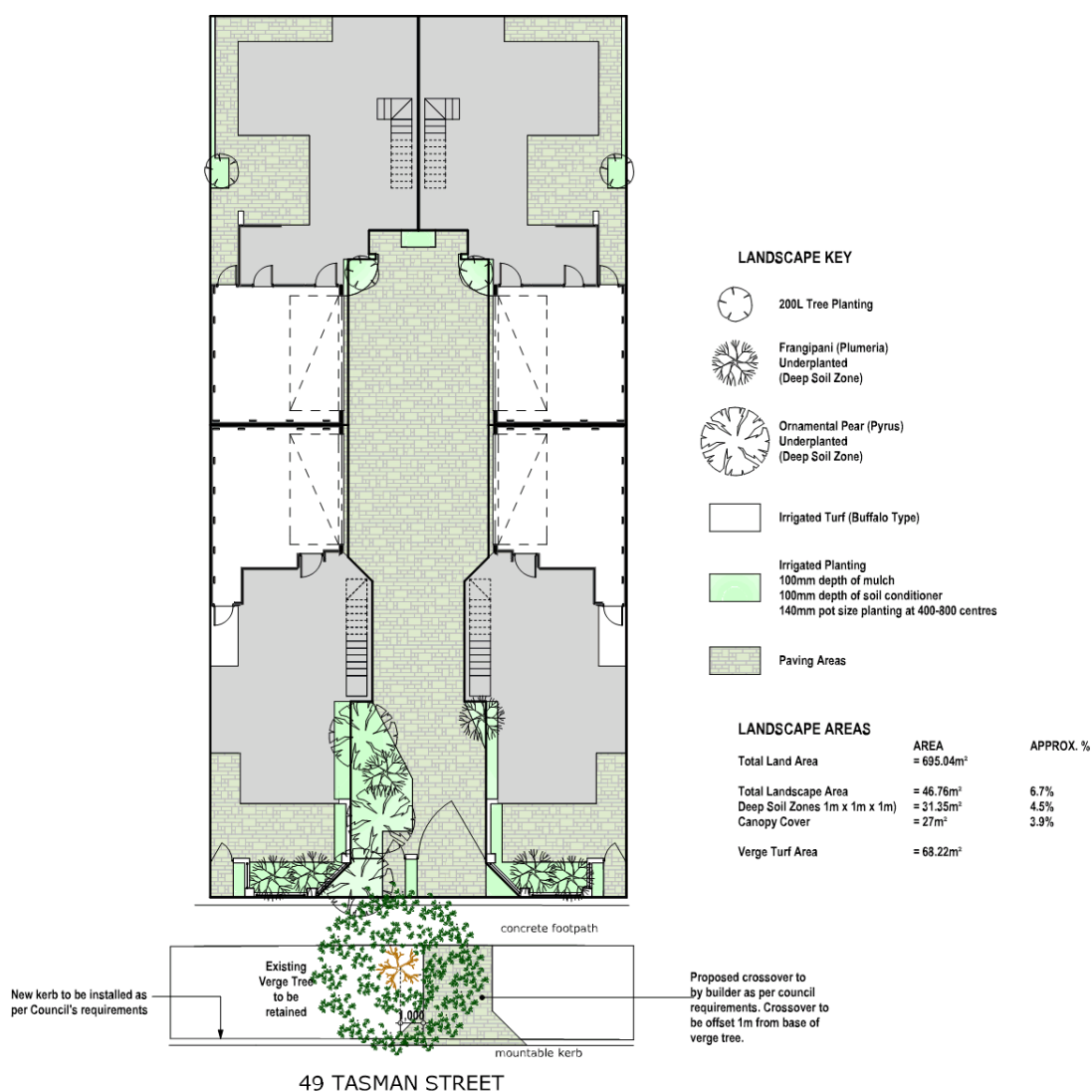


3d Concept 2  
1:200



3d Concept 3  
1:200

Client: <b>Zen Property Investments</b> Project Name: <b>4x Units</b> #49 Tasman Street Mt. Hawthorn	Drawing Title: <b>Elevations 2</b> Working Drawings Scale: as noted Date: 29.11.2016		04 Amendments 09/11/2016 0001	<b>GERMANO</b> DESIGNS DESIGN • DRAFTING • DEVELOPMENT Unit 3/1 Mulgill Road P. 3048 6032 M 0811 596 388 Mullaga WA 6050 E info@germandesigns.com.au W www.germandesigns.com.au Member of the BOAWA Building designers of Western Australia
	Project No: <b>16035</b>		03 Amendments 11/11/2016 0001	
	Drawing No.: <b>WD05 of 6</b>		02 Planning Drawings 05/10/2016 0001	
			01 Design Drawings 10/10/2016 0001	
Rev Description		Date	Issued By	



Landscaping Plan  
1:200

Client <b>Zen Property Investments</b> Project Name <b>4x Units</b> #49 Tasman Street Mt. Hawthorn	Drawing Title: <b>Landscaping Plan</b> Working Drawings			<b>GERMANO DESIGNS</b> DESIGN • DRAFTING • DEVELOPMENT Unit 3/1 Mulgool Road P 9248 8392 M 0411 596 388 Malaga WA 6090 E joe@germandesigns.com.au W germanodesigns.com.au Member of the BDAWA Building designers of Western Australia	
	Scale: as noted Date: 29.11.2016				
	Project No: <b>16035</b>	Drawing No.: <b>WD06 of 6</b>			
		Rev	Description	Date	Issued By



CF Town Planning & Development  
Planning & Development Consultants

9 June 2017

Chief Executive Officer  
City of Vincent  
PO Box 82  
LEEDERVILLE WA 6902

Attention: Mr Remajee Narroo - Senior Statutory Planning Officer

Dear Remajee

**APPLICATION FOR DEVELOPMENT APPROVAL (AMENDED PLANS APPLICATION)  
PROPOSED FOUR (4) GROUPED DWELLINGS  
LOT 115 (NO.49) TASMAN STREET, MT HAWTHORN  
CITY OF VINCENT (YOUR REF: 5.2016.463.1)**

Reference is made to the City's email correspondence dated 8 June 2017 regarding the abovementioned application wherein it requested additional information addressing the following:

- i) *Planning framework has changed substantially since the development approval was granted;*
- ii) *Development would likely receive approval now; and*
- iii) *Holder of the development approval has actively and relatively conscientiously pursued the implementation of the development approval.*

Having regard for the abovementioned matters, we hereby submit the following information for the City's consideration in determining the application.

**Extension of Planning Approval & Change to Planning Framework**

As the City is aware, clause 77(1)(a) and 77(2)(a) of the *Planning & Development (Local Planning Scheme) Regulations 2015* affords the local government the ability to renew/extend a current planning approval. The current approval issued for the land was granted on 30 September 2015 for the construction of four (4) new grouped dwellings on Lot 115 (Ref: 5.2015.249.1).

The current owner of Lot 115 is now seeking to amend the current approved plan to provide an improved design layout to benefit the future occupants of the dwellings and to rectify an issue with the approved pre-calculation plan.

In regards to the recent changes in planning framework, the amended plans have adequately addressed those matters raised by the City's planning officer during the assessment period.

It is significant to note that the City's Local Planning Scheme No.1 (LPS No.1) remains the primary planning document that controls and guides development in the City. The City of Vincent's current operative LPS No.1 does not prohibit the subject development/land use and therefore the subject application is capable of being approved. Furthermore, a valid planning approval is still current over the land and this application only seeks the City's approval for amendments to that approval.

It is noted that a number of the City's Local Planning Policies (LPP) have changed since the original approval on Lot 115. However, the current design layout is consistent with the valid planning approval and that the current design adequately addresses the 'design principles criteria' of the relevant design element of the R-Codes or clause within the City's 'Built Form Policy'. As such, the City has discretion to consider applications or part of applications under the relevant 'design principles criteria' of the R-Codes or LPP's.

Address: 3/1 Mulgool Road, Malaga WA 6090  
Tel: 9249 2158 Mb: 0407384140 Email: carlof@people.net.au  
CVF Nominees Pty Ltd ABN: 86 110 067 395

## CF Town Planning & Development

Planning & Development Consultants

As the City is aware, several provisions (including landscaping) of the City's 'Built Form Policy' have not yet been formally endorsed by the WAPC as required in accordance with Part 7 of the R-Codes. Therefore, the Council may only have 'due regard' to the policy in its assessment of the application in regards to landscaping. Given this fact and in light of the current approved plans for the subject land, it is contended that the extent of landscaping proposed as part of the development meets the local housing objectives set out in the 'Built Form Policy'.

### **Whether the development would likely receive approval now**

Despite the changes to the City's Local Planning Policies, it is viewed that the current design layout of the development could be approved by the City. This includes a number of minor variations to the 'deemed to comply provisions' of the R-Codes and the City's 'Built Form Policy'. It is significant to note that written justification has been provided to the City addressing those matters and the City's planning staff have provided preliminary support of the design layout, including any variations to development standards.

In light of the above is reasonable to expect that the development should be approved by the City.

### **Whether the holder of the development approval has actively and relatively conscientiously pursued the implementation of the development approval.**

As the City is aware, the development approval runs with the land and the current landowners are deemed the 'holder of the application'. A previously mentioned that current approved plans for the land are being amended to provide an improved design layout to benefit the future occupants of the dwellings and to rectify an issue with the approved pre-calculation plan.

The current landowners have actively and conscientiously pursued the implementation of the amended development approval by either commencing or completing the following items in relation to the development.

- Cost of acquiring the land and the development approval;
- Payment of fees associated with preparing the amended development application, including, planning and building design fees and various other consultancy fees; and
- Costs associated with seeking preliminary quotes for construction, including tendering for the appointment of a builder.

In light of the above, the current landowner has exhausted sufficient time and funds into the project with considerable outlay.

### **Conclusion**

In light of the above information, it is demonstrated that the application for a two-year extension to the current valid development approval is capable of being approved under the current planning framework and therefore should be supported by the City. Furthermore, it is conveyed that significant cost outlay and progress has been made towards implementing the development approval.

Should you have any queries or require any additional information regarding any of the matters raised above please do not hesitate to contact me on 0407384140 or carlof@people.net.au.

Yours faithfully,



**Carlo Famiano**  
Principle Town Planner  
CF Town Planning & Development

Address: 3/1 Mulgool Road, Malaga WA 6090  
Tel: 9249 2158 Mb: 0407384140 Email: carlof@people.net.au  
CVF Nominees Pty Ltd ABN: 86 110 067 395

## Attachment: Summary of Changes

<p><u>Unit 1</u></p>	<ol style="list-style-type: none"> <li>1. Area of Lot 1 has increased from 127.93 m2 to 129.32 m2</li> </ol> <p>Ground Floor</p> <ol style="list-style-type: none"> <li>2. The street setback has increased form 4 metres to 4.082 metres</li> <li>3. The store on the ground is relocated to the garage.</li> <li>4. A bar is proposed in lieu of the store on ground floor.</li> <li>5. The building setback to the western boundary for the kitchen has decreased from 1.5 metres to 1.2 metres</li> <li>6. The building setback to the western boundary for the living room has increased from 1.2 metres to 1.308 metres</li> </ol> <p>First Floor</p> <ol style="list-style-type: none"> <li>7. The length of the first floor has increased from 12.9 metres to 13.89 metres.</li> <li>8. The building setbacks to the western boundary have increased from 1.2 metres/1.5 metres to 1.308 metres/1.508 metres.</li> <li>9. The layout of the ensuite to bedroom 1 has been modified.</li> </ol>
<p><u>Unit 2</u></p>	<ol style="list-style-type: none"> <li>1. Area of Lot 2 has decreased from 132.46 m2 to 129.32 m2</li> </ol> <p>Ground Floor</p> <ol style="list-style-type: none"> <li>2. The street setback has increased form 4 metres to 4.082 metres</li> <li>3. The store on the ground is relocated to the garage.</li> <li>4. A bar is proposed in lieu of the store on ground floor.</li> <li>5. The building setback to the eastern boundary for the kitchen has decreased from 1.5 metres to 1.2 metres</li> <li>6. The building setback to the eastern boundary for the living room has increased from 1.2 metres to 1.308 metres</li> </ol> <p>First Floor</p> <ol style="list-style-type: none"> <li>7. The length of the first floor has increased from 12.9 metres to 13.89 metres.</li> <li>8. The building setbacks to the western boundary have increased from 1.2 metres/1.5 metres to 1.308 metres/1.508 metres.</li> <li>9. The layout of the ensuite to bedroom 1 has been modified.</li> </ol>
<p><u>Unit 3</u></p>	<ol style="list-style-type: none"> <li>1. The strata lot has increased from 136.63 m2 to 136.89 m2</li> </ol> <p>Ground Floor</p> <ol style="list-style-type: none"> <li>2. The store has been relocated from the southern boundary to the western side next to the garage.</li> <li>3. The store has been replaced by the meals room.</li> <li>4. The layout of the kitchen/dining/laundry has changed.</li> <li>5. The building setback to the western boundary has increased from 1.1 metres to 1.208 metres.</li> <li>6. The building setback to the southern boundary has increased from 1.1 metres to 1.11 metres.</li> <li>7. The boundary wall to the southern boundary has increased in length from 2.9 metres to 3.75 metres</li> <li>8. The boundary wall to the eastern boundary has increased in length from 5.83 metres to 6.09 metres.</li> </ol> <p>First Floor</p> <ol style="list-style-type: none"> <li>9. The building setback to the eastern boundary has increased from 1.1 metres to 1.208 metres</li> <li>10. The building setback to the southern boundary has increased from 1.1 metres to 1.11 metres</li> </ol>

Unit 4	<ol style="list-style-type: none"><li>1. The strata lot has increased from 136.63 m2 to 136.89 m2</li></ol> <p>Ground Floor</p> <ol style="list-style-type: none"><li>2. The store has been relocated from the southern boundary to the eastern side next to the garage.</li><li>3. The store has been replaced by the meals room.</li><li>4. The layout of the kitchen/dining/laundry has changed.</li><li>5. The building setback to the eastern boundary has increased from 1.1 metres to 1.208 metres.</li><li>6. The building setback to the southern boundary has increased from 1.1 metres to 1.11 metres.</li><li>7. The boundary wall to the southern boundary has increased in length from 2.9 metres to 3.75 metres</li><li>8. The boundary wall to the western boundary has increased in length from 5.83 metres to 6.09 metres.</li></ol> <p>First Floor</p> <ol style="list-style-type: none"><li>9. The building setback to the western boundary has increased from 1.1 metres to 1.208 metres</li><li>10. The building setback to the western boundary has increased from 1.1 metres to 1.11 metres</li></ol>
General Changes	<ol style="list-style-type: none"><li>1. Pergolas are being proposed within the common property area.</li><li>2. The layout of landscaping has changed.</li></ol>

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**Response to Submissions Received by the City of Vincent**  
**Proposed four (4) grouped dwellings on Lot 115 (No.49) Tasman Street, Mount Hawthorn**

Summary of Submission		Applicant Response
1	<i>The proposals, 4 double storey units, are an overdevelopment of the site.</i>	<ul style="list-style-type: none"> <li>The current zoning and development standard applicable to the subject land permits the construction of four (4) grouped dwellings. Furthermore, the City's Town Planning Scheme and the R-Codes allow for the construction of two (2) storey dwellings on the land.</li> <li>The proposed variations being sought as part of this application are minor in nature and will not result in the development having a detrimental impact on the local streetscape or the amenity of any adjoining properties in terms of bulk and scale.</li> <li>The proposed new dwelling meets the 'deemed to comply requirements' of Element 5.4.2 of the R-Codes (i.e. 'Solar access for adjoining sites') and it will not detrimentally impact access to light and ventilation for the existing dwellings on any adjoining properties.</li> <li>The proposed built form of the new development is consistent with other residential developments within the locality.</li> <li>The application only seeks amendments to a current/valid development approval issued by the City of Vincent on 30 September 2015. As such, the City has already supported and approved the proposed design and built form outcome for the land.</li> <li>In light of the above, it is contended that the comment from the adjoining owner is unsubstantiated, misleading and should be dismissed.</li> </ul>
2	<i>The proposed development will impact on the street in terms of traffic.</i>	<ul style="list-style-type: none"> <li>Tasman Street is a local road which comprises a pavement width of approximately 8 metres and is designed to carry local traffic volumes. The pavement width is sufficient to cater for the required traffic movements</li> <li>The proposed development will generate approximately 24 vehicle movements per day, which is considered minor and will not have a detrimental impact on the local road network.</li> <li>The proposed development meets the 'deemed to comply requirements' of Element 5.3.3 C3.1 ('Parking') of the R-Codes. Furthermore, all vehicles will enter the street in a forward gear to assist with improved traffic safety.</li> <li>In light of the above response, the comment is unsubstantiated, speculative and should be dismissed.</li> </ul>
3	<i>These development will attract anti-social behaviour</i>	<ul style="list-style-type: none"> <li>The claim that anti-social behaviour and crime will result from the proposed development is speculative and unsubstantiated. As such the statement should be dismissed.</li> <li>Notwithstanding the above, the matter regarding anti-social behaviour and/or crime is not a valid planning consideration and is a matter to be controlled by the WA Police force.</li> </ul>

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4	<i>The verge trees should not be removed.</i>	<ul style="list-style-type: none"> <li>The existing street tree is within the verge area and the decision to retain or remove the tree is at the discretion of the City of Vincent and is out of the control of the landowner/applicant. In this instance, the City has instructed the applicant to retain the street tree.</li> <li>In light of the above, the comment regarding the removal of the street tree should be dismissed unless Council resolves to remove the street tree to address the comment made during the public advertising period.</li> </ul>
5	<i>There should be no overlooking over the adjoining properties</i>	<ul style="list-style-type: none"> <li>Amended plans have been prepared and lodged with the City addressing the concerns raised by the City's planning staff regarding overlooking. It is noted that the amended plans were lodged with the City following the conclusion of public advertising.</li> <li>In light of the above, the comment is no longer valid and the issue has been addressed. As such, the comment should be dismissed.</li> </ul>
6	<i>The noise during construction will have a negative impact on the adjoining properties.</i>	<ul style="list-style-type: none"> <li>The issue regarding construction noise is a health matter and will be controlled by the City's environmental health officers during construction stage. As such this matter is not a valid planning consideration and should be dismissed.</li> </ul>
7	<i>The proposed development will detract from the existing streetscape</i>	<ul style="list-style-type: none"> <li>The proposed built form of the new development is consistent with other residential developments within the locality.</li> <li>The proposed development will provide for significant improvements to the current levels of passive surveillance of the local streetscape.</li> <li>The proposed development has been designed to be architecturally pleasing, low key and compatible with the current and future built form along Tasman Street and Mount Hawthorn in general.</li> <li>The proposed setbacks allow for landscaping and space for additional tree plantings, allowing for mature trees.</li> <li>The current streetscape has a mix of old and new dwellings comprising varied architectural styles and periods. The streetscape also comprises a number of solid front fences and carports/garages with nil or minimal front setbacks. As such, it is contended that the proposed development is consistent with the current built form along Tasman Street and has less of an impact on the streetscape than the solid front fences and carports with nil front setbacks.</li> <li>In addition to the above, the application only seeks amendments to a current/valid development approval issued by the City of Vincent on 30 September 2015. As such, the City has already supported and approved the proposed design and built form outcome for the land.</li> <li>In light of the above, the comment should be dismissed.</li> </ul>
8	<i>The vibration from compacting machines during construction can cause structural damage to the existing adjoining units</i>	<ul style="list-style-type: none"> <li>The issue regarding damage to adjoining properties as a result of any development is a civil matter that will need to be addressed at the building construction stage. As such this matter is not a valid planning consideration and should be dismissed.</li> </ul>



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9	<i>The boundary wall is too high and will have a visual impact on the adjoining properties</i>	<ul style="list-style-type: none"> <li>Amended plans have been prepared reducing the wall height of those portions of the proposed development to be built up to the side boundaries in accordance with Element 5.1.3. C3.1 of the R-Codes.</li> <li>The proposed development meets the 'deemed to comply requirements' of Element 5.4.2 of the R-Codes (i.e. 'Solar access for adjoining sites') as they do not overshadow or detrimentally impact access to light and ventilation for the existing dwellings on any adjoining properties.</li> <li>Those portions of the proposed development to be built up to the side and rear boundaries will provide improved privacy to indoor habitable spaces and enhance the overall amenity for the future occupants.</li> <li>Those portions of the proposed development to be built up to the side and rear boundaries are consistent with the current valid development approval issued by the City dated 30 September 2015.</li> <li>In light of the above response, the comment is unsubstantiated and the wall height concern has been addressed via amended plans. As such the comment should be dismissed.</li> </ul>
10	<i>Object to the existing fence being altered as part of this development</i>	<ul style="list-style-type: none"> <li>The dividing fence is governed by an alternative piece of legislation, is a civil matter and cannot be considered by the City of Vincent as part of this application. As such this matter is not a valid planning consideration and should be dismissed.</li> </ul>
11	<i>Object to all the variations associated with this development.</i>	<ul style="list-style-type: none"> <li>The planning framework affords the City to consider applications under the design principles criteria of the R-Codes, therefore allowing variations to development standards where there is merit and that the variation does not have an undue impact on the adjoining properties or the streetscape.</li> <li>In this instance, the variations being sought are minor in nature and have been previously supported by the City as part of the current valid planning approval granted by the City on 30 September 2015.</li> <li>In light of the above response, the comment is unsubstantiated and should be dismissed.</li> </ul>

**Summary of Submissions:**

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.




<u>Streetscape character</u>	
The proposed development will be out of character with the streetscape along Tasman Street.	The streetscape character of Tasman Street is changing as a result of some of the more recent grouped dwellings developments which have taken place. Some of the lots along Tasman Street have a similar setback as proposed by this development. In this regard, the setback of the subject development is considered to be consistent with the emerging streetscape and acceptable in this instance.
<u>Size of Development</u>	
The size of the development should be restricted to two units only on this site.	The proposed density of the development being four grouped dwellings is consistent with the R60 density coding which applies to the subject site and surrounding residential properties along Tasman Street. There are other grouped dwellings development of similar type along Tasman Street.
<u>Impact during Construction</u>	
Concerns were raised that noise during construction will impact on the amenity of the surrounding area.	The applicant will be requested to submit a Construction Management Plan to address the construction works times on site. In addition the builder will have to comply with the Noise Regulations applicable for a residential area.
Vibration during construction will impact on the on the adjoining existing houses.	As part of the Construction Management Plan the builder will have to address this matter.
<u>Boundary Wall</u>	
The proposed eastern boundary wall will impact on the adjoining property.	The amended plans show the eastern boundary wall being compliant with the required height and length. In addition the floor of the existing house on the eastern adjoining property will be higher than the proposed units. In this instance the boundary walls will not have an impact in terms of bulk on the adjoining eastern property.
<u>Verge Tree</u>	
The verge tree should not be removed.	The applicant amended the plans to retain the existing verge tree.
<u>Overlooking</u>	
There will be overlooking of the adjoining properties.	The applicant amended the plans to indicate all the windows on the upper floor facing adjoining properties will be 1.6 metres above the floor level which comply with the privacy requirement of the R-Codes.

**Summary of Submissions:**

<u>Anti-social Behaviour</u> These units will not attract families who will lead to anti-social behaviour from the future	Anti-social behaviour is not a planning matter.
<u>Traffic and Congestion</u> The proposed development will result in more traffic and congestion along Tasman Street.	The proposed development complies with the parking requirement.
<u>Fence</u> The existing dividing fence should not be altered.	Dividing fence is a civil matter between adjoining properties.

**5.5 NO. 4/280 (LOT: 4; D/P: 67874) LORD STREET, PERTH - CHANGE OF USE FROM EATING HOUSE TO CONSULTING ROOMS (MEDICAL)**

**TRIM Ref:** D17/63758  
**Author:** Rob Sklarski, A/Coordinator Statutory Planning  
**Authoriser:** John Corbellini, Director Development Services  
**Ward:** South Ward  
**Precinct:** 15 – Banks  
**Attachments:**

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Development Application Plans [↓](#) 
3. Attachment 3 - Summary of Submissions [↓](#) 
4. Attachment 4 - Parking Management Plan [↓](#) 

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, **APPROVES** the development application for a Change of Use from Eating House to Consulting Rooms (Medical) at No. 4/280 (Lot: 4; D/P: 67874) Lord Street, Perth subject to the following conditions:

**1. Active Frontage**

The development shall maintain an active and interactive relationship and uninterrupted views between the use of the development and Lord Street during the hours of the development's operation to the satisfaction of the City. Darkened, obscured, mirror or tinted glass or the like is prohibited. Curtains, blinds and other internal or external treatments that obscure the view of the 'WAITING AREA' and 'PILATES OPEN PLAN' from Lord Street are not permitted to be used during the hours of the developments operation;

**2. External Fixtures**

All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and be screened from view from the street, and surrounding properties to the satisfaction of the City;

**3. Use of Premises**

- 3.1. The development shall be used in accordance with the definition of 'Consulting Rooms' set out under the City of Vincent's *Town Planning Scheme No. 1*;
- 3.2. A maximum of two practitioners or professionals generating their own patient or person load shall be permitted to operate from the premise at any given time;
- 3.3. A maximum of three persons, excluding the practitioner/professional, shall be permitted to use the area shown as 'PILATES OPEN PLAN' on the approved floor plan at any one time;
- 3.4. The hours of operation shall be limited to the following times:
  - 7:00am to 9:00pm Monday to Friday;
  - 7:00am to 5:00pm Saturday;
  - 11:00am – 5:00pm Sundays and Public Holidays (except Christmas Day, Good Friday and Anzac Day); and
  - CLOSED Christmas Day, Good Friday and Anzac Day;

#### 4. Acoustic Report

An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation shall be lodged with and approved by the City prior to commencement of the development. All recommended measures in the report shall be undertaken in accordance with the report to the City's satisfaction, prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and

#### 5. Parking Management Plan

A Parking Management Plan shall be submitted to, and approved by the City prior to the use of the site as 'Consulting Room (Medical)'. Use of the premises shall be carried out in accordance with the approved Parking Management Plan or any Plan approved by the City thereafter and all requirements of the Parking Management Plan shall be implemented to the satisfaction of the City.

#### PURPOSE OF REPORT:

To consider an application for development approval for a Change of Use from Eating House to Recreational Facility and Consulting Rooms (Medical) at Unit 4, No. 280 Lord Street, Perth.

#### BACKGROUND:

<b>Landowner:</b>	Norwindsor Pty Ltd ATF Norwindsor Unit Trust
<b>Applicant:</b>	As above
<b>Date of Application:</b>	4 April 2017
<b>Zoning:</b>	MRS: Urban TPS1: Zone: Commercial TPS2: Zone: Commercial
<b>Built Form Area:</b>	Transit Corridor
<b>Existing Land Use:</b>	Eating House
<b>Proposed Use Class:</b>	Recreational Facility and Consulting Rooms (Medical)
<b>Lot Area:</b>	126m <sup>2</sup> (Parent lot area = 2,546m <sup>2</sup> )
<b>Right of Way (ROW):</b>	Not Applicable
<b>Heritage List:</b>	No

The subject site, which is situated at the corner of Lord Street and Windsor Street, Perth as shown in **Attachment 2**, has been developed with a five storey mixed use building consisting of four commercial tenancies at ground level and 59 dwellings on Level 1 to 5. This application proposes to change the approved use of one of the commercial tenancies, Unit 4, from the currently approved Eating House use to a 'consulting rooms' use.

The application proposes the tenancy being used principally as a physiotherapy clinic, offering conventional manual therapy services by a qualified physiotherapist. This land use falls within the 'consulting rooms' land use under the City's Town Planning Scheme No. 1 (TPS1). In addition to this, the application contemplates physiotherapist patients being progressed through from manual therapy into specialised exercise therapy in a pilates studio environment. Given this use is incidental to and a part of the 'consulting rooms' use, it is not considered to be a separate land use.

At a maximum, the application proposes for Unit 4 to accommodate two consultants and four patients, with one consultant treating one patient in the consulting rooms and one consultant treating up to three patients at the pilates studio.

The proposed days and hours of operation are:

- Sunday and Monday: Closed
- Tuesday: 7:00am-12:00am and 2:00pm-7:00pm
- Wednesday: 12:00pm-7:00pm
- Thursday: 12:00pm-7:00pm
- Friday: 7:00am-2:00pm
- Saturday: 7:00am-12:00pm and 1:00pm-4:00pm

The following equipment is proposed to be incorporated within the proposed development:

- Small stereo for ambient music in the pilates studio;
- Specialised Pilates equipment such as reformers, trapeze tables, barrels, fit balls and other small Pilates apparatus, and a CoreAlign machine which is somewhat like an upright reformer;
- A real time ultrasound machine to analyse muscle activation patterns; and
- Computer, printer, internet essentials and other typical business equipment.

The application proposes some minor internal layout changes within the tenancy to accommodate the proposed use. No modifications are contemplated to the external appearance of the building.

The definition of 'Consulting Rooms' in the City's TPS1 means:

*"any building or part thereof used in the practice of a profession by a legally qualified medical practitioner or dentist, or by a physiotherapist, a chiropractor, an optometrist, a podiatrist, or the like, or a person ordinarily associated with a medical practitioner in the investigation or treatment of physical or mental injuries or ailments but does not include a hospital or institutional building."*

The proposed use is consistent with the definition as provided in TPS1. The applicant has provided proof that one of the current consultants (Annemarie McKenzie) is registered under the Physiotherapy Board of Australia.

## DETAILS:

### Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent TPS1, the City's Policies No. 7.5.22 – Consulting Rooms and No. 7.7.1 – Parking and Access. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use (only where required)		✓
Parking and Access		✓

### Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Land Use	
Deemed-to-Comply Standard	Proposal
<b>Town Planning Scheme No. 1</b>	
"P" Use	Consulting Room (Medical) – "AA" use
Parking and Access	
Deemed-to-Comply Standard	Proposal
<b>Policy No. 7.7.1 – Parking and Access</b>	
3.264 parking bays	6 bays (3 bays in tandem)

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

## CONSULTATION/ADVERTISING:

Consultation was undertaken for a period of 14 days in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, from 3 May 2017 until 17 May 2017. A total of 88 letters were sent to owners and occupiers within close proximity of the subject site, as shown in **Attachment 1**, in accordance with the City's Policy No. 4.1.5 – Community Consultation.



A total of 12 submissions were received in relation to the proposal, nine of these being objections and three in support of the proposal. The matters raised were as follows:

- Concerns that the social amenity of the area would be negatively impacted if the use of the subject site changed from eating house to consulting room.
- Expectation of an eating house being established in this location from purchasers of dwellings.
- Perception of demand for an eating house in this location.

**Design Advisory Committee (DAC):**

Referred to Design Advisory Committee: No

**LEGAL/POLICY:**

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Town Planning Scheme No. 1;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.5.22 – Consulting Rooms; and
- Policy No. 7.7.1 – Parking and Access.

The applicant will have the right to have Council's decision reviewed by the State Administrative Tribunal (SAT) in accordance with Part 14 of the Planning and Development Act 2005.

**Delegation to Determine Applications:**

This matter is being referred to Council for determination as the proposal contemplates an 'AA' land use and more than five objections were received during the community consultation period.

**RISK MANAGEMENT IMPLICATIONS:**

It is Administration's view that there are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

**STRATEGIC IMPLICATIONS:**

The City's Strategic Plan 2013-2023 states:

*"Natural and Built Environment*

1.1 *Improve and maintain the natural and built environment and infrastructure."*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

**COMMENTS:**

Parking

The proposed use requires the provision of four parking bays under the City's Policy No. 7.7.1 – Parking and Access. There are six parking bays available to the property, however, these are provided in tandem, and so are considered to constitute three bays only for the purposes of the deemed-to-comply assessment.

The six tandem car parking bays are accessed from Windsor Street and are located behind the security gate to the car park. As a result of this and the tandem nature of the bays, the applicant has provided a Parking Management Plan (**Attachment 4**) to ensure these are accessed adequately during the operation of the business. It is considered that the Parking Management Plan sets out an appropriate and realistic means of managing the parking for the site to ensure all six of the bays are available at all time for the use of the development by

- Informing patients/guest of the parking arrangements and how to access the bays when appointments are made, via the website and social media means and through messages prior to appointments;
- Manning at all times and utilising the existing intercom system to ensure parking access for patient/guests occurs in accordance with the Parking Management Plan; and
- Allocating the front parking bays for staff and the rear bays for patients to avoid obstructing patient parking.

Given the Parking Management Plan it is considered that there is more than adequate parking to accommodate the proposed development. There are a number of minor improvements that can be made to format and details of the current Parking Management Plan proposed as part of the application to more clearly specify the requirements and process. It is recommended that any approval include a condition for the Parking Management Plan to be approved by the City prior to the use of the development.

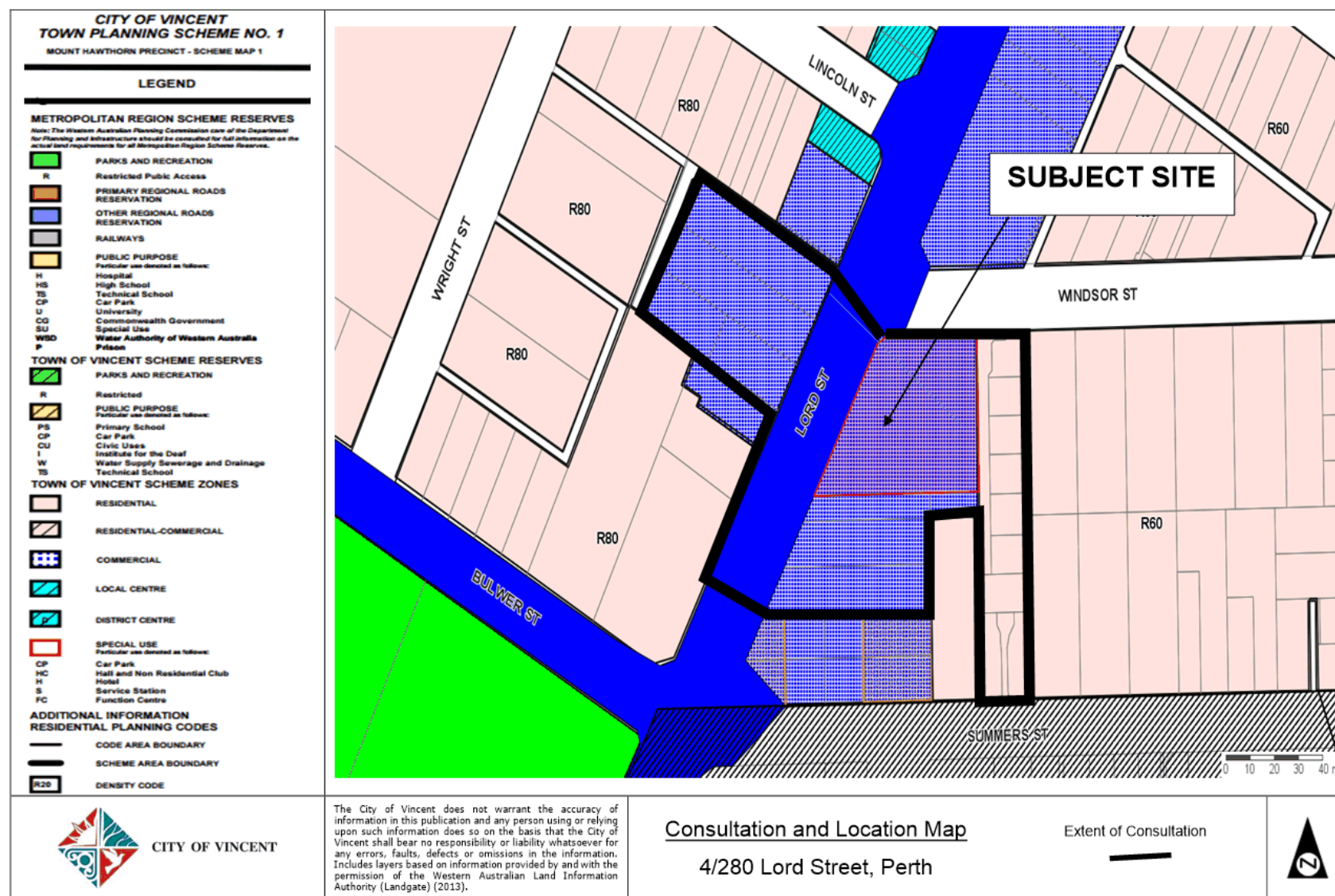
#### Social Impact

The City received a number of submissions during the community consultation period raising concerns that the removal of the eating house would have a negative social impact on the surrounding area, albeit that such a use has yet to be established within the premises. This application for a consulting rooms use is required to be assessed on its merits. Whether another use is more or less appropriate than what is being proposed by this application not a relevant consideration. Instead, the City is required to consider the appropriateness of this use in this location.

The proposed use is considered to be appropriate and compatible with other nearby uses within the locality. Given the proposed layout of the consulting rooms tenancy, with the reception and pilates area fronting the street and the office and consulting room located to the rear, it is considered that this development will have an adequate interaction with the street. In order to ensure that this interaction and surveillance is achieved, it is recommended that a condition be included on any approval requiring the windows and doors fronting Lord Street to be unobscured and allow uninterrupted views between the street and the internal use at all times during the hours of the development's operation.

The applicant has advised that they are not opposed to ensuring that that premises interact with the street through clear visibility to and from the tenancy.

It is considered that the proposed change is unlikely to adversely affect the amenity of the area and it is recommended that the application be approved.

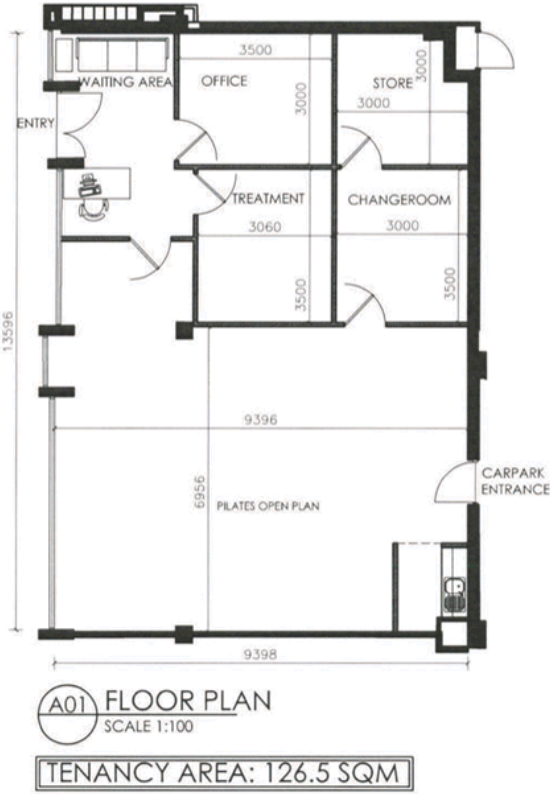












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**Summary of Submissions:**

The table below summarises the comments received during the advertising period of the proposal, together with the City's response to each comment.

Objection based on perceived need/demand for an eating house within the subject premises, and the proposed consulting rooms resulting in a lost opportunity.	<p>This application for a consulting rooms use is required to be assessed on its merits. Whether another use is more or less appropriate than what is being proposed by this application not a relevant consideration that can be considered as part of the determination of this application. Instead, the City is required to consider the appropriateness of this use in this location.</p> <p>The proposed use contemplated by the application is permissible within the zone. The proposed use is considered to be appropriate and compatible with other nearby uses within the locality and is considered appropriate.</p>
Objection based on the change from eating house to consulting rooms having a negative impact on the vibrancy of the subject site and surrounding area.	<p>This application for a consulting rooms use is required to be assessed on its merits. Whether another use is more or less appropriate than what is being proposed by this application not a relevant consideration that can be considered as part of the determination of this application. Instead, the City is required to consider the appropriateness of this use in this location.</p> <p>Given the proposed layout of the consulting rooms tenancy, with the reception and pilates area fronting the street and the office and consulting room located to the rear, it is considered that this development will have an adequate interaction with the street. In order to ensure that this interaction and surveillance is achieved, it is recommended that a condition be included on any approval requiring the windows and doors fronting Lord Street to be unobscured and allow uninterrupted views between the street and the internal use at all times during the hours of the development's operation.</p> <p>The applicant has advised that they are not opposed to ensuring that that premises interact with the street through clear visibility to and from the tenancy.</p>
Objection based on purchase of dwellings within the subject development being predicated on the premises being a future eating house.	Noted.
Objection based on the proposed consulting rooms having a negative impact on property value.	Any impact on property value not a relevant consideration that can be considered as part of the determination of this application.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

## **Parking Management Plan**

### **Lot 4, 280 Lord Street, Norwood Perth**

Lot 4 has the Exclusive Use benefit of 6 bays in a tandem layout in accordance with the adopted Exclusive Use Commercial Tenancy Car Bay Allocation Ground Floor – SP 67874 Plan as attached.

The bays are to be signed for the exclusive use of the occupants of lot 4 as well as indicate two bays for staff only. The staff and client bays are located as per the attached Ground Floor plan.

When the occupant is operating their business, the intercom system must be manned to allow the control of vehicles into the ground floor carpark.

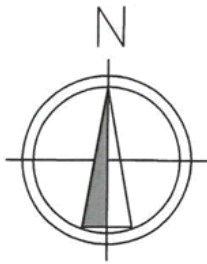
To cater for the operation of the tandem parking bays in peak periods, at all times the tandem bays located in front of the marked and occupied staff bays are to be used only by clients who are attending for individual consultant sessions.

Group class clients are to park in the empty tandem bay and the other vacant front tandem bay.

This will be managed through information provided by the occupant of Lot 4 at the time that appointments are made and/or when enrolments for classes take place. This includes info available through electronic means (i.e. facebook page, web page) and messaged to clients prior to attending the tenancy which relates to where clients are to park.

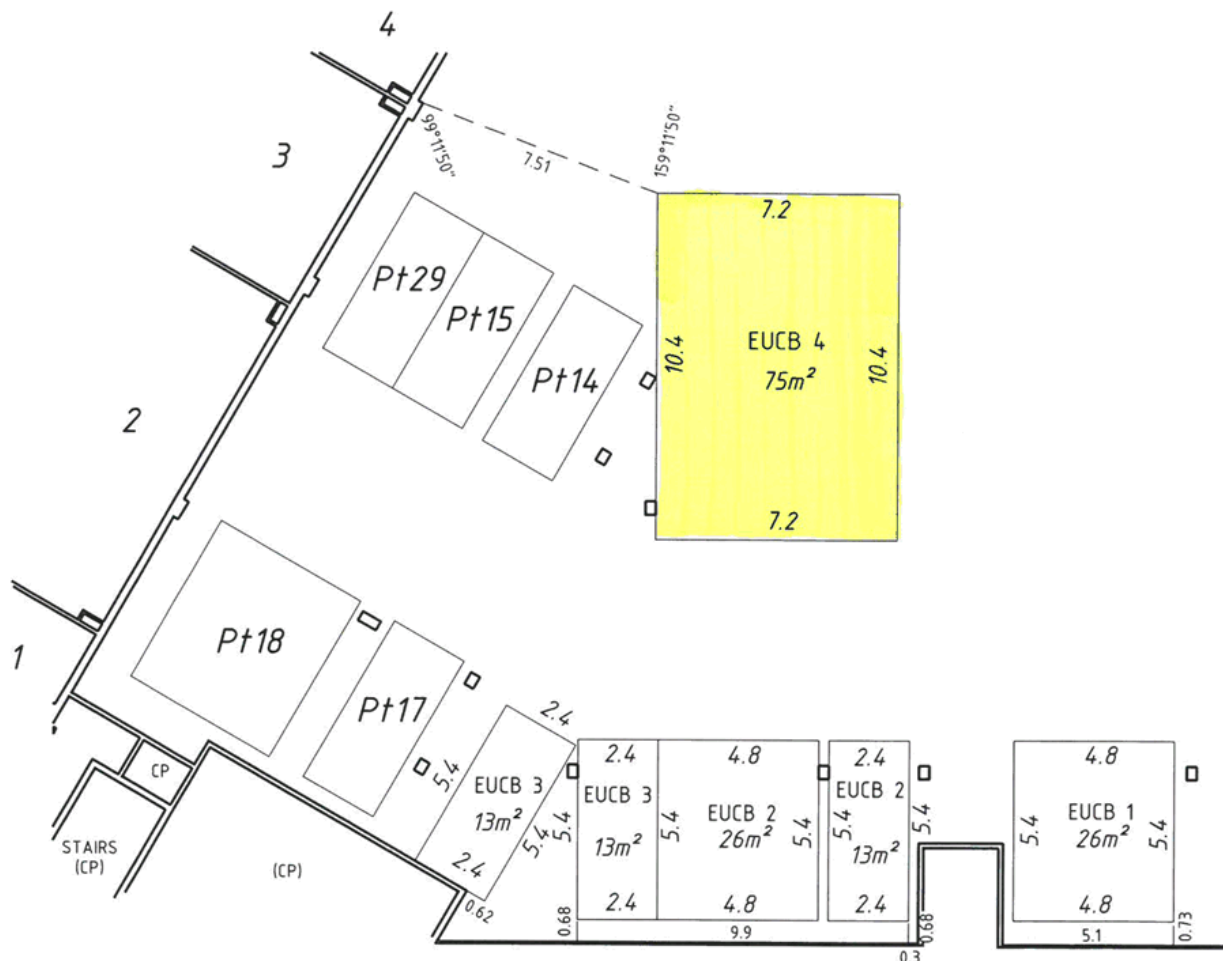
The information provided to clients will in the unlikely event that no car bays are available, direct clients to access the nearby East Perth Station car park.

The relevant bus routes and train line will be referenced and the availability of bicycle parking and end of trip facilities is also to be included to encourage other modes of transport.



# EXCLUSIVE USE COMMERCIAL TENANCY CAR BAY ALLOCATION GROUND FLOOR - SP 67874

EUCB 1 FOR THE EXCLUSIVE USE OF LOT 1  
EUCB 2 FOR THE EXCLUSIVE USE OF LOT 2  
EUCB 3 FOR THE EXCLUSIVE USE OF LOT 3  
EUCB 4 FOR THE EXCLUSIVE USE OF LOT 4

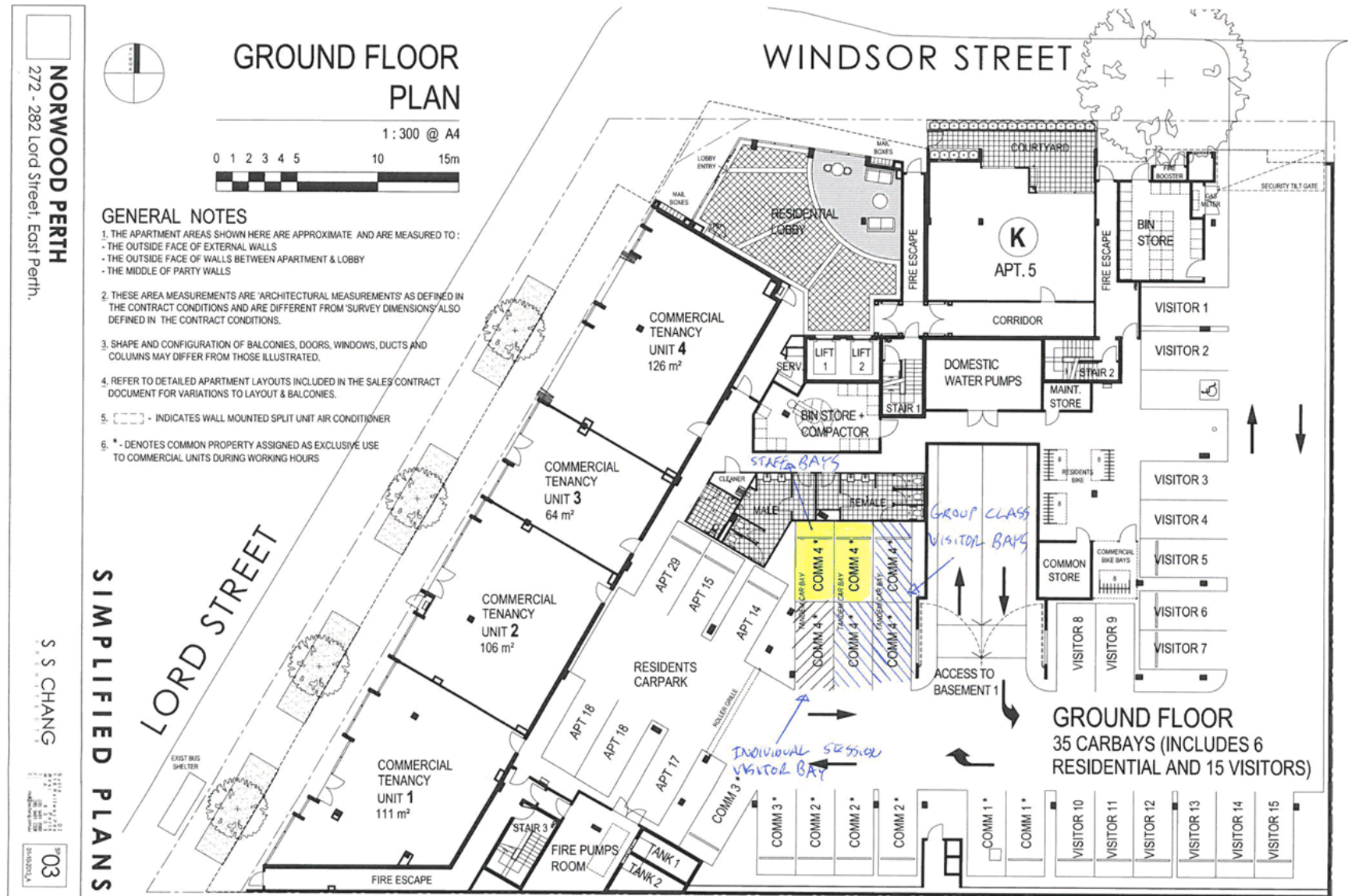


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**5.6 NO. 142 (LOTS: 110 AND 114 D/P: 30685) SUMMERS STREET, PERTH CHANGE OF USE FROM WAREHOUSE TO LODGING HOUSE (INCLUDING ALTERATIONS)**

TRIM Ref: D17/66090

Author: Rob Sklarski, A/Coordinator Statutory Planning

Authoriser: John Corbellini, Director Development Services

Ward: South Ward

Precinct: 15 – Banks

Attachments:

1. Attachment 1 - Consultation and Location Map  
2. Attachment 2 - Development Application Plans  
3. Attachment 3 - Lodging House Management Plan  
4. Attachment 4 - Determination Advice Notes  

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application for a Change of Use from Warehouse to Lodging House (Including Alterations) at No. 142 Summers Street (Lots 110 and 114 D/P:30685), Perth in accordance with the plans shown in Attachment 1, subject to the following conditions:

**1. Use Limitations**

- 1.1. A maximum of 58 persons to reside at the premises at anyone time;
- 1.2. The caretaker of the lodging house must reside on site at all times while the Lodging House is in operation;
- 1.3. All persons, excluding the caretaker, are not to reside at the premises for any period longer than three months; and
- 1.4. The lodging house is to operate in accordance with the management plan dated 26 June 2017 included as Attachment 3 or such other management plan otherwise approved by the City;

**2. Car Parking and Access**

- 2.1. Two parking bays shall be provided onsite, as depicted on the approved plan to the satisfaction of the City;
- 2.2. The car parking and access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to the occupation or use of the development;
- 2.3. Vehicle and pedestrian access points are required to match into existing footpath levels; and
- 2.4. The redundant crossover to be removed and the verge reinstated to the satisfaction of the City, prior to the occupation of the development;

**3. External Fixtures**

All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and surrounding properties to the satisfaction of the City;

**4. Landscape and Reticulation Plan**

4.1. A detailed landscape and reticulation plan for the development site and adjoining road verge is to be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:

4.1.1. The location and type of existing and proposed trees and plants;

4.1.2. The provision of mature tree planting with a canopy cover, and the provision deep soil zones to satisfy the intent of the City's Policy No 7.1.1 – Built Form; and

4.1.3. Areas to be irrigated or reticulated;

4.2. All works shown in the plans as identified in Condition 3.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

**5. Verge Trees**

No verge trees shall be removed without the prior written approval of the City. The verge trees shall be retained and protected from any damage including unauthorised pruning, to the satisfaction of the City;

**6. Schedule of External Finishes**

Prior to the commencement of development a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted to and approved by the City for the development. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development;

**7. Waste Management**

A plan indicating the location of a bin store of sufficient size and suitably accessible to accommodate the City's maximum bin requirement shall be lodged with and approved by the City prior to the commencement of the development. The bin store shall be provided in accordance with the plan approved by the City prior to the occupation or use of the development and to the satisfaction of the City;

**8. Stormwater**

All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City; and

**9. General**

Conditions that have a time limitation for compliance, and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues whilst the approved development exists.

**PURPOSE OF REPORT:**

To consider an application for a change of use from Warehouse to Lodging House.

**BACKGROUND:**

<b>Landowner:</b>	Anna Adele Battaglia
<b>Applicant:</b>	Youth with a Mission
<b>Date of Application:</b>	2 February 2017
<b>Zoning:</b>	MRS: Urban



	TPS1: Zone: R Code: Commercial TPS2: Zone: R Code: Commercial
<b>Built Form Area:</b>	Transit Corridor
<b>Existing Land Use:</b>	Warehouse
<b>Proposed Use Class:</b>	SA
<b>Lot Area:</b>	777m <sup>2</sup> (Lots 110 and 114)
<b>Right of Way (ROW):</b>	N/A
<b>Heritage List:</b>	N/A

The subject site is located in Summers Street, at the junction with Claisebrook Road and near to Lord Street, as shown in **Attachment 1**. The subject site abuts commercial uses to the northern and western boundaries and a residential multiple dwelling development abutting the western boundary. As you progress east along Summers Street the development is predominantly residential consisting of a mix of single and grouped dwelling developments.

The subject site is made up of two lots, namely Lots 110 and 114, which are orientated horizontal to Summers Street. Lot 110 does not have direct street access and relies on access from Lot 114. The existing building straddles the current lot boundary however the need to amalgamate the lots is not considered necessary given the configuration of the lots and location of the existing building.

The application proposes to create a lodging house with 54 beds (4 double beds and 50 single beds) and will accommodate a maximum of 58 residents. A caretaker will reside at the premises in accordance with the proposed lodging house management plan. The proposed premises will be occupied by 'Youth with a Mission', and occupants are likely to stay for a period between 1 week and 3 months. Occupants are international students, generally young people, who are taking an opportunity to be involved in missions.

The application proposes internal and external modifications to convert the existing warehouse to a lodging house. The modifications are proposed within the curtilage of the existing building and includes:

- Reconfiguration of the internal layout of the building to provide for dormitories, individual rooms, shared bathroom amenities and communal facilities. A mezzanine addition provides additional communal space.
- Removal of the existing roller doors and installation of new windows;
- Insertion of new windows to the eastern wall of the existing development;
- Provision of communal courtyard in the front setback area;
- Front fence along Summers Street, incorporating bin storage screening; and
- Inclusion of two parking bays.

## DETAILS:

### Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Town Planning Scheme No. 1 (TPS1) and the City's Policy No. 7.1.1 – Built Form. In each instance where the proposal requires the discretion of Council, the relevant planning elements are discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		✓
Landscaping		✓
Street Walls and Fences		✓
Parking & Access		✓

### Detailed Assessment

The deemed-to-comply assessment of the elements that requires the discretion of Council are as follows:

Land Use	
Deemed-to-Comply Standard	Proposal
Town Planning Scheme No 1	

P Use	SA Use
Landscaping	
Deemed-to-Comply Standard	Proposal
<b>Built Form Policy Clause 4.10</b>	
15% of the site area to be provided as deep soil zone equating to 116m <sup>2</sup>	5.3% of the site area being deep soil zone, equating to 41.6m <sup>2</sup>
30% of the site area as canopy cover at maturity equating to 233m <sup>2</sup>	Only indicative landscaping is depicted on the submitted plans.
Street Walls and Fences	
Deemed-to-Comply Standard	Proposal
<b>Built Form Policy Clause 4.6</b>	
Maximum height of 1.2m for portions of solid fencing	Maximum height of the solid front fence measures 1.5m, for 4.59m length of the front boundary.
1.5m fencing truncation be provided to maintain visual sightlines	1m truncation is proposed.
Parking and Access	
Deemed-to-Comply Standard	Proposal
<b>Parking and Access Policy No 7.7.1</b>	
8 parking bays for the proposed use	2 parking bays are provided onsite

The above element of the proposal does not meet the specified deemed-to-comply standards and is discussed in the comments section below.

#### CONSULTATION/ADVERTISING:

Consultation was undertaken for a period of 21 days in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, from 12 May 2017 until 1 June 2017. The method of advertising included advertising the proposal on the City's website, 9 letters being mailed to all owners and occupiers within close proximity of the subject site, as shown in **Attachment 1**, a sign was placed on site and a notice included in the local newspaper, "The Voice", in accordance with the City's Policy No. 4.1.5 – Community Consultation.

No responses were received during the consultation period.

#### Design Advisory Committee (DAC):

Referred to Design Advisory Committee: No

#### LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Town Planning Scheme No. 1;
- State Planning Policy 3.1 – Residential Design Codes;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.4.5 – Temporary Accommodation; and
- Policy No. 7.7.1 – Parking and Access.

The applicant will have the right to have Council's decision reviewed by the state Administrative Tribunal (SAT) in accordance with Part 14 of the Planning and Development Act 2005.

*Town Planning Scheme No. 1*

The general objectives of the Scheme as outlined in Clause 6 are applicable, specifically Subclause (c) which is outlined as follows:

“... 3(c) to ensure that the use and development of land is managed in an effective and efficient manner within a flexible framework which –

- (i) recognises the individual character and needs of localities within the Scheme zone area; and
- (ii) can respond readily to change;”

**Delegation to Determine Applications:**

This matter is being referred to Council for determination as the proposed use is identified as a Category 1 Planning Application.

**RISK MANAGEMENT IMPLICATIONS:**

It is Administration's view that there are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

**STRATEGIC IMPLICATIONS:**

The City's Strategic Plan 2013-2023 states:

“Natural and Built Environment

1.1 *Improve and maintain the natural and built environment and infrastructure.”*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil

**COMMENTS:**

Land Use

The subject site is zoned Commercial, and is not contemplated to change should the Draft LPS 2 be finalised. The proposed lodging house will provide a transition from the commercial uses along western portion of Summers Street as it progresses east into the predominantly residential area. During the community consultation, the City did not receive any responses regarding the proposed use. The applicant had approached and liaised with the adjoining land owners prior to the lodgement of the application.

Street Walls and Fences

The proposal includes a front fence with a solid portion measuring 1.5 metres in height for 4.59 metres length of the front boundary in lieu of 1.2 metres. The proposed truncation albeit less than 1.5 metres required still maintains suitable sightlines for vehicles. The fencing provides screening to the proposed bin store and additional landscaping is included to minimise its impact when viewed from Summers Street. The development maintained street surveillance as the fence occupies a small portion of the street frontage.

Landscaping

The proposal provides 5.3% of the site area being deep soil zone, equating to 41.6m<sup>2</sup>. The plans provide only indicative landscaping and canopy cover. The plans depict green landscaping walls along the eastern boundary to improve the outlook from within the building.

It is considered that the opportunity to provide landscaping given the current development on the site is limited, however areas shown as landscaping are considered sufficient to address the intent of the City's Built Form Policy subject to the selection of appropriate species. It is considered that the proposal provides a significantly improved outcome for the site. It has been estimated that canopy cover of approximately 10% of the site area could be achieved within the front setback and the communal open space area... A condition has been recommended accordingly.

#### Parking

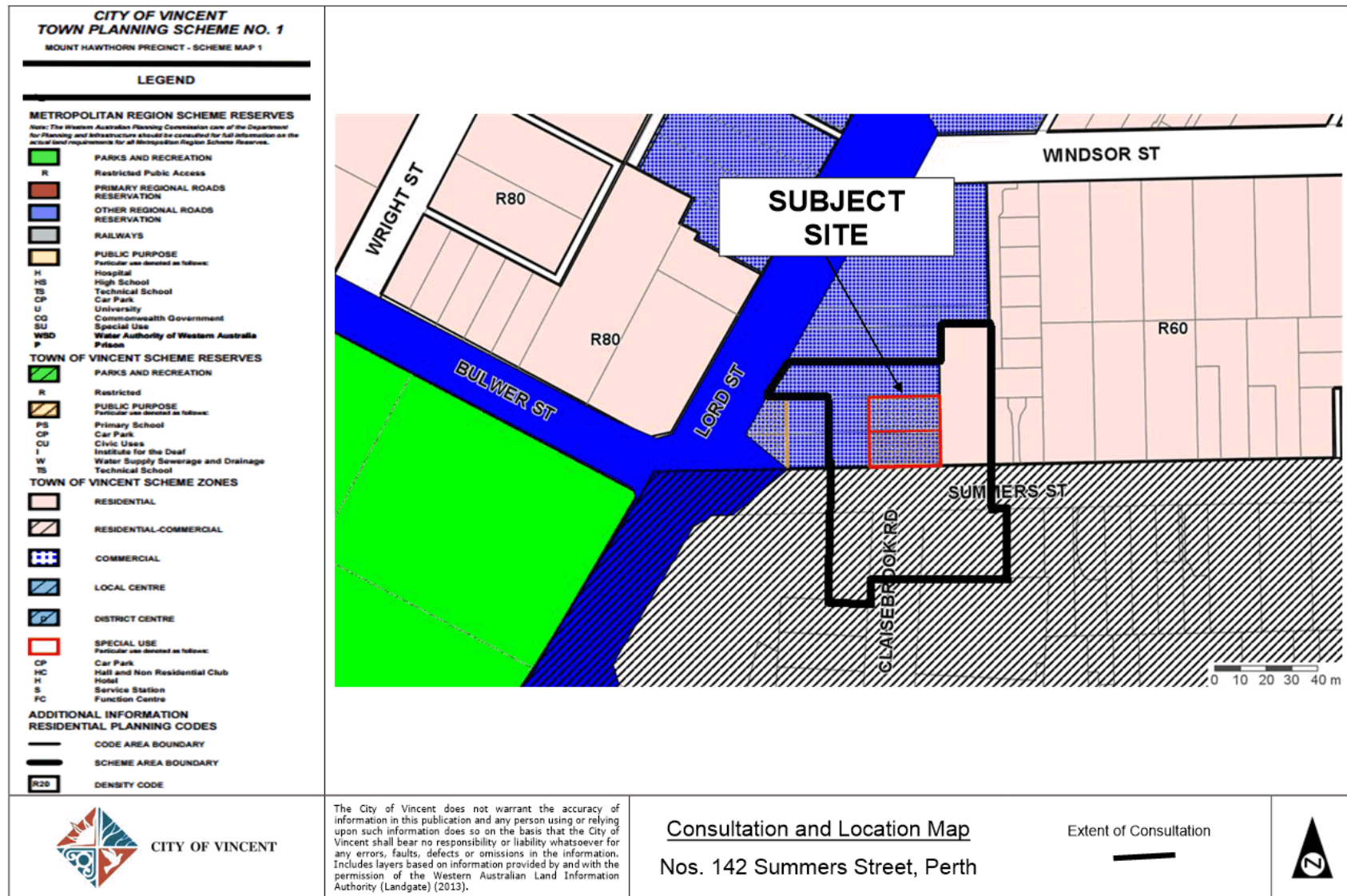
The proposed use requires eight (8) parking bays under the City's Policy No. 7.7.1 – Parking and Access. The site proposes to accommodate two (2) tandem parking bay on-site at the front of the property, resulting in a shortfall of six (6) parking bays. The proposal includes the removal of an existing crossover which will provide the opportunity for an additional on-street car parking bay to be provided. The applicant has outlined that the nature of the use and the intended occupants are unlikely to require onsite parking.

Council may, at its discretion, waive the car parking requirements for change of use applications to provide additional on-site car parking, including waiving cash-in-lieu requirements in the following instances:

- (a) where the application does not involve the reduction of existing on-site car parking bays as part of the application;
- (b) where the application does not involve any building works that contribute to additional floor area that would be subject to parking requirements; and
- (c) where a current planning approval required payment of cash-in-lieu but that approval has not been acted upon in any way including payment of cash-in-lieu in part or in full.

The proposed development is repurposing the existing premises with the existing car parking area that was previously approved within the front setback is to be removed as part of the application to accommodate the communal outdoor area. The application does not proposed any building works which contribute to additional floor area that would be subject to a parking requirement. Although the proposal does not meet all the criteria, in this instance the operation of the lodging house by 'Youth with a Mission' and the submitted management plans sufficiently demonstrates that the needs of the development are catered for.

The proposed use is considered to be appropriate and consistent with the City's objectives and is recommended for approval subject to conditions.







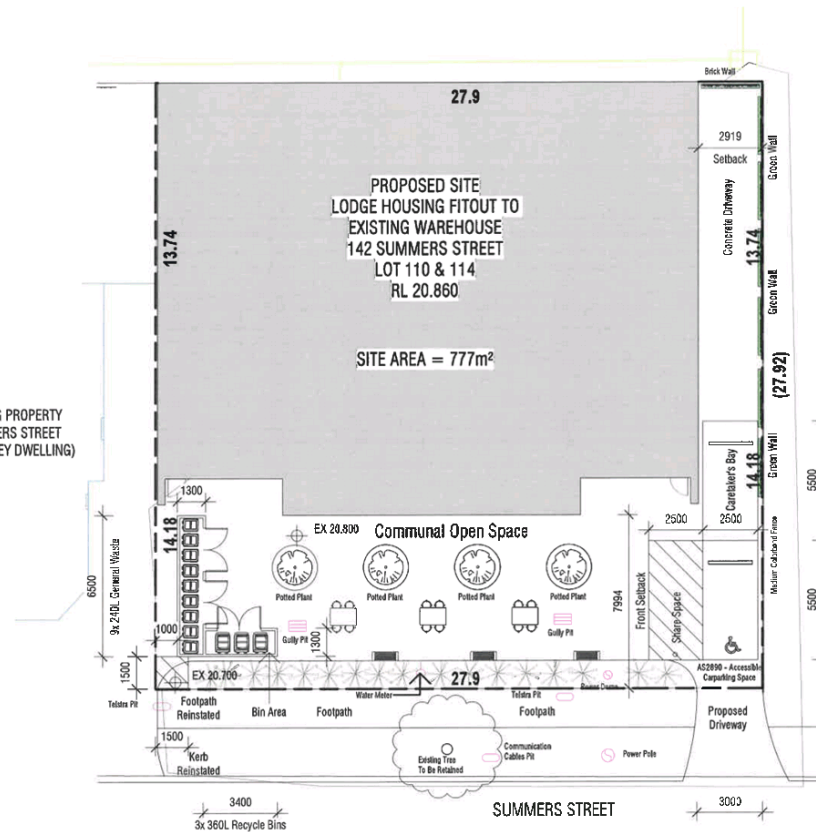


ADJOINING PROPERTY  
266 LORD STREET  
(SINGLE STOREY, WAREHOUSE)

NOTE:  
REFER TO DA-05 FOR DETAILED SURVEY  
INFORMATION

ADJOINING PROPERTY  
144 SUMMERS STREET  
(SINGLE STOREY DWELLING)

ADJOINING  
PROPERTY  
138 SUMMERS STREET



## AREA ANALYSIS

### SITE CALCULATIONS

SITE AREA	777m²
EXISTING FLOOR AREA	572m²
PROPOSED FLOOR AREA	613m²

(Please note: No change to building foot print, bulk or scale)

### FSR CALCULATIONS

EXISTING FLOOR SPACE RATIO	0.73:1
PROPOSED FLOOR SPACE RATIO	0.79:1

## 1 Proposed - Site Plan 1 : 200

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ISSUE	DATE	DESCRIPTION
B	26/06/2017	Revised DA



Project Number - Title  
16087 - PROPOSED LODGE  
HOUSING FITOUT

Client  
Ywam Perth

Drawing Title  
Proposed Site Plan

Address  
142 Summers Street Perth

Scale  
As Indicated  
@ A3

Author

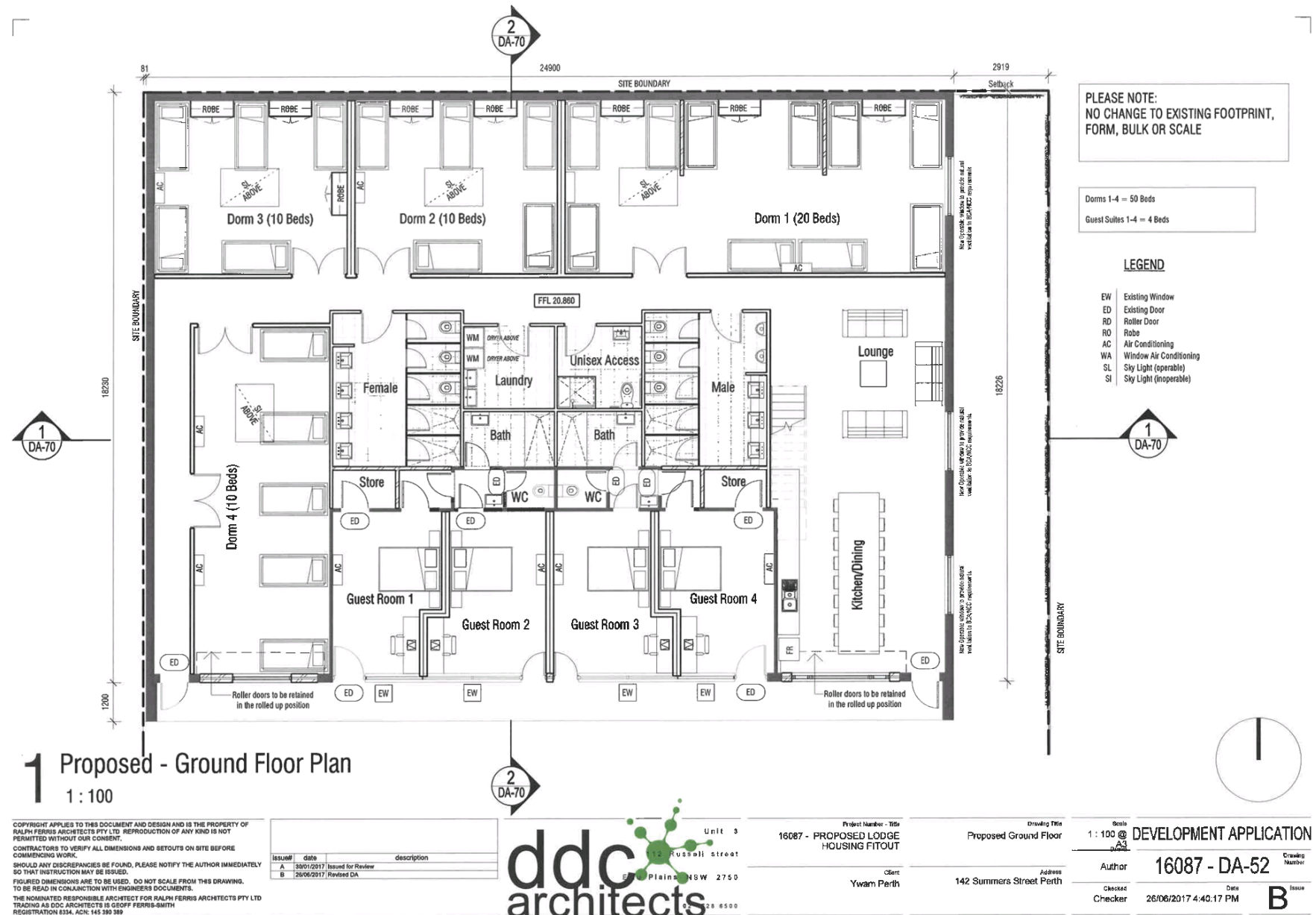
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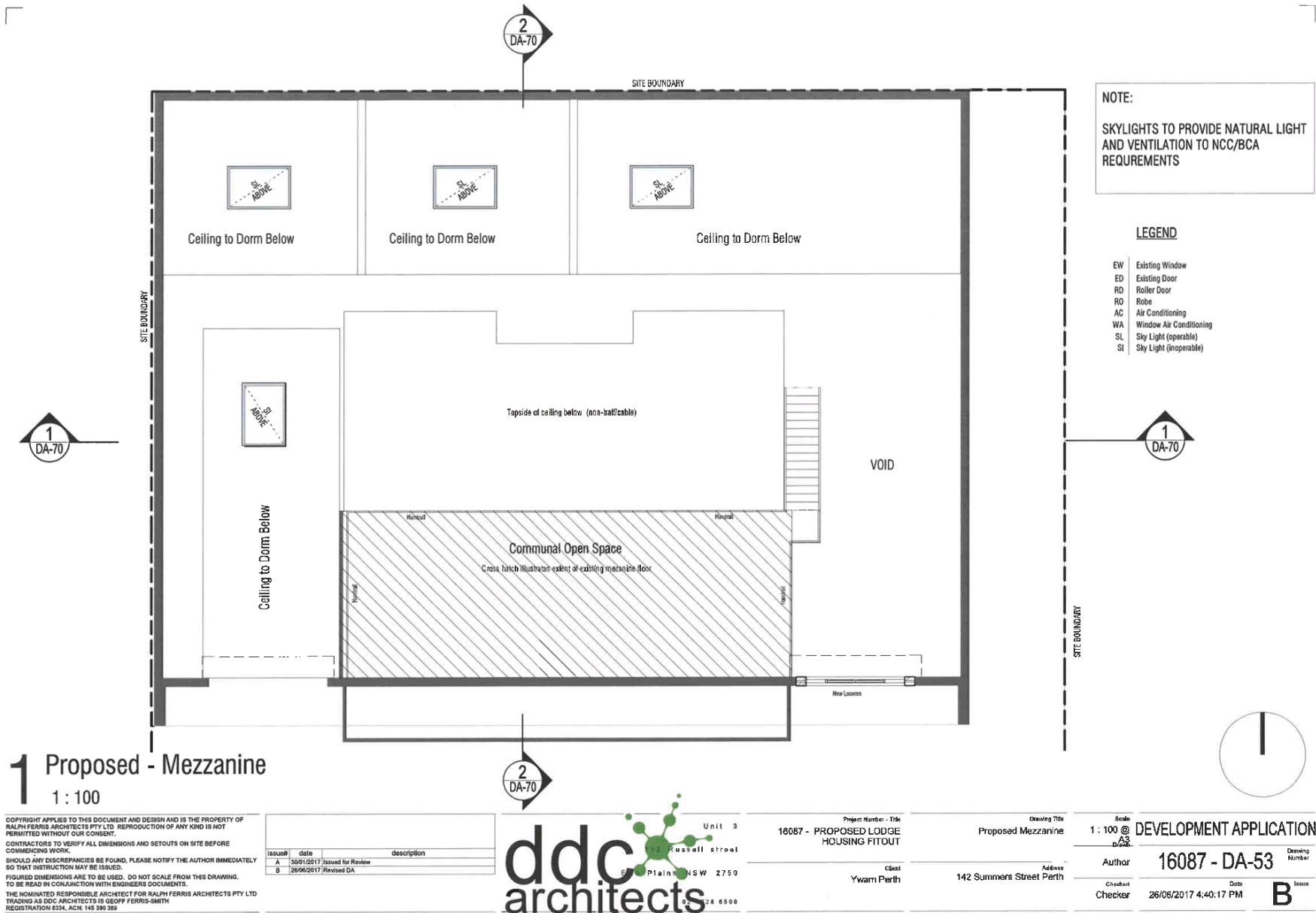
DEVELOPMENT APPLICATION

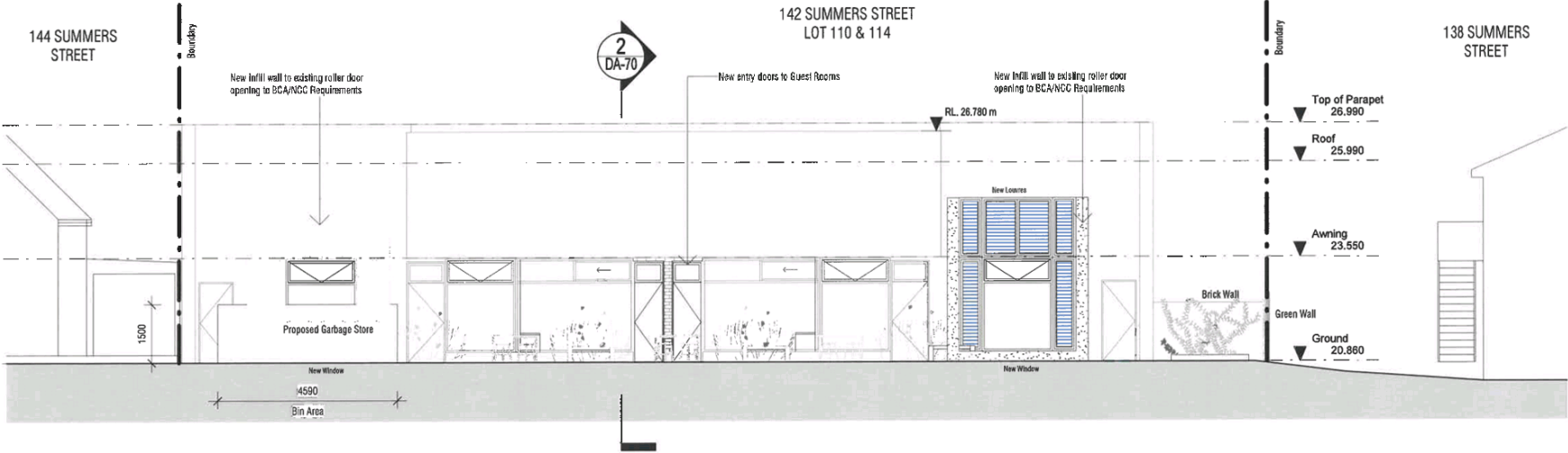
16087 - DA-51

Date  
26/06/2017 4:40:06 PM

Issue  
B







1 Street Elevation  
1 : 100

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REGISTRATION 8334, ACN: 145 390 389

Issue#	date	description
A	30/01/2017	Issued for Review
B	26/06/2017	Revised DA



Project Number - Title  
16067 - PROPOSED LODGE HOUSING FITOUT  
Client  
Ywam Perth

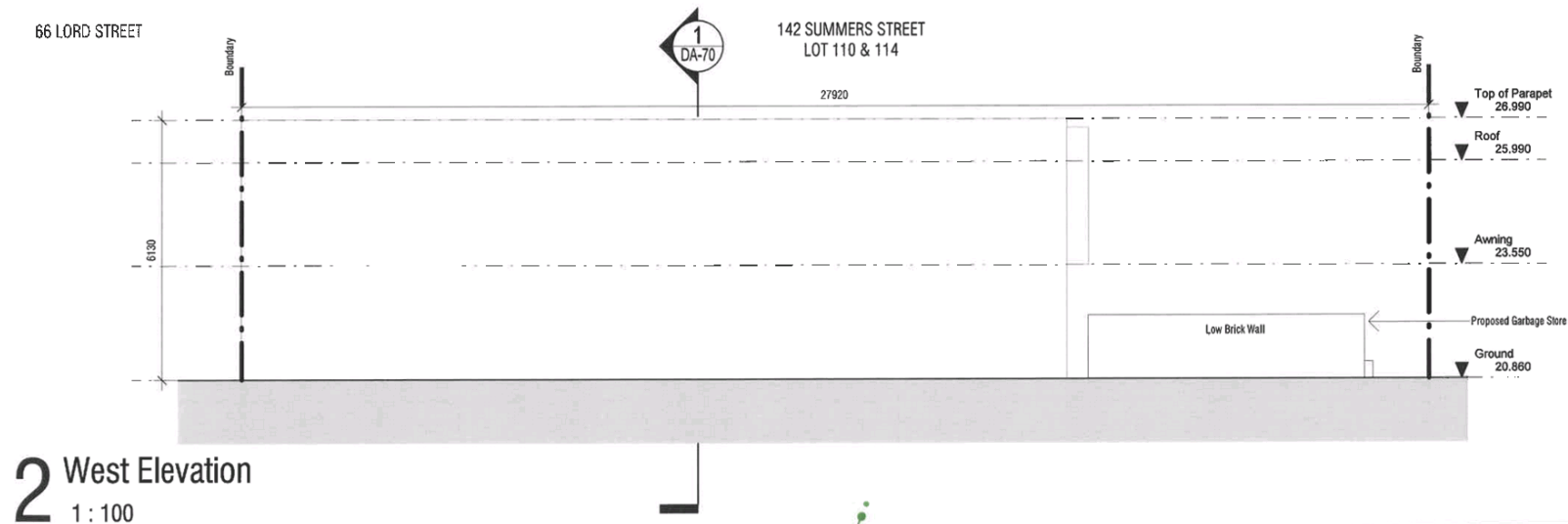
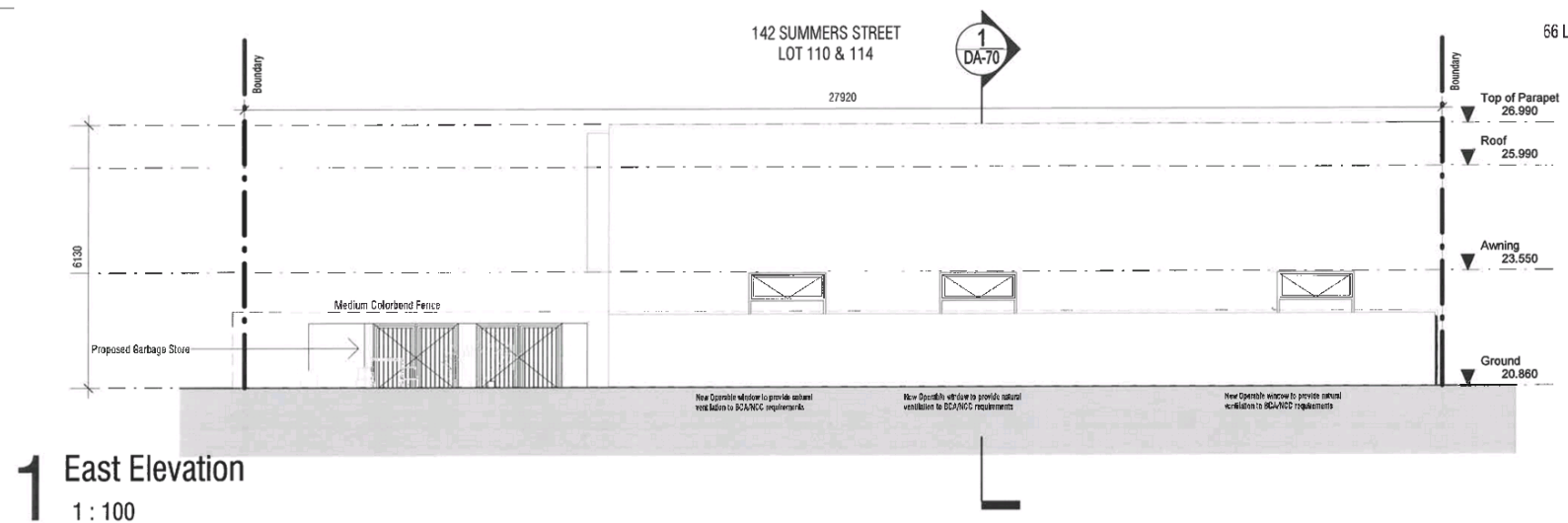
Drawing Title  
Proposed Elevation  
Address  
142 Summers Street Perth

Scale  
1 : 100 @ A3  
Author  
Checked  
Checker

DEVELOPMENT APPLICATION  
16087 - DA-60  
Date  
26/06/2017 4:43:20 PM  
Issue  
B







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issue#	date	description
A	30/01/2017	Issued for Review
B	26/06/2017	Revised DA

Unit 3  
113 Russell street  
Perth Plains NSW 2750  
08 928 8500

**ddc**  
architects

Project Number - Title  
16087 - PROPOSED LODGE  
HOUSING FITOUT

Client  
Ywam Perth

Drawing Title  
Proposed Elevations

Address  
142 Summers Street Perth

Scale  
1 : 100 @  
A3  
Drawn

Author  
16087 - DA-62

Checked  
26/06/2017 4:40:27 PM

Issue  
B





26<sup>th</sup> June 2017

To the Planning Department of the City of Vincent:

Please see attached Management Plan for the Youth With A Mission Perth Lodging House at 142 Summers St.

Kind Regards,

A handwritten signature in black ink, appearing to read "Cliff Wrener", is positioned above the printed name.

Cliff Wrener

Email: [info@ywampert.org.au](mailto:info@ywampert.org.au) Fax: [0894471111](tel:0894471111) Fac: [0894471111](tel:0894471111)  
[www.ywampert.org.au](http://www.ywampert.org.au)



### **Management Plan for the Lodging House at 142 Summers Street**

The lodging house at 142 Summers St. will be strictly for the use of Youth With A Mission Perth students, staff, and guest lecturers. Since rooms / space will not be rented out to people outside our organisation, we will be able to manage the premises very well. The minimum length of stay would be one week, and the maximum length of stay would be three months (apart from the keeper / overseer who is there permanently).

There will be a designated keeper or overseer of the lodging house (Youth With A Mission Perth Staff) who will reside on site at all times and will be responsible for maintaining order, dealing with complaints and overseeing the upkeep of the lodging house and grounds.

**Control of Noise and Other Disturbances:** The lodging house keeper will clearly lay out our values in keeping noise to a minimum. The keeper will train the students in appropriate times for general community living noise versus times for more quiet interaction with one another (evenings).

**Management Procedures for Complaints:** The keeper will clearly designate himself / herself to the students as the person on-call for complaints within the property. In addition, the keeper will provide his / her phone number to adjacent neighbours who might need to be in contact. As the keeper will be a staff member of Youth With A Mission Perth, there will be feedback from the keeper to the leadership of our organisation regarding any complaint. As an organisation, we will ensure good neighbourly relations with all those nearby.

**Security of Residents and Guest Lecturers:** The doors of the property will always be locked. A key pad with a code will be installed for entry to main door. There will be no one allowed in the building from outside of Youth With A Mission Perth. The keeper will ensure that all doors / gates are locked each night. If there is any suspicious activity, the keeper will be notified immediately and will assess the security situation.

**Control of Anti-Social Behaviour:** The keeper will discuss with all residents the values / code of conduct that Youth With A Mission Perth abides by. These values that are written out will be in the possession of each student. The keeper will keep this code of conduct on the premises that can be referred to when needed. In addition, the keeper will be responsible to

YOUTH WITH A MISSION  
 Email : [perth@ywamperth.org.au](mailto:perth@ywamperth.org.au) Tel : 08 9447 1111 Fax : 08 9447 1112  
[www.ywamperth.org.au](http://www.ywamperth.org.au)



## YWAMPERTH

mediate any situation of potential conflict with neighbours. Any situation of this nature will also be reported to the leadership of Youth With A Mission Perth and followed through at an organisational level.

**Management of Car-Parking:** The keeper will advise all occupants of the premise regarding the appropriate use of the car parking space on site, as well as the street parking. Occupants will be clearly advised as to the City's guidelines for street parking and no parking on verges. If there would be an abuse of these car parking guidelines, the keeper will get involved and ensure compliance with these policies. In addition, the keeper will manage the disabled parking bay by ensuring it remains clear of vehicles, except for a vehicle with a disabled access permit. When a disabled person visits the lodging house, the keeper will personally liaise with the disabled person to arrange for the keeper's access in and out of his own parking bay in front of the disabled bay.

Email

Phone

Facsimile







[www.ywampertth.org.au](http://www.ywampertth.org.au)

**Determination Advice Notes:**

1. With reference to Condition 3, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum of 1.8 metres above natural ground level or below the existing fence line;
2. An Infrastructure Protection Bond for the sum of \$1000 together with a non-refundable inspection fee of \$100 shall be lodged with the City by the applicant, prior to commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable;
3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;
4. Any building work involving the removal or alternations to asbestos products must be carried out with extreme caution in accordance with accepted practices and statutory requirements. The disposal of asbestos products to be in accordance with the Health (Asbestos) Regulations 1992 and WorkSafe procedures. It is also requested that you notify neighbours/surrounding residents of asbestos removal works. Prior to the off-site removal, transportation and disposal of any asbestos from the site the applicant must first obtain a permit to do so under the Environmental Protection (Controlled Waste) Regulations 2001 – contact the Controlled Waste Branch on 6467 5000. Permits can be obtained by phoning the Department of Environment and Conservation's Controlled Waste Section.
5. Detailed plans and specifications of the kitchen, dry storerooms, and coolrooms are to be submitted to and approved by the Council's Health Services prior to manufacture, construction or installation.
6. All mechanical devices/installations (i.e. roller doors, air conditioners, exhaust outlets, pool pumps, compressors etc.), to be located in a position that will not result in the emission of unreasonable noise, in accordance with the *Environmental Protection Act 1986* and *Environmental Protection (Noise) Regulations 1997*. Should you be uncertain as to whether compliance will be achieved, it is highly recommended that you contract the services of an Acoustic Consultant, as the City's Environmental Health Officers cannot provide technical advice in this regard. Section 80 of the *Environmental Protection Act 1986* places onus on the installer to ensure that noisy equipment is installed so as no to create unreasonable noise. It is important that you inform mechanical equipment installers of this requirement;
7. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect;
8. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained; and
9. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

<b>5.7</b>	<b>NO. 459 (LOT: 8; D/P:1647) FITZGERALD SREET - ALTERATIONS TO EXISTING HOTEL</b>
------------	------------------------------------------------------------------------------------

**TRIM Ref:** D17/67549  
**Author:** Remajee Narroo, Statutory Planning Officer  
**Authoriser:** John Corbellini, Director Development Services  
**Ward:** North  
**Precinct:** 9 – North Perth Centre  
**Attachments:**

- Attachment 1 - Consultation and Location Map  
- Attachment 2 - Development Application Plans  
- Attachment 3 - Determination Advice Notes  

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application for development approval for Alterations to Existing Hotel at No. 459 (Lot: 8; D/P: 1647) Fitzgerald Street, North Perth, in accordance with the plans included in Attachment 2, subject to the following conditions with the associated determination advice notes in Attachment 3:

- Extent of Approval**

This approval relates to the area shown as 'SCOPE OF WORKS REQUIRING DEVELOPMENT APPROVAL' on the approved plans only, including 'EXISTING DOOR TO BE REMOVED', 'INFILL WALL TO FLUSH WITH EXISTING WALL FINISH TO MATCH EXISTING WALL' and 'NEW WINDOW TO MATCH SILL AND HEAD HEIGHT OF ADJACENT WINDOW TO MATCH WIDTH OF DOOR OPENING', and does not relate to any other development;

- Active Frontage**

Windows, doors and adjacent areas fronting Fitzgerald Street/Angove Street shall maintain an active and interactive relationship with the street to the satisfaction of the City. Darkened, obscured, mirror or tinted glass or the like is prohibited; and

- External Fixtures**

All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and be screened from view from the street, and surrounding properties to the satisfaction of the City.

**PURPOSE OF REPORT:**

To consider an application for development approval for proposed alterations to the Rosemount Hotel façade to Angove Street.

**BACKGROUND:**

<b>Landowner:</b>	Argyle Holdings Pty Ltd and Others
<b>Applicant:</b>	Resolve Group Pty Ltd
<b>Date of Application:</b>	17 January 2017
<b>Zoning:</b>	MRS: Urban TPS1: Zone: District Centre and Commercial TPS2: Zone: District Centre
<b>Built Form Area:</b>	Town Centre
<b>Existing Land Use:</b>	Hotel
<b>Proposed Use Class:</b>	Hotel

<b>Lot Area:</b>	3,195m <sup>2</sup>
<b>Right of Way (ROW):</b>	Southern side, sealed, 5 metres in width, Council owned
<b>Heritage List:</b>	Yes

The subject site is zoned District Centre and Commercial and is currently occupied by the Rosemount Hotel and its associated car parking. It is located at the corner of Fitzgerald Street and Angove Street, North Perth as shown in **Attachment 1**. The adjoining properties to the north, east and south are classified as Commercial zone, District Centre zone and Public Purpose - Car Park reserve, respectively. On the western side, the car park of the Rosemount Hotel faces properties zoned Commercial and Residential R40. A mixed use development is under construction on the northern corner of Angove Street and Fitzgerald Street opposite the subject site.

The subject property is listed on the City of Vincent Municipal Heritage Inventory as Management Category B – Conservation Recommended. The place is representative of the type of hotels built around the turn of the century reflecting the prosperity flowing from the Gold Rushes. The place is not listed on the State Register of Heritage Places.

The application proposes removal of two existing doors along the Angove Street façade and for them to be replaced by two windows. The windows are located in the same position as the doors and to the same window head height as the other windows along this façade. Infill is proposed to enclose the lower portion of the opening and is identified to match the existing wall. The development plans are shown in **Attachment 2**.

Other changes are proposed internally to the building including the relocation of the bar, removal of internal doors and selected walls and changes to floor coverings. These internal building works exempt from the need for development approval, in accordance with the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, as the Municipal Heritage Inventory does not identify the interior of the building as having specific cultural heritage significance and the place is listed as a Management Category B – Conservation Recommended under the Municipal Heritage Inventory.

#### DETAILS:

##### Summary Assessment

The proposal has been assessed against the provisions of the City of Vincent Town Planning Scheme No. 1 (TPS1), the City's Policy No. 7.1.1 – Built Form and the City's Policy No. 7.6.1 – Heritage Management. The development is considered to meet all of the deemed-to-comply requirements of these policies and the assessment is discussed in further detail in the Comment section below.

#### CONSULTATION/ADVERTISING:

The application was advertised for a period of 14 days in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, from 17 May to 31 May 2017. The method of advertising included a sign on site, a notice in the local newspaper, 'The Voice', and 19 letters being mailed to all owners and occupiers as shown on **Attachment 1**, in accordance with the City's Policy No. 4.1.5 – Community Consultation.

No submissions were received during the consultation period.

As the place is not listed on the State Register of Heritage Places, referral to the State Heritage Office was not required and was not carried out.

#### Design Advisory Committee (DAC):

Referred to Design Advisory Committee: No

#### LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Town Planning Scheme No. 1;
- State Planning Policy 3.1 – Residential Design Codes;
- Policy No. 4.1.5 – Community Consultation;



- Policy No. 7.1.1 – Built Form Policy; and
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties.

Under Clause 61(1) (b) of the Planning and Development (Local Planning Schemes) Regulations 2015, the proposed works require planning approval given the proposal affect the external appearance of the building and the building is listed as a category 'B' on the City's Heritage Inventory.

The applicant will have the right to have Council's decision reviewed by the State Administrative Tribunal (SAT) in accordance with Part 14 of the *Planning and Development Act 2005*.

**Delegation to Determine Applications:**

This matter is presented to Council for consideration as Hotel is classified as a Category 1 application in the Schedule of the Delegated Authority Register.

**RISK MANAGEMENT IMPLICATIONS:**

It is Administration's view that there are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

**STRATEGIC IMPLICATIONS:**

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

1.1 *Improve and maintain the natural and built environment and infrastructure."*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

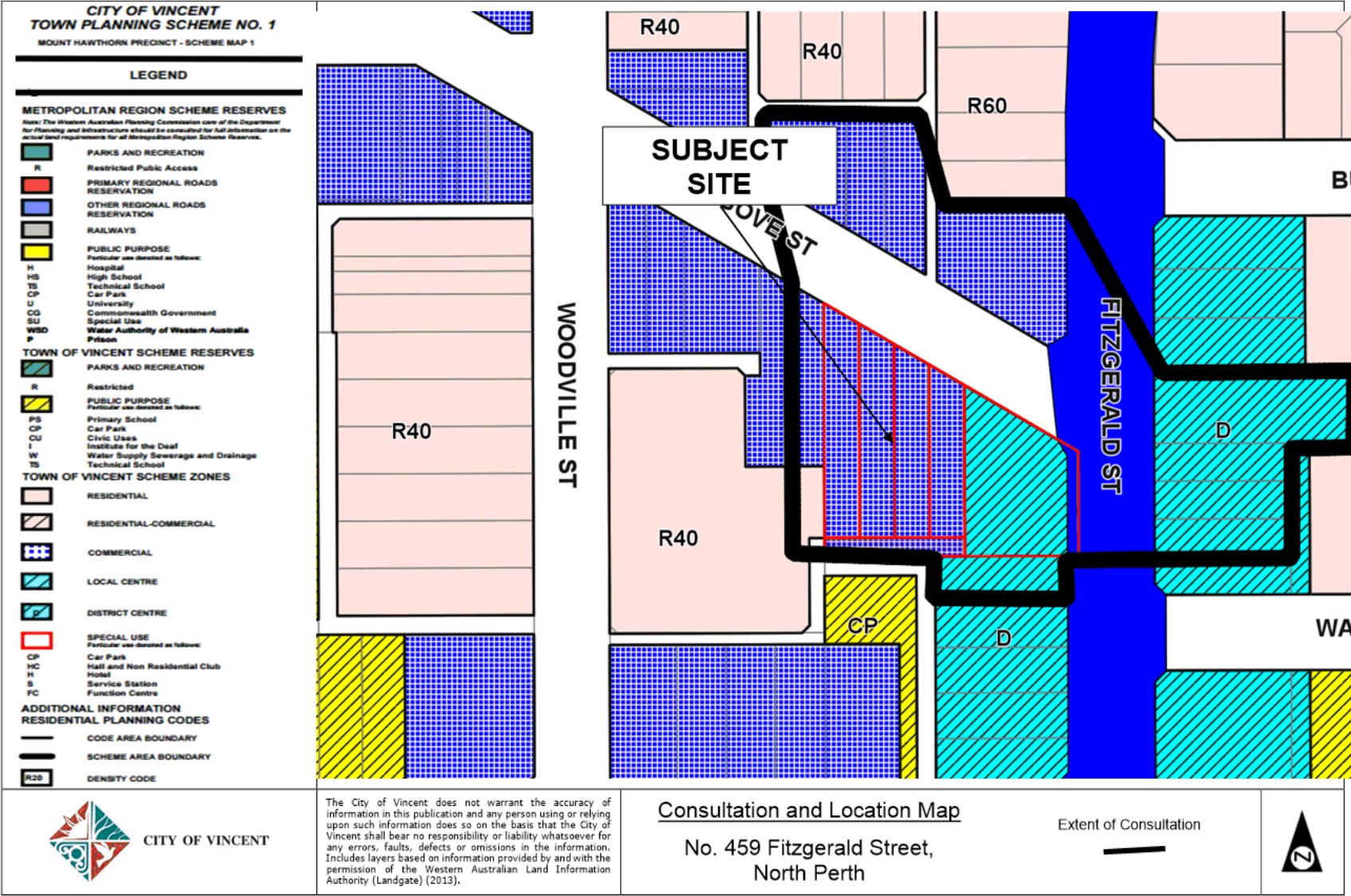
Nil

**COMMENTS:**

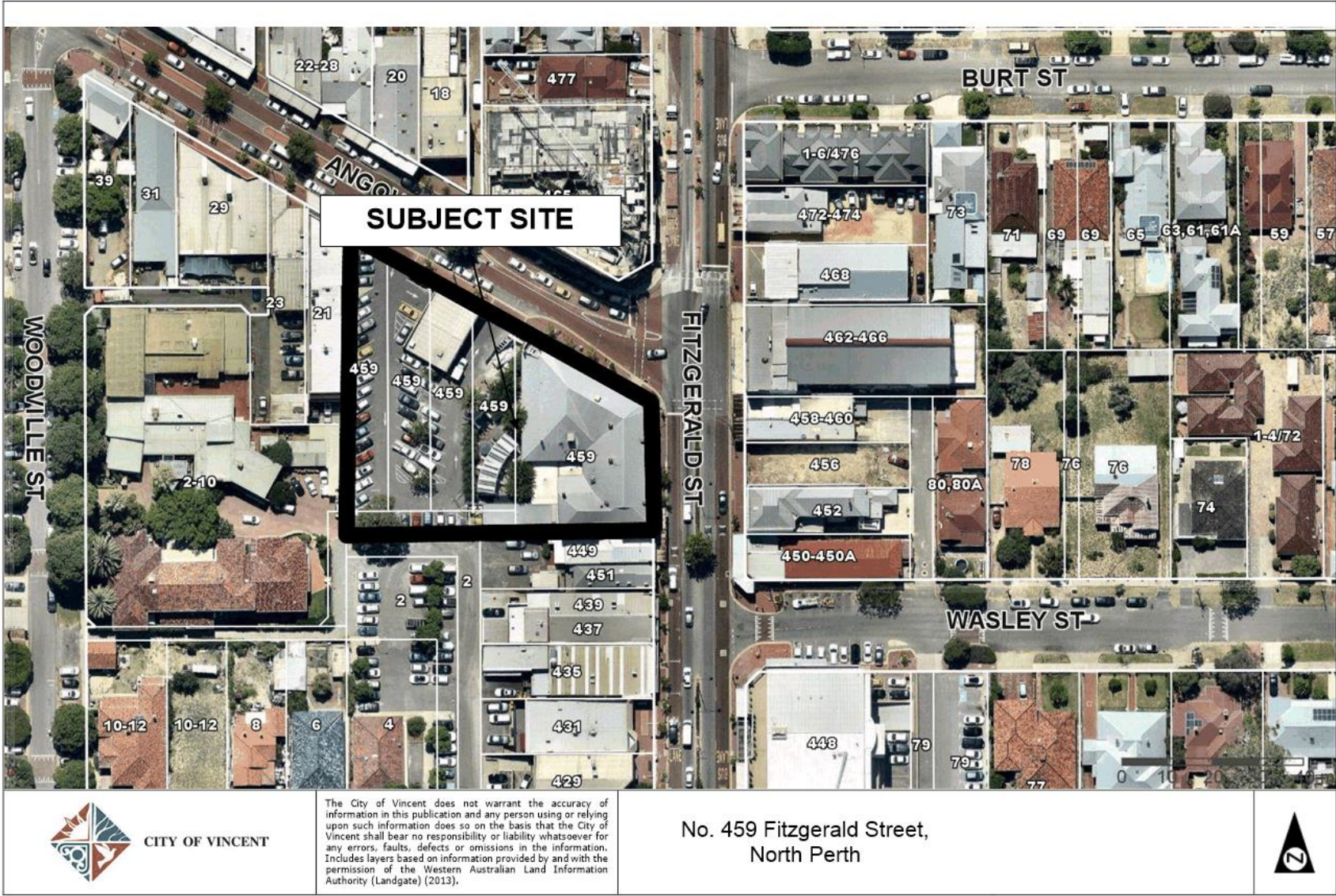
The application proposes the removal of two existing doors to be replaced by two windows. There is no impact on the streetscape as the proposed windows will match with the existing windows in terms of sill heights. As a condition of approval the applicant is required to have clear glass to the windows which will maintain interaction of the building with the street.

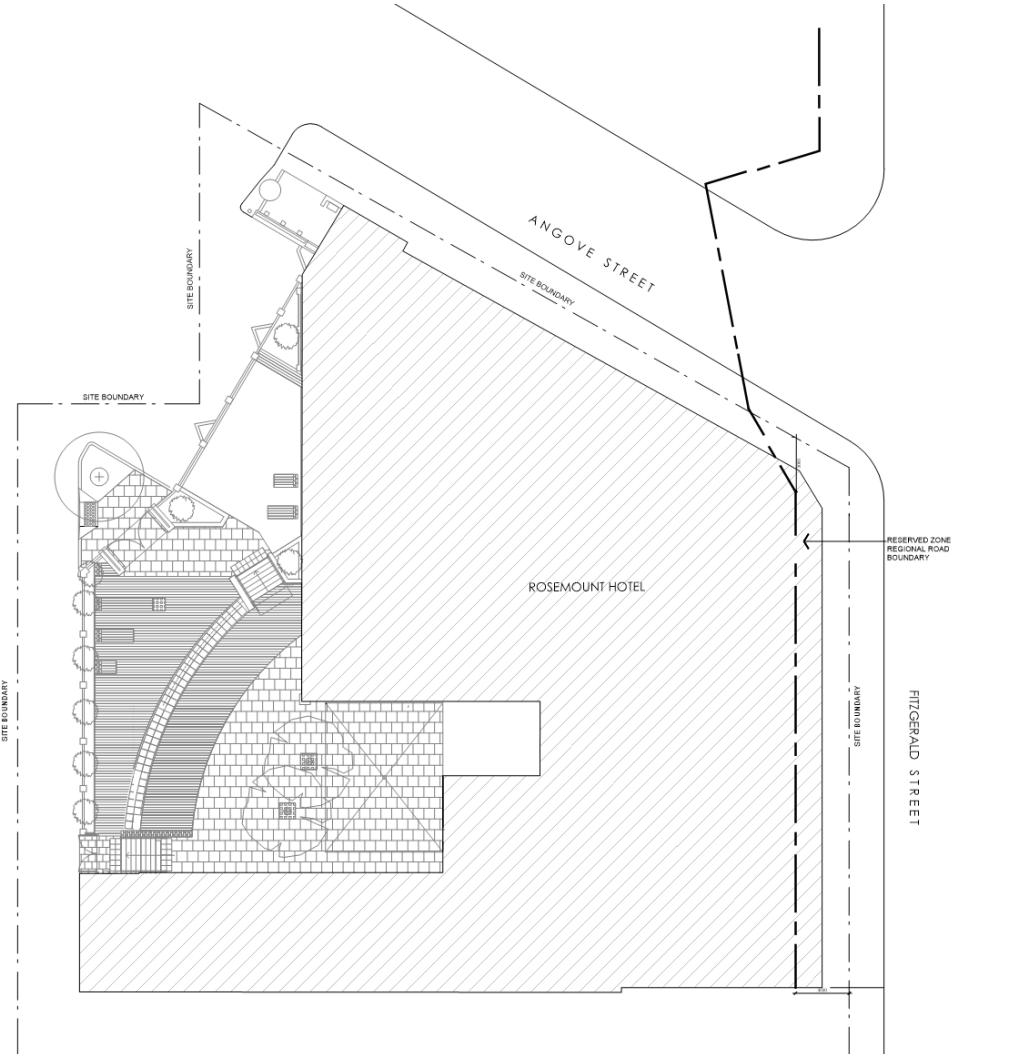
The Rosemount Hotel is listed on the City's Municipal Heritage Inventory as Management Category B – Conservation Recommended. It is considered that the proposed minor alteration of openings will have minimal impact to the principal façade of the heritage building and will not obscure the existing vistas or view lines to the heritage listed building.

Overall it is considered that the proposed works are minor and will not result in any negative impact on the surrounding area. The proposal is recommended for approval subject to conditions.









SITE PLAN / ROAD RESERVE  
SCALE 1:250@A3

ARCHITECTURE  
**BOX**  
INTERIORS

BOX ARCHITECTS  
45 MURRAY STREET  
PERTH WA  
6000

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THE PROPERTY OF BOX ARCHITECTS

revision schedule		

drawn by C.L.	checked by C.C.	first issue 03/03/2016
special note ALL DIMENSIONS MUST BE CHECKED PRIOR TO STARTING ANY WORKS OR PRODUCING ANY SHOP DRAWINGS. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.		

client FJM PROPERTIES	project address ROSEMOUNT HOTEL 459 FITZGERALD STREET NORTH PERTH WA
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TENDER REVIEW			date 01/06/2016
drawing name SITE PLAN / ROAD RESERVE	scale 1:250@A3		
drawing # 15119/000	revision 0		











**Determination Advice Notes:**

1. The Applicant is advised that the approved plans are required to be submitted to the Department of Racing, Gaming & Liquor (Liquor Licensing Division) for approval;
2. The applicant is advised that detailed plans and specifications of the public building are to be submitted to the City's Health Services for approval prior to any construction works or alterations occurring; and
3. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

<b>5.8</b>	<b>NO. 11 (LOT: 11; D/P: 2732) WOODVILLE STREET, NORTH PERTH - PROPOSED CHANGE OF USE FROM SINGLE HOUSE AND HOME OCCUPATION (HAIRDRESSER) AND ONE NON-MEDICAL CONSULTING ROOM (MASSAGE/REFLEXOLOGY) (UNLISTED USE)</b>
------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**TRIM Ref:** D17/68258  
**Author:** Remajee Narroo, Statutory Planning Officer  
**Authoriser:** John Corbellini, Director Development Services  
**Ward:** North  
**Precinct:** 9 – North Perth Centre  
**Attachments:**

- Attachment 1 - Consultation and Location Map [↓](#) 
- Attachment 2 - Development Application Plans [↓](#) 

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, REFUSES the application for development approval for Change of Use from Single House and Home Occupation (Hairdresser) to and Single House and Home Occupation (Hairdresser) and One Non-Medical Consulting Room (Massage/Reflexology) (Unlisted Use) at No. 11 (Lot: 11; D/P: 2732) Woodville Street, North Perth in accordance with the plans date stamped 29 November 2016, as shown in Attachment 2, subject to the following reasons:

- The proposed car parking shortfall does not satisfy the objectives of the City's Policy No. 7.7.1 – Parking and Access as it will adversely impact on the amenity of the locality;
- The proposed use does not satisfy the objectives of the City's Scheme of the City's Town Planning Scheme No. 1 specifically Clause 6 (3)(c)(i) *"to ensure that the use and development of land is managed in an effective and efficient manner within a flexible framework which – recognises the individual character and needs of localities within the Scheme zone area"* as it is considered to have an adverse impact on the residential amenity of the immediate locality due to encroachment of non-residential development into the residential zone; and
- The scale and intensity of the proposed use will have an adverse impact on the amenity of the residential locality as it is incompatible with the residential nature and character of the immediate locality.

**PURPOSE OF REPORT:**

To consider an application for development approval for change of use from Single House and Home Occupation (Hairdresser) to Single House, Home Occupation (Hairdresser) and One Non-Medical Consulting Room (Massage/Reflexology) (Unlisted Use) at No. 11 Woodville Street, North Perth.

**BACKGROUND:**

<b>Landowner:</b>	J L Dowding and S D Crooks
<b>Applicant:</b>	JL Dowding
<b>Date of Application:</b>	29 November 2017
<b>Zoning:</b>	MRS: Urban TPS1: Zone: R Code: R40 TPS2: Zone: R Code: R60
<b>Built Form Area:</b>	Residential
<b>Existing Land Use:</b>	Single House and Home Occupation (Hairdresser)
<b>Proposed Use Class:</b>	Single House and Home Occupation (Hairdresser) and One Non-Medical Consulting Room (Massage/Reflexology)- Unlisted Use
<b>Lot Area:</b>	653.314m <sup>2</sup>
<b>Right of Way (ROW):</b>	Western side , Public Right of Way, 5 metres in width and sealed
<b>Heritage List:</b>	Not applicable

The subject site has frontage to Woodville Street, North Perth. The site is zoned Residential R40. The location of the subject site is illustrated in **Attachment 1**.

The adjoining properties to the north and south share the same zoning as the subject site. The property to the west on the other side of the right of way is the North Perth Primary School. On the eastern side, along Woodville Street, the subject site faces a residential aged-care development. A variety of commercial uses are located fronting Angove and View Streets, with the ROW providing a delineation of the residential component of the street. The subject site forms part of eight residential properties along the western side of Woodville Street as shown in **Attachment 1**.

The subject site contains a single storey house with garage located to the rear being accessed from the ROW. The owner has been operating a home business (hairdresser) for the last ten years. The owner is currently progressing the subdividing the subject site, which will create a separate lot with access to the ROW at the rear. The applicant has outlined that this application only relates to the proposed lot fronting Woodville Street and should not take into consideration the land to the rear of the existing house.

The proposal is for the operation of a non- medical consulting room (Massage/Reflexology) (Unlisted Use) in addition to the existing home occupation (hairdresser) within the curtilage of the single house. The hairdresser is being operated by the owner and resident of the subject site. The non- medical consulting room (Massage/Reflexology) (Unlisted Use) will be operated by one practitioner who will be providing massage and reflexology services. The operating times of the proposed use coincide with the hours of operation of the existing home occupation (hairdresser). There will be one client at a time and no staff for the proposed unlisted use. No physical changes are proposed to the building. The plans which form part of the application are provided in **Attachment 2**.

The definition of 'Consulting Rooms' in TPS1 means *"any building or part thereof used in the practice of a profession by a legally qualified medical practitioner or dentist, or by a physiotherapist, a masseur, a chiropractor, a chiropodist, or a person ordinarily associated with a medical practitioner in the investigation or treatment of physical or mental injuries or ailments but does not include a hospital"*.

The proposed use does not relate to the investigation or treatment of physical or mental injuries or ailments and as such it is not considered to meet the definition of a 'Consulting Room' under TPS1.

The City's Policy No. 7.5.22 – Consulting Rooms defines 'Non-medical Consulting Rooms' as *"any building or part thereof used in the practice of a qualified beauty technician, touch therapist, natural massage therapist or the like"*. The use is considered to fall within the above definition, which is an 'Unlisted Use' in TPS1.

## DETAILS:

### Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Town Planning Scheme No. 1 (TPS1), the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		✓
Parking & Access		✓

### Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Land Use	
Deemed-to-Comply Standard	Proposal
Town Planning Scheme No.1	

"P" Use	Non- Medical Consulting Room - Unlisted Use
<b>Parking and Access</b>	
<b>Deemed-to-Comply Standard</b>	<b>Proposal</b>
<b>Policy No. 7.7.1 – Parking and Access</b>	
1.63 car bays	Nil- Shortfall of 1.63 car bays
<b>Policy No. 7.7.1 – Parking and Access</b>	
1 bicycle bay	Nil

The above element of the proposal does not meet the specified deemed-to-comply standards and are discussed in the comments section below.

#### CONSULTATION/ADVERTISING:

Consultation was undertaken for a period of 21 days in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, from 9 May 2017 until 29 May 2017. The method of advertising included advertising the proposal on the City's website, 9 letters being mailed to all owners and occupiers within close proximity of the subject site, as shown in **Attachment 1**, a sign was placed on site and a notice included in the local newspaper, "Guardian Express", in accordance with the City's Policy No. 4.1.5 – Community Consultation.

No submissions were received during the advertising period.

#### Design Advisory Committee (DAC):

Referred to Design Advisory Committee: No

#### LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Town Planning Scheme No. 1;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.5.22 – Consulting Rooms; and
- Policy No. 7.7.1 – Parking and Access.

The applicant will have the right to have Council's decision reviewed by the State Administrative Tribunal (SAT) in accordance with Part 14 of the *Planning and Development Act 2005*.

#### *Town Planning Scheme No. 1*

The general objectives of the Scheme as outlined in Clause 6 are applicable, specifically Subclause 3(c) which is outlined as follows:

- “...3(c) to ensure that the use and development of land is managed in an effective and efficient manner within a flexible framework which -
- recognises the individual character and needs of localities within the Scheme zone area; and
  - can respond readily to change. ...”.

#### *Draft Local Planning Scheme No 2*

Draft Local Planning Scheme No 2 (*Draft LPS 2*) is a relevant consideration and any decision should have regard to any applicable provisions however, it cannot form the basis for which the application is determined. Draft LPS 2 sets out objectives for the Residential zones, which are outlined as follows:

- “(a) Residential –
- to promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling;

- (ii) *to enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas;*
- (iii) *to manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles; and*
- (iv) *to ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community."*

**Delegation to Determine Applications:**

This matter is being referred to Council for determination as the proposal is for an "Unlisted Use" which requires an Absolute Majority decision.

**RISK MANAGEMENT IMPLICATIONS:**

It is Administration's view that there are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

**STRATEGIC IMPLICATIONS:**

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

1.1 *Improve and maintain the natural and built environment and infrastructure."*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil

**COMMENTS:**

Land Use

The subject site is zoned Residential R40 which is the same for the adjoining properties to the north and south. The adjoining property to the west is a Public School and to the east there is an existing residential aged care development. Commercial uses are located fronting Angove street, with development fronting Woodville Street being residential. The zoning of the site as well as the adjoining residential properties is contemplated to remain residential, albeit with an increase in density from R40 to R60, should the Draft LPS 2 be finalised.

The use cannot reasonably be determined as falling within the definition of 'Consulting Rooms' in TPS 1 and is therefore considered an 'Unlisted Use'. Whilst the use meets the requirements of the City's Policy No. 7.5.22 – Consulting Rooms with respect to hours of operation and accredited qualification of employees, the use does not meet the requirements relating to car parking, which is discussed in detail below.

The reuse of an existing house ensures that the character of the site remains compatible with the adjacent residential development. The proposed use together with the existing home occupation will increase the scale and intensity of non-residential uses in a residential zone. It is considered that the proposed use is beyond what would normally be expected within a residential area. The proposed use could be regarded as a specialised activity (Massage/Reflexology) which could have the potential to service a broader region rather than a local catchment area. In this instance, it is considered that the proposed use is incompatible with the residential nature and character of the locality and is also inconsistent with the objectives of the Residential zone under Draft LPS 2.

Given the above, it is considered that the scale and intensity of the proposed use will have an adverse impact on the amenity of the residential locality as it is incompatible with the residential nature and character of the locality. In addition it is not in keeping with the orderly and proper planning of the area as it introduces non-residential uses into the residential locality.



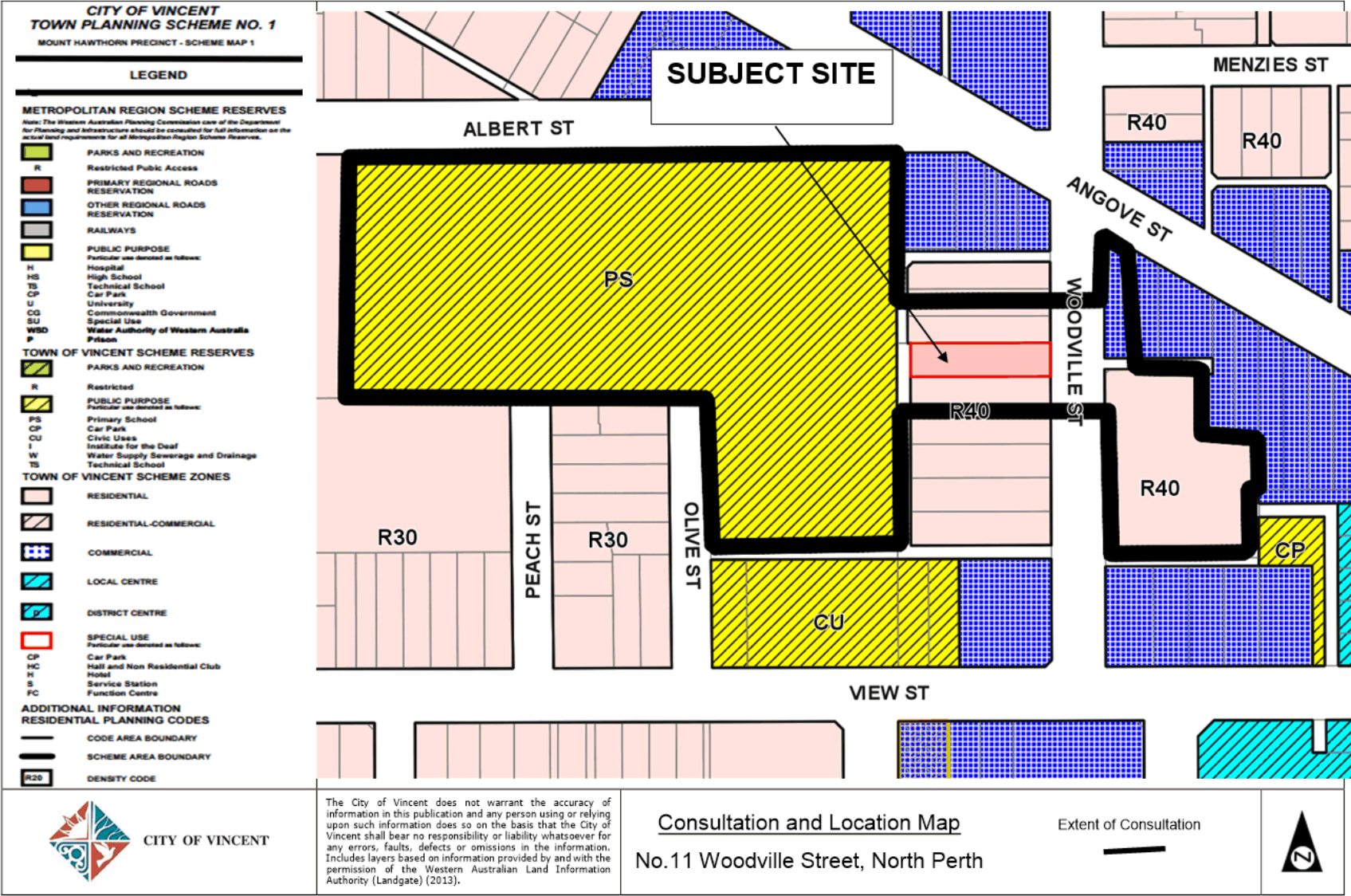
Parking

The deemed-to comply standards of the City's Policy No. 7.7.1 – Parking and Access requires the provision of two on-site car parking bays and one bicycle bay. As no additional car parking bays are proposed, the use results in a parking shortfall.

The applicant has advised that in the future the land will be subdivided with a new lot being proposed at the rear of the property. The existing dwelling has a large front yard which has to capacity to accommodate the required bicycle bay. There are two car parking bays located on the property and additional bays within the road reserve in front of the subject site which are currently being used by the single house and home occupation clients. The car bays within the road reserve are not exclusive to the development site and are not considered adequate to accommodate the home occupation clients and the proposed use (including clients) at the same time. There are several on-street bays located along Woodville Street however there are varying parking restrictions. The applicant has not demonstrated what, if any, capacity there is in the immediate locality to cater for the shortfall from this development.

The City has received several complaints from residents regarding on-going parking concerns along Woodville Street. It is considered that the scale and intensity of the proposed use is likely to generate a level of demand for car parking that would likely exceed the capacity of the parking facilities in the immediate locality.

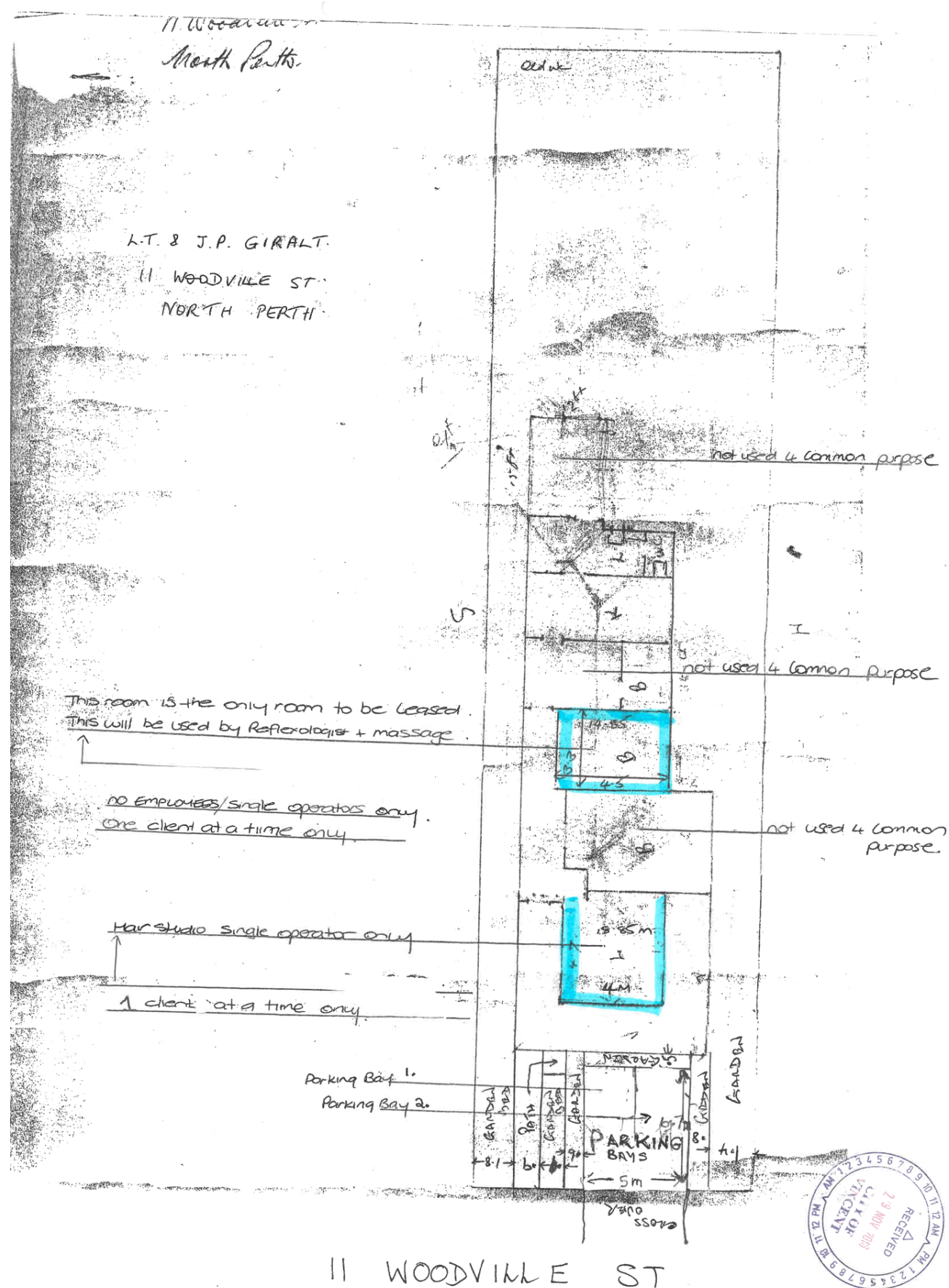
The proposed use is not considered to be appropriate or consistent with existing land uses within the locality, and it will have a significant impact on the amenity of the locality as a result of insufficient car parking. It is recommended that the application be refused.











## 6 TECHNICAL SERVICES

### 6.1 CAPITAL WORKS UPDATE

TRIM Ref: D17/61543  
Authors: Sarah Hill, Project Officer - Parks & Environment  
Craig Wilson, A/Director Technical Services  
Authoriser: Craig Wilson, A/Director Technical Services  
Attachments: Nil

#### RECOMMENDATION:

That Council:

1. **RECEIVES** the update report on 2016/17 Infrastructure Capital Works Program.
2. **NOTES** the reasons for the various projects not proceeding in 2016/17, and
3. **SUPPORTS** carrying forward the funds allocated for each respective project to the 2017/18 financial year, so as to enable the project to be implemented, which will form part of the City's 2017/18 budget.

#### PURPOSE OF REPORT:

To consider the information contained in the report on the progress of a number of 2016/17 Infrastructure Capital Works projects that were not commenced within the year.

#### BACKGROUND:

##### Parks and Property Services:

Parks Services has two significant projects that did not commence in 2016/17:

- Banks Reserve Foreshore Restoration Stage 2, was deferred to the latter part of 2017 pending an *Aboriginal Heritage Regulations 1974* 'Regulation 10' permit approval, and
- Axford Park, up-lighting of trees, deferred due to Water Corporation works, with anticipated completion now in the first quarter of 2017/18.

##### Asset and Design / Engineering Operations:

There are a number of significant projects that have not commenced within the 2016/17 financial year, either because they are to be undertaken by Main Roads WA, and therefore subject to their regulatory approval and works schedule, or deferred because of the Water Corporation's Cast Iron Main Replacement Program (New Pipes for Perth).

The individual projects impacted are detailed in the body of the report.

#### DETAILS:

##### Parks and Property Services:

##### Implementation of Banks Reserve Foreshore Restoration Stage 2, Budget \$185,000:

The implementation of the restoration works was originally scheduled to commence in March/April 2017. However based on advice received from the Department of Parks and Wildlife (DPaW), works beyond April, in the Swan and Canning rivers, are to be avoided due to high tides and storm events which complicate work on the riverbanks. Further the Department of Aboriginal Affairs (DAA) advised that a Regulation 10 permit (under the *Aboriginal Heritage Regulations 1974*) was required before any works could proceed.

The approval process included re-engaging with the Whadjuk Working Party through the South West Aboriginal Land and Sea Council (SWALSC). In March 2017 the City's officers presented the project to the Whadjuk Working Party and SWALSC were subsequently advised that the group supported the project enabling the City to apply for a Regulation 10 permit from the DAA to undertake the Stage 2 works.

In May 2017 the City received notification from the DAA that the application for a Regulation 10 permit had been approved.

Axford Park, Up-lighting of Trees, Budget \$60,000:

Deferred due to Water Corporations Cast Iron Water Main Replacement Program and the impact upon Hobart Street and the northern boundary of the park, anticipated completion first quarter 2017/18.

**Asset and Design / Engineering Operations:**

Civil Engineering Projects:

Main Roads WA Impacted Projects:

Project	Locality	Budget
William and Brisbane 2-way	Perth	\$325,329
Loftus / Bourke Streets pedestrian crossing improvements	Leederville/North Perth	\$75,000 (Main Roads to contribute \$70,000)
Vincent / Oxford Streets right turn ban and cyclist 'head start' box.	Leederville	\$65,000
Pedestrian crossing improvements at signalised intersections	West Perth/North Perth	\$290,000

In the latter part of 2016 Main Roads WA, without consultation with Local Government, introduced a new approval procedure for any works involving traffic control signals. Amongst the changes was a requirement to 'model' the impact upon traffic using 'Linsig' an analytical software package in common use in the United Kingdom, in preference the (Australian) industry standard 'SIDRA' software. At the time the changes were introduced the only organisation, including that of Traffic Engineering Consultants, with the Linsig software, was Main Roads.

As a consequence very few improvement projects at traffic controlled intersections have been approved in the past twelve months, across the whole of metropolitan local governments. Since the procedural change was introduced several Traffic Engineering Consultancy's have purchased the software but as could be expected the market is currently 'very' tight and costs have risen accordingly.

The WA Local Government Association (WALGA), on behalf of Local Government, has been lobbying Main Roads WA to provide some guidance on how the introduction of Linsig is to be managed until such time as it is more widely accessible for Local Government. In an email to all Local Governments dated 3 July 2017 WALGA, that in part, advised:

*"WALGA has received some clarity and secured a commitment from Main Roads WA (MRWA) to support Local Governments affected by their decision to require Linsig software to be used when undertaking traffic modelling for new or modified signals."*

Further;

*"To support the change in policy, MRWA has agreed to develop training materials and workshops and to update and develop new guidelines as detailed in the attachment."*

Projects:

- William and Brisbane Street two-way conversion, and associated works, budget \$325,329. The City applied for Main Roads WA approval in July 2016. The approved drawings were received 14 June 2017. Upon receiving the approval the City sent Main Roads a quotation request for Traffic Control Signal works, Line-marking and Signage.



- Upon receipt of quotation(s) a report will be presented to Council to consider a program for the implementation of the works.
- Loftus / Bourke Streets, pedestrian crossing phases, budget \$150,000, with the City's contribution being \$75,000. However Main Roads estimate for the electrical and civil works is \$170,000 for which they will only contribute to the electrical works, approx. \$70,000. The City is currently in discussions with Main Roads to change the scope of works in order to reduce costs, with an anticipated construction date in the second quarter of 2017/18.
- Vincent / Oxford Streets, banning the right movement into Oxford Street south from Vincent Street east bound, installing a cyclist 'head start' box in Oxford Street north bound, budget \$65,000. Main Roads has 'Approved in Principle' but has requested further traffic analysis. Anticipated construction date in the second quarter of 2017/18.
- Vincent / Fitzgerald Streets and William / Bulwer Street intersections, pedestrian crossing improvements, combined budget \$290,000. Both projects have been approved by Main Roads, and an order number issued by the City. Preliminary site works have commenced, and anticipate that both projects will be completed in the first quarter of 2017/18.

Water Corporation Impacted Projects (New Pipes for Perth):

Project	Locality	Budget
Anzac Road Traffic Calming	Leederville/Mount Hawthorn	\$65,000
Newcastle Street Footpath (Carr PI to Water Corporation office)	Leederville	\$85,000
Oxford Street North – Bicycle Network Plan (Anzac Rd to Scarborough Beach Road)	Leederville	\$250,000

- Anzac Road traffic calming, budget \$65,000. Was to be funded from Miscellaneous Traffic Management budget in 2016/17, however a new allocation has been included in the 2017/18 draft budget. Water Corporations contractors are currently finalising their works, it is anticipated that the traffic calming will be constructed in the first quarter of 2017/18.
- Newcastle Street footpath, southern side, Carr Place to the Water Corporation offices (629 Newcastle Street), budget \$85,000. Awaiting on Water Corporation confirmation of start date, anticipate installing the new footpath in early 2018 (third quarter 2017/18).
- Bicycle Network, Oxford Street North (Anzac Road to Scarborough Beach Road) and Greening Plan, combined budget \$250,000. Water Corporations contractors are currently working on western side and are likely to start on the eastern side in the near future. The project was previously presented to Council at workshop in the latter part of 2016 and will be subject of a Council report seeking an approval, with an anticipated commencement in 2018 (third quarter of 2017/18).

Officer Comment:

The City is yet to receive the Water Corporations 2017/18 Construction Program to determine what impacts it is likely to have on the scheduling of the City's 2017/18 Capital Works Program.

Other Projects:

Project	Locality	Budget
Newcastle Street (Oxford St to Carr PI) – median improvements	Leederville	\$50,000
Nova Lane - Reconstruction	North Perth	\$100,000
Newcastle and Palmerston Streets – Black Spot Improvement	West Perth/Perth	\$40,000

- Newcastle Street, Oxford Street to Carr Place (Roads to Recovery), budget \$50,000. The works involves removing and replacing the damaged median kerbing where the large gum trees roots have dislodged the existing kerbing. An additional tree will also be planted between first and second trees from Oxford Street. The works were deferred because Western Powers underground power cable has become entangled in the roots and has to be disconnected and re-laid. Awaiting Western Power's confirmation of site availability. Anticipated constructed will be completed by August 2017.

- Nova Lane Reconstruction, budget \$100,000. Initially delayed to accommodate a new water main being laid in Nova Lane. However a review of the scope of works indicates that the City would be better served by engaging a private contractor and to this ends a Request for Quotation has been sent to a number of qualified Civil Contractors. Depending the prices received it may be subject to a further report to Council.
- Newcastle and Palmerston Street Black Spot Improvement, budget \$40,000. As Newcastle Street is a boundary road with the City of Perth it requires their approval before proceeding, which is yet to be received. The scope of works involves closing the median island in Newcastle Street to prevent the right turns in and out, while maintaining fully bicycle access. A meeting is to be arranged with the City of Perth in first quarter of 2017/18 in order to progress the project.

#### CONSULTATION/ADVERTISING:

Consultation will be undertaken for those projects that it is required, such as Nova Lane, in accordance with the City's Community Consultation policy. For the remainder, such as the Newcastle Street footpath replacement, the affected properties will be notified of the commencement of works via an Information Bulletin.

#### LEGAL/POLICY:

The road reserves, parks and reserves, as discussed in this report, come under the care and control of and/or are vested with the City.

#### RISK MANAGEMENT IMPLICATIONS:

**Low/Medium:** All of the projects listed are currently funded. However the City has little or no control over the project costs as imposed by State Government Agencies and there is an element of risk that the quoted costs will exceed that of the budget. In these instances a report will be presented Council outlining the options in respect of varying the scope and scheduling of works.

#### STRATEGIC IMPLICATIONS:

In accordance with the City's *Strategic Plan 2013-2023*, Objective 1 states:

*"1.1: Improve and maintain the natural and built environment and infrastructure.*

*1.1.3 Take action to reduce the City's environmental impact and provide leadership on environmental matters.*

*1.1.4 Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment."*

#### SUSTAINABILITY IMPLICATIONS:

Not applicable.

#### FINANCIAL/BUDGET IMPLICATIONS:

Description	Budget	% year	% spent
The combined budget of the projects listed in the report.	\$1,590,000		0%
Expenditure to date	Nil	0%	0%

#### COMMENTS:



As indicated in the body of the report there are a number of significant infrastructure projects that have been deferred for various reasons. The majority of the expenditure for the outstanding Main Roads traffic signal controls projects require limited City input or resources whereas a number of the projects deferred because of the Water Corporations projects will require considerable City input and resources. This in-turn will impact upon the City's workload in the 2017/18 financial year.

**6.2 WILLIAM STREET, PERTH - PROPOSED PARKING RESTRICTION CHANGES**

TRIM Ref: D17/75423

Author: Craig Wilson, A/Director Technical Services

Authoriser: Craig Wilson, A/Director Technical Services

Attachments: 1. Summary of Comments [↓](#)   
2. Appendix 7.3 (E) - Special Council Meeting 5 July 2011 [↓](#) 

**RECOMMENDATION:**

That Council:

1. **NOTES** the comments received regarding the proposed changes to the parking restrictions in William Street, Perth, as shown in Attachment 1;
2. **APPROVES** the introduction of 2P paid ticket parking restrictions between 8am and 7.00pm, and paid ticket parking between 7.00pm and 12.00pm, seven days per week; and
3. **ADVISES** the respondents of its decision.

**PURPOSE OF REPORT:**

To consider previous Council decisions in conjunction with the outcome of the recent public consultation regarding the proposal to change the parking restrictions in William Street, Perth.

**BACKGROUND:****Special Meeting of Council 5 July 2011:**

At the above meeting Council received a comprehensive report titled:

*“City of Vincent Car Parking Strategy 2010 Consideration of Submissions – City of Vincent Parking and Parking Facilities Local Law 2007 – Adoption of Amendments (2011), Adoption of New Time Restrictions Areas and Adoption of Parking Permit Policy No. 3.9.8 and Advertising of Additional Ticket Machine Zones”*

Having considered the report Council approved, in part, the following:

**“TICKET MACHINE ZONES – DAYS AND HOURS OF OPERATION**

4. *APPROVES the amended days and times of operation of the Ticket Machine Zones, as shown in Appendix 7.3(E);”*

Appendix 7.3 (E), **Attachment 2**, identified in which streets tickets machines were to be installed and what restrictions were to be applied, including that of William Street, between Brisbane and Newcastle Streets.

Officer Comment:

What has become apparent in preparing this report is that the proposed 2P paid ticket parking restrictions between 8.00am and 7.00pm, and paid ticket parking between 7.00pm and 12.00pm, seven days per week, in William Street between Brisbane and Newcastle Streets, and those of Lindsay, Money, Monger Streets and Forbes Road were approved by Council at its Special Meeting of 5 July 2011.

As a consequence the new tickets machines, and signage, were installed in Lindsay, Money, Monger Streets and Forbes Road, in the latter part of 2011, but excluding that of William Street (the existing ticket machines were also retained).

While not well documented, it appears that the William Street traders objected to the new restrictions, as they did not align with the City of Perth restrictions at the time, and as a consequence the new restrictions signage was held in abeyance, and not installed, and the existing restrictions maintained.

However, in the absence of a rescission motion the Council's decision of 5 July 2011 'stands' and William Street's restrictions should be the same as the aforementioned surrounding streets.

#### Ordinary Meeting of Council 18 November 2014:

At its Ordinary Meeting held on the 18 November 2014 Council considered a report on the *Car Parking Strategy Implementation – Progress Report No. 1*. The report made a number of significant recommendations in respect of implementing the parking strategy including proposed changes to the parking restrictions in William Street, between Brisbane and Newcastle Streets.

After some debate the Presiding Member ruled that the Officer Recommendation would be split and voted on individually, Council made the following decisions (in part):

*"That Council:*

6. *CONSULTS with the community regarding the following parking changes:*
  - 6.1 *amending the paid parking and parking restrictions in William Street between Brisbane Street and Newcastle Street, including Lindsay, Money, Monger Streets and Forbes Road to be ticketed every day, with a fee of \$3.70 per hour from 8am to midnight, with a 2P restriction between 8am and 7pm;....*
9. *RECEIVES a further report at the conclusion of the community consultation referred in 6 above."*

Council then moved and endorsed the following amendment:

#### *"AMENDMENT 1*

*That Recommendation 6.1 be amended as follows:*

- 6.1 *amending the paid parking and parking restrictions in William Street between Brisbane Street and Newcastle Street, including Lindsay, Money, Monger Streets and Forbes Road to be ticketed every day, with a fee of \$3.70 per hour from 8am to ~~midnight~~ 10pm, with a 2P restriction between 8am and 7pm;*

At the conclusion of the debate, and specific to recommendation No. 9, Council made the following decision:

*"That Recommendations 7, 8 & 9 be deferred to a Forum being held on 9 December 2014.*

#### Council Forum 9 December 2014:

The notes from the forum of 9 December 2014, as per below, make no mention of either recommendations No. 6 or 9:

#### *"4.2.2 Car Parking Strategy - Presentation by City's Officers*

*Commenced at:* 6.28pm

*Closed at:* 7.00pm

*Members of Public:* 1

#### *Comment:*

*A/DComS provided information on usage for Fitzgerald Street and Oxford Street, as well as Richmond Street kerbside parking. Surveys were conducted for 17 days for each of the car parks and provided some evidence to support the officer's recommendation to introduce paid parking in the Fitzgerald Street car park and Lawley Street south kerbside parking, as well as increased parking fees on Richmond Street. The status quo was recommended for Oxford Street car park with continued enforcement.*

*It was suggested that the survey for Fitzgerald Street car park continue for another two (2) weeks.*

*A review of the ACROD Bays was provided, with a recommendation that a consultant be engaged to provide specialist advice. Currently, "No Ticket required in ACROD Bays" signs have been trialled in Raglan and Chelmsford Roads, as well as on Barlee Street. This has been well received."*

The aforementioned parking fees were subsequently increased (as per the City's 2015/16 Fees and Charges) in accordance with Council's decision.

Office Comment:

As a result of the above sequence of events there is an anomaly in that the surrounding streets currently have more stringent, or restrictive, parking controls than that of William Street.

The current Williams Street restrictions are 2P paid ticket parking between the hours 8.00am and 6.00pm Monday to Friday, and 8.00am to 12 noon on Saturday's, after which it is both unrestricted and free.

The City of Perth's restrictions in William Street, south of Newcastle Street, are currently 8.00am to 6.00pm Monday to Saturday and 12noon to 6.00pm Sunday.

As a consequence in the evenings, and in particular on weekends, it encourages people visiting the Northbridge area (south of Newcastle Street) and the Perth Central Business District to park within the City of Vincent's area and walk in, thereby avoiding having to pay for parking. On any given weekend most of the William Street on-road parking is usually occupied resulting in local businesses and restaurants potentially losing trade as the parking spaces do not 'turnover' as frequently as would be expected.

The City subsequently wrote to the businesses and residents in May 2017 seeking their views on amending the restrictions to 2P paid ticket parking between 8.00am and 7.00pm, and paid ticket parking between 7.00pm and 12.00pm, seven days per week. The changes were suggested so as to ensure that parking is readily available during the peak times and to bring William Street into line with Lindsay, Money and Monger Streets, and Forbes Road, having had the restrictions installed in 2015, and having proved very effective in managing parking demand.

In addition the City recently entered into a parking management agreement with the owners of the 'Northbridge Shopping Centre' at 375-393 William Street, to manage their parking area, re-branded as the City's William Street Car Park, which now has 2P paid parking from 8.00am to 7.00pm and paid parking from 7.00pm to 10.00pm, seven days per week.

**DETAILS:**

In light of the above the City recently consulted with the residents and businesses in William Street, between Brisbane Street and Newcastle Street, seeking their comments on bringing the William Street parking restrictions into line with that of the surrounding streets.

**CONSULTATION/ADVERTISING:**

Consultation was undertaken in accordance with the City's Community Consultation policy.

In May 2017 businesses and residents of William Street, Brisbane Street to Newcastle Street, were consulted regarding the introduction of a 2P paid parking restriction 8.00am to 7.00pm and paid parking 7.00pm to 12.00pm, seven days per week.

A total of 326 consultation packs were distributed to potentially affected businesses and residents requesting their comments-

At the close of consultation on 26 May 2017 seven responses were received with one respondent in favour of the proposal and six against (as shown in **Attachment 1**).

**LEGAL/POLICY:**

In accordance with the City of Vincent Parking and Parking Facilities Local Law 2007 which regulates the parking or standing of vehicles in all or specified thoroughfares and reserves under the care, control and management of the City and provides for the management and operation of parking facilities.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** This proposal will improve the availability of parking within the precinct, particularly on weekends leading to an improved level of service and the amenity.

**STRATEGIC IMPLICATIONS:**

In accordance with the City's *Strategic Plan 2013-2023*, Objective 1 states:

*"1.1: Improve and maintain the natural and built environment and infrastructure.*

*1.1.3 Take action to reduce the City's environmental impact and provide leadership on environmental matters.*

*1.1.4 Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment."*

**SUSTAINABILITY IMPLICATIONS:**

Not applicable.

**FINANCIAL/BUDGET IMPLICATIONS:**

Description	Budget	% year	% spent
2017/18 Budget supply and installation of parking signs and street name blades	\$45,000		
Expenditure to date	Nil	0%	0%
Estimated cost to change the signage in William Street	\$1,200		

**COMMENTS:**

As indicated the body of the report there is a 'disconnect' between Councils decision of it Special Meeting of 5 July 2011, it's Ordinary Meeting of 18 November 2014 and the Council Forum of 9 December 2014. As a result William Street is essentially 'free' parking after 6.00pm on weekday evenings and the majority of weekends.

Of those who did provide a written response to the consultation an Officer of Salvation Army (Perth Fortress Corps 333 William Street) raised concerns that the proposed restrictions would impact upon the congregation attending Sunday services, and in particular elderly parishioners who can ill afford to pay. If Council were of the same opinion then, similar to the City of Perth, the Sunday restriction could apply from 12noon.

There were also comments in respect of the potential impact upon local businesses in that it would discourage customers. However there are a finite number of parking spaces in William Street, and once full, the driver will likely park in a paid space in an adjoining streets (both within Vincent and City of Perth), or a City of Perth car park, of which there are several in the immediate area south of Newcastle Street. Further, free parking discourages 'churn' in that there is no incentive to move your vehicle leading to a lack of available parking.

It should also be noted that proposed restrictions will bring William Street into line with the current parking restrictions in the Mt Lawley / Highgate and Leederville Town Centres which apply between 8.00am and Midnight, seven days per week.





## Summary of Comments

Proposed Parking Restrictions – William Street, Perth  
(between Brisbane and Newcastle Streets)



CITY OF VINCENT

In favour Total 1	Officer comments where relevant
1 supporting the proposal with no further comments.	-

Against Total 6	Officer comments where relevant
1 against the proposal with no further comments.	-
Those elderly persons attending church services will be affected by restrictions. Will bring into question the sustainability of the Salvation Army remaining in Northbridge.	As discussed in the report Council has the option of excluding Sunday morning's from the extended parking restrictions, which will also align with the City of Perth, where no restrictions or fees apply until 12noon on Sundays.
will restrict friends coming to visit for bible fellowship	As per the comment above.
Prohibitive to business on William St. the hours are too restrictive suggestion is 088 to 2300 Mon – Sat with Sunday free.	As per the comment above in respect of Sunday mornings. In regards the other suggestion 23.00 (11.00pm) would introduce a third 'end of day' restriction, which is inconsistent with the surrounding streets and the William Street car park.
Please consider needs of residents and their visitors as it is difficult already to park.	The majority of residential units between Brisbane and Newcastle Streets are within multiunit developments which, as condition approval, an advice note is provided to purchasers indicating that they are not entitled to parking permits.
Business is suffering due to paid parking. Council should assist local business to maintain their trade. Would recommend at least a free parking period similar to Leederville	1 hour free is generally not applied to kerb-side parking so as ensure a turn-over of parking spaces. As indicated in the body of the report William Street is an anomaly in that the surrounding streets already have the same restrictions as proposed, and like William Street are generally full in the evenings and on

Neither for nor against Total Nil	Officer comments where relevant
Not applicable	-

Ref: D17/63110

## Appendix 7.3(E)

**CITY OF VINCENT  
TICKET MACHINE ZONES  
as at 5 July 2011**

STREET	LOCATION	PERIOD OF OPERATION
Barlee Street, Mt Lawley	For a distance of 80 metres east of Beaufort Street	8.00am to Midnight Monday - Sunday • 8.00am – 7.00pm – 1P • No time restrictions after 7.00pm
Beaufort Street, Mt Lawley/Highgate	Between Walcott Street and Broome Street	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm – 2P or 10 minutes • No time restrictions after 7.00pm
Brewer Street, Perth	North side between Lord Street and Stirling Street	8.00am to 10.00pm Monday – Sunday No time restrictions
Brisbane Street, Perth	South side between Beaufort Street and William Street	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm – 1/4P, 1P or 2P • No time restrictions after 7.00pm
Brisbane Street, Perth	North side between Beaufort Street and William Street	8.00am – 7.00pm Monday – Sunday • 8.00am – 7.00pm – 1/4P, 1P or 2P • No time restrictions after 7.00pm
Brisbane Street, Perth	Between William Street and Lake Street	8.00am – 7.00pm Monday – Sunday • 8.00am – 7.00pm – 1/4P or 1P • No time restrictions after 7.00pm
Broome Street, Highgate	For the perpendicular car parking bays only east of Beaufort Street	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm – 1P • No restrictions after 7.00pm
Chelmsford Road, Mt Lawley	For a distance of 40 metres west from Beaufort Street	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm – 1P or 2P • No restrictions after 7.00pm
Clarence Street, Mt Lawley	For a distance of 80 metres east of Beaufort Street	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm – 1/4P or 3P • No restrictions after 7.00pm
Forbes Road, Perth	Between William Street and Lake Street	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm – 1P or 2P • No restrictions after 7.00pm
Fitzgerald Street, North Perth	Between Menzies Street and Alma Road	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm – 1/4P or 1P • No time restrictions after 7.00pm
Frame Court	Between Frame Court Car Park entry and Leederville Parade	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm Monday – Friday – 3P • No time restrictions after 7.00pm
Grosvenor Road, Mt Lawley	For a distance of 80 metres west from Beaufort Street	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm – 1P, 2P or 1/4P • No restrictions after 7.00pm
Harold Street, Mt Lawley/Highgate	Between Beaufort Street and Stirling Street	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm – 1P or 2P • No restrictions after 7.00pm
Leederville Parade	East side Between Vincent Street and Oxford Street	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm – 1P • No restrictions after 7.00pm
Lindsay Street, Perth	Between Newcastle Street and Monger Street	8.00am to Midnight Monday – Sunday • 8.00am to 7.00pm – 1P or 2P • No restrictions after 7.00pm
Mary Street, Perth	For a distance of 40 metres east from Beaufort Street	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm – 1P or 3P • No restrictions after 7.00pm
Money Street, Perth	Between Newcastle Street and Monger Street	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm – 1P • No restrictions after 7.00pm
Monger Street, Perth	Between William Street and Beaufort Street	8.00am to Midnight Monday – Sunday • 8.00am – 7.00pm – 1/4P or 2P • No restrictions after 7.00pm

## Appendix 7.3(E)

**CITY OF VINCENT  
TICKET MACHINE ZONES  
as at 5 July 2011**

STREET	LOCATION	PERIOD OF OPERATION
Newcastle Street, Perth	North side between Lord Street and Fitzgerald Street	8.00am to Midnight Monday – Sunday <ul style="list-style-type: none"> <li>8.00am – 7.00pm – 2P</li> <li>No time restrictions after 7.00pm</li> </ul>
Newcastle Street, Leederville	Between Oxford Street and Loftus Street	8.00am to Midnight Monday – Sunday
Oxford Street, Leederville	Between Leederville Parade and Richmond Street	8.00am to Midnight Monday – Sunday <ul style="list-style-type: none"> <li>8.00am – 7.00pm Monday – Sunday 1/4P, 1/2P, 1P or 2P</li> <li>No time restrictions after 7.00pm</li> </ul>
Pier Street, Perth	Between Parry Street and Brisbane Street	8.00am to 10.00pm Monday – Sunday No time restrictions
Raglan Road, Mt Lawley	For a distance of 80 metres west from Walcott Street	8.00am to Midnight Monday – Sunday <ul style="list-style-type: none"> <li>8.00am – 7.00pm – 1P or 2P</li> <li>No restrictions after 7.00pm</li> </ul>
Richmond Street, Leederville	South side between Oxford Street and Loftus Street	8.00am to 7.00pm Monday – Sunday <ul style="list-style-type: none"> <li>No time restrictions</li> </ul>
Stirling Street, Perth	Median Parking between Parry Street and Brisbane Street	8.00am to 10.00pm Monday – Sunday <ul style="list-style-type: none"> <li>No time restrictions</li> </ul>
Stuart Street, Perth	North side between Palmerston Street and Fitzgerald Street	8.00am to 8.00pm Monday – Friday and 8.00am to 12 noon Saturday <ul style="list-style-type: none"> <li>No time restrictions</li> </ul>
Vincent Street, Leederville	South side between Loftus Street and Oxford Street	9.00am to 4.15pm Monday – Sunday <ul style="list-style-type: none"> <li>No time restrictions</li> </ul>
Vincent Street, Leederville	North side between Loftus Street and the entry to Leederville Oval	9.00am to 6.00pm Monday – Sunday <ul style="list-style-type: none"> <li>No time restrictions</li> </ul>
William Street	Between Brisbane Street and Newcastle Street	8.00am to Midnight Monday – Sunday <ul style="list-style-type: none"> <li>8.00am – 7.00pm – 2P</li> <li>No time restrictions after 7.00pm</li> </ul>

Date Adopted:	5 July 2011
Date Amended:	-
Date Reviewed:	-
Date of Next Review:	

**6.3 TENDER NO 535/17 - PROVISION OF GENERAL CLEANING SERVICES - BEATTY PARK LEISURE CENTRE.**

**TRIM Ref:** D17/70489  
**Author:** James Hopper, Coordinator Asset Management  
**Authoriser:** Craig Wilson, A/Director Technical Services  
**Attachments:** 1. Tender No 535/17 - Confidential

**RECOMMENDATION:**

That Council **ACCEPTS** Tender No 535/17 from Quay Clean Australia Pty Ltd for the provision of general cleaning services for Beatty Park Leisure Centre for the fixed period expiring 31 August 2019, (with an option period of one year at the sole discretion of the City) for the fixed annual price of \$109,837.20 (excluding GST) as per the pricing schedule (Confidential Attachment 1) in the tender submission and general conditions of tendering.

**PURPOSE OF REPORT:**

To consider awarding of Tender No 535/17 – provision of general cleaning services for Beatty Park Leisure Centre.

**BACKGROUND:**

Beatty Park Leisure Centre is cleaned every day of operation, excluding Christmas Day and Good Friday when the centre is closed. The centre's change rooms, administration, public areas, café, gym weights and cardio room and group fitness studios are cleaned each night by contract cleaners, this contract expired 3 June 2017. Due to the nature of the operations of the centre, additional detail cleans are conducted during operating hours by City of Vincent employed cleaning staff.

Additional periodical cleaning tasks are conducted throughout the year, including carpet steam cleaning, window washing and hard floor strip and sealing. These tasks are generally of a sporadic nature and conducted by specialist contractors.

An internal stakeholders group was consulted resulting in agreed levels of service within budget forward forecasts and scoped into an all-inclusive contract. By including monthly, quarterly and bi-annual cleaning duties, Administration expects to receive greater value for money going forward.

**CONSULTATION/ADVERTISING:**

Tender 535/17 - provision of general cleaning services – Beatty Park Leisure Centre was advertised on Wednesday 3 May 2017 in the West Australian and on the City's website.

A mandatory site inspection was conducted on Thursday 11 May 2017.

Contract Type	Lump sum contract
Contract Term	Fixed term.
Commencement date	On award.
Expiry Date	31 August 2019.
Extensions of contract	1 year at the sole discretion of the City.
Rise and fall included	Not applicable.

**DETAILS:**
**Tenders Received:**

At the close of the tender advertising period 16 tenders were received from the following companies, all of whom attended the mandatory site briefing:

<ul style="list-style-type: none"> <li>• Academy Services (WA) Pty Ltd</li> <li>• AMC Commercial Cleaning</li> <li>• Brightmark Group Pty Ltd</li> <li>• CCM Cleaning Services</li> <li>• Cleaning Edge Solutions Pty Ltd</li> <li>• Cleanpro Workplace Services Pty Ltd</li> <li>• DMC Cleaning</li> <li>• Iconic Property Services</li> </ul>	<ul style="list-style-type: none"> <li>• Mission Impossible Cleaning Pty Ltd</li> <li>• Multiclean WA</li> <li>• OCE Corporate Cleaning</li> <li>• Quay Clean Australia Pty Ltd</li> <li>• Southern Cross Cleaning Service</li> <li>• Southern Cross Group Services</li> <li>• TJS Services (Vic) Pty Ltd</li> <li>• VVM Pty Ltd</li> </ul>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Tender Assessment:**

Under Delegation 4.3, Regulation Part 4 s14(2a) of the Local Government Act, the Director Technical Services, on 19 April 2017, authorised the evaluation criteria below.

CRITERIA	WEIGHTING
<b>Lump sum flat price calculated monthly</b> This contract is offered on a fixed lump sum fee basis. Include in the lump sum fee all fees, any other costs and disbursements to provide the required service and the appropriate level of the Goods and Services Tax (GST).	35%
<b>Capacity to deliver</b> Demonstrate capacity to achieve the proposed level of cleaning. Use demonstrated examples of contracts held with similar scopes (where possible).  Include in your response clear documented evidence (may include but not limited to; software programs, QAS management, nominated supervisory and contact staff, staff training, HSE statements, SWMS etc) of successful results in relevant previous projects demonstrating the ability to provide a high level of: <ol style="list-style-type: none"> <li>Finish</li> <li>Site supervision</li> <li>Practices providing a safe working environment</li> <li>Practices of environmental protection</li> </ol>	25%
<b>Expertise and relevant experience in similar projects</b> Provide evidence of demonstrated knowledge and experience in cleaning of projects of a similar nature. Include in your response no less than three separate examples clearly outlining demonstrated experience in projects of a <u>similar scope</u> including: <ol style="list-style-type: none"> <li>Written references and referees contact details</li> <li>Tenure of engagement</li> <li>Scope of work conducted</li> <li>Size of building</li> <li>Approximate value of contract P/A (to nearest \$10,000)</li> </ol>	20%
<b>Relevant experience of key personnel</b> Credentials (i.e. formal qualifications, training and experience) of key personnel of the organisation. Provide an organisational chart. Roles of the key personnel for this contract and their experience, including position in the firm's organisational structure. Include in your submission the name and contact details of the proposed contract manager, leading hand or supervisor for this contract and their relevant experience.	10%
<b>Financial history and evidence of stability</b> Demonstrate financial history of your organisation to carry out works for this contract including demonstrated evidence of stability and experience.	10%
<b>Total</b>	<b>100%</b>

The Procurement Plan Project Team are noted as follows:

Coordinator Asset Management  
 Manager Finance  
 Manager Asset & Design

Under Delegation 4.2 and 4.3 of the Local Government Act the Procurement Plan was executed by the Director Technical Services.

The tenders were assessed individually by each member of a Tender Evaluation Panel (below) and each tender was assessed using the aforementioned evaluation criteria. A scoring system was used as part of the assessment of the evaluation criteria. Unless otherwise stated, a response to one of these criteria, that provided all the information requested, was assessed as satisfactory and in the first instance, was awarded an average score of five points from a possible 10 points. The extent to which the response demonstrated greater or lesser relevant satisfaction of each of these criteria resulted in a score greater (6-10) or less (4-0) than average. The aggregate score of each response was used in assessing the submissions.

#### **Tender Evaluation Panel:**

Community Engagement – Beatty Park Leisure Centre – Coordinator Aquatic & Operations  
 Corporate Services – Manager Governance  
 Corporate Services – Finance Officer Contracts & Purchasing (reference checks only)  
 Technical Services – Coordinator Asset Management  
 Technical Services – Project Officer Parks & Environment  
 Technical Services – Asset Officer Maintenance

All 16 tenders received were considered to be compliant and were assessed by each individual listed above, over a three week period. Scores were collated by the panel chair and three tenders were shortlisted. Initial reference checks were conducted and each member of the panel individually re-reviewed the three shortlisted tenders.

The panel convened and noted that the submission received by Multiclean included abridged detail in reference to financial stability and provided accountant details for the purposes of confirming such. The panel chair, contacted firstly by phone and then in writing, the accounting firm for confirmation and further financial detail to support the submission, however did not receive a written response in detail by the required deadline.

Southern Cross Cleaning Service ranked first position in submitted price, however ranked lesser than both Multiclean and Quay Clean in all other qualitative criteria as demonstrated by the cumulative scoring in the table below.

Further documented telephone qualitative reference checks were conducted. The panel convened and make the following recommendation.

#### **Tender Evaluation Ranking:**

Tender rankings are shown in the following table. Full details and submitted prices are shown in the table in **Confidential Attachment 1**.

<b>Tenderer Name</b>	<b>Weekly Price</b>	<b>Capacity to Deliver</b>	<b>Expertise &amp; Relevance</b>	<b>Personnel Experience</b>	<b>Financial Stability</b>	<b>Total</b>	<b>Rank</b>
<b>CRITERIA (max score)</b>	<b>35.00</b>	<b>25.00</b>	<b>20.00</b>	<b>10.00</b>	<b>10.00</b>	<b>100.00</b>	<b>-</b>
Quay Clean Aus. Pty Ltd	24.40	20.00	16.20	7.20	8.60	76.40	<b>1<sup>st</sup></b>
Multiclean WA	29.20	19.00	14.00	7.40	5.60	75.20	<b>2<sup>nd</sup></b>
Southern Cross Cleaning Service	35.00	16.00	11.60	6.20	6.20	75.00	<b>3<sup>rd</sup></b>
Iconic Property Services	29.00	17.50	10.80	6.40	6.20	69.90	<b>4<sup>th</sup></b>
Academy Services (WA) Pty Ltd	18.20	20.00	14.80	7.60	8.40	69.00	<b>5<sup>th</sup></b>



Tenderer Name	Weekly Price	Capacity to Deliver	Expertise & Relevance	Personnel Experience	Financial Stability	Total	Rank
Mission Impossible Cleaning Pty Ltd	35.00	17.75	5.20	6.40	4.50	68.85	6 <sup>th</sup>
TJS Services (Vic) Pty Ltd	21.40	16.25	15.60	6.60	8.00	67.85	7 <sup>th</sup>
AMC Commercial Cleaning	22.80	16.00	12.00	6.80	8.30	65.90	8 <sup>th</sup>
Brightmark Group Pty Ltd	31.70	14.25	12.00	6.30	1.40	65.65	9 <sup>th</sup>
VVM Pty Ltd	15.00	17.50	12.80	7.20	8.00	60.50	10 <sup>th</sup>
OCE Corporate Cleaning	17.90	15.25	13.00	6.60	4.00	57.75	11 <sup>th</sup>
DMC Cleaning	14.60	16.00	13.20	6.00	5.60	55.40	12 <sup>th</sup>
CCM Cleaning Services	17.20	14.00	11.00	4.60	1.80	48.60	13 <sup>th</sup>
Southern Cross Group	8.80	16.75	10.20	5.60	4.00	45.35	14 <sup>th</sup>
Cleanpro Workplace Services Pty Ltd	11.20	11.50	5.40	4.40	0.40	32.90	15 <sup>th</sup>
Cleaning Edge Solutions Pty Ltd	7.50	10.00	6.00	4.00	0.60	28.10	16 <sup>th</sup>

**LEGAL/POLICY:**

The tender was advertised and assessed in accordance with the *Local Government Act* Tender Regulations and the City's Code of Tendering Policy 1.2.2 and Purchasing Policy No. 1.2.3.

**RISK MANAGEMENT IMPLICATIONS:**

Not applicable.

**STRATEGIC IMPLICATIONS:**

In accordance with the City's Strategic Plan 2013-2023, Objective 1 states:

*"1.1 Improve and maintain the natural and built environment and infrastructure.*

*1.1.4 Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment".*

**SUSTAINABILITY IMPLICATIONS:**

Not applicable.

**FINANCIAL/BUDGET IMPLICATIONS:**

An amount of \$104,000 has been allocated in the 2017/18 budget for the cleaning of Beatty Park Leisure Centre.

**COMMENTS:**




Administration is satisfied that the submission by Quay Clean Australia demonstrates a detailed understanding of the scope required for this high profile operational building. Administration is also satisfied with the quality of work and communication currently provided by Quay Clean Australia as Beatty Park Leisure Centre's incumbent cleaning contractor. Qualitative reference checks to other Local and State Governments, and private enterprise of similar/greater sizes and scopes provided positive feedback.

The submission by Quay Clean Australia complies with all of the tender requirements and they have satisfactorily performed in similar roles and their tender submission provides acceptable value for money.

It is therefore recommended that Council approves Tender No 535/17 – provision of general cleaning services for Beatty Park Leisure Centre.

## 7 CORPORATE SERVICES

### 7.1 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 JUNE 2017 TO 30 JUNE 2017

TRIM Ref: D17/77546  
 Author: Nikki Hirrill, Accounts Payable Officer  
 Authoriser: John Paton, Director Corporate Services  
 Attachments: 1. Payment by EFT June 17 [↓](#)   
 2. Payment by Cheque June 17 [↓](#)   
 3. Payment by Credit Card June 17 [↓](#) 

#### RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 June 2017 to 30 June 2017 as detailed in attachment 1, 2 and 3 as summarised below:

Cheque Numbers 81294 – 81412	\$121,426.73
Cancelled Cheques 80024, 81281, 81322 & 81285	-\$712.50
EFT Documents 2092 - 2105	\$4,598,250.17
Payroll	\$1,129,386.37

#### Direct Debits

- Lease Fees \$1,101.28
- Loan Repayments \$147,112.30
- Bank Fees and Charges \$18,585.02
- Credit Cards \$10,908.62
- Infringement Lodgement Fees \$33,814.00

Total Direct Debit	\$211,521.22
Total Accounts Paid	<b>\$6,059,871.99</b>

#### PURPOSE OF REPORT:

To present to Council the expenditure and list of accounts paid for the period 01 June 2017 to 30 June 2017.

#### BACKGROUND:

Council has delegated to the Chief Executive Officer (Delegation No. 1.14) the exercise of its power to make payments from the City's Municipal and Trust funds. In accordance with *Regulation 13(1) of the Local Government (Financial Management) Regulations 1996* a list of accounts paid by the Chief Executive Officer is to be provided to Council, where such delegation is made.

The list of accounts paid must be recorded in the minutes of the Council Meeting.

#### DETAILS:

The Schedule of Accounts paid, covers the following:

FUND	CHEQUE NUMBERS/ PAY PERIOD	AMOUNT
<b>Municipal Account (Attachment 1, 2 and 3)</b>		
Cheques	<b>81294 – 81412</b>	\$121,426.73

Cancelled Cheques	80024, 81281, 81322 & 81285	-\$712.50
EFT Payments	2092 - 2105	\$4,598,250.17
<b>Sub Total</b>		<b>\$4,718,964.40</b>

<b>Transfer of Payroll by EFT</b>	<b>13/06/17</b>	<b>\$581,510.34</b>
	<b>27/06/17</b>	<b>\$547,876.03</b>
	<b>June 2017</b>	<b>\$1,129,386.37</b>

**Bank Charges and Other Direct Debits**

Lease Fees	\$1,101.28
Loan Repayments	\$147,112.30
Bank Charges – CBA	\$18,585.02
Credit Cards	\$10,908.62
Infringement Lodgement Fees	\$33,814.00
<b>Total Bank Charges and Other Direct Debits (Sub Total)</b>	<b>\$211,521.22</b>

**Less GST effect on Advance Account** **0.00**

**Total Payments** **\$6,059,871.99**

**CONSULTATION/ADVERTISING:**

Not applicable.

**LEGAL/POLICY:**

Regulation 12(1) and (2) of the *Local Government (Financial Management) Regulations 1996* refers, i.e.-

12. *Payments from municipal fund or trust fund, restrictions on making*

- (1) *A payment may only be made from the municipal fund or the trust fund —*
  - *if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or*
  - *otherwise, if the payment is authorised in advance by a resolution of Council.*
- (2) *Council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to Council.*

Regulation 13(1) and (3) of the *Local Government (Financial Management) Regulations 1996* refers, i.e.-

13. *Lists of Accounts*

- (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared -*
  - *the payee's name;*
  - *the amount of the payment;*
  - *the date of the payment; and*
  - *sufficient information to identify the transaction.*
- (3) *A list prepared under sub regulation (1) is to be —*
  - *presented to Council at the next ordinary meeting of Council after the list is prepared; and*
  - *recorded in the minutes of that meeting.*

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** Management systems are in place to establish satisfactory controls, supported by internal and external audit function.

**STRATEGIC IMPLICATIONS:**

Strategic Plan 2013-2023:

*“4.1 Provide good strategic decision-making, governance, leadership and professional management:*

*4.1.2 Manage the organisation in a responsible, efficient and accountable manner;*

*(a) Continue to adopt best practice to ensure the financial resources and assets of the City are responsibly managed and the quality of services, performance procedures and processes is improved and enhanced.”*

**SUSTAINABILITY IMPLICATIONS:**

Not applicable.

**FINANCIAL/BUDGET IMPLICATIONS:**

All Municipal Fund expenditure included in the list of payments is in accordance with Council's revised Annual Budget.

**COMMENTS:**

If Councillors require further information on any of the payments, please contact the Manager Financial Services.

Creditors Report - Payments by EFT 01/06/2017 to 30/06/2017				
<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2092.2020-01	02/06/2017	Australian Services Union	Payroll deduction	\$313.12
2092.2045-01	02/06/2017	Child Support Agency	Payroll deduction	\$1,066.20
2092.2153-01	02/06/2017	L.G.R.C.E.U.	Payroll deduction	\$20.50
2092.2213-01	02/06/2017	City of Vincent	Payroll deduction	\$1,704.02
2092.2216-01	02/06/2017	City of Vincent Staff Social Club	Payroll deduction	\$454.00
2092.3133-01	02/06/2017	Depot Social Club	Payroll deduction	\$88.00
2092.6156-01	02/06/2017	Health Insurance Fund of WA	Payroll deduction	\$382.35
2092.8120-01	02/06/2017	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$852.02
2093.98000-01	02/06/2017	Australian Taxation Office	Payroll deduction	\$165,456.45
2094.2008-01	07/06/2017	Alinta Energy	Electricity and gas charges	\$47,113.95
2094.2016-01	07/06/2017	Arcus Australia Pty Ltd	Supply and install commercial cooking equipment	\$16,362.50
2094.2029-01	07/06/2017	Bunnings Building Supplies	Hardware supplies	\$1,185.36
2094.2030-01	07/06/2017	Benara Nurseries	Plants supplies	\$5,203.95
2094.2033-01	07/06/2017	BOC Gases Australia Limited	Oxygen supplies	\$939.62
2094.2053-01	07/06/2017	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$992.36
2094.2072-01	07/06/2017	Landgate	Gross rental valuations	\$1,457.35
2094.2074-01	07/06/2017	Dickies Tree Service	Tree lopping services	\$990.00
2094.2106-01	07/06/2017	Programmed Integrated Workforce Ltd	Temporary staff	\$2,678.73
2094.2119-01	07/06/2017	Line Marking Specialists	Line marking services	\$5,483.50
2094.2126-01	07/06/2017	Mayday Earthmoving	Semi truck hire	\$1,122.00
2094.2136-01	07/06/2017	Mindarie Regional Council	Processable waste	\$78,533.34
2094.2159-01	07/06/2017	Oasis Plumbing Services	Plumbing services	\$165.31
2094.2189-01	07/06/2017	SAS Locksmiths	Key cutting services	\$216.49
2094.2192-01	07/06/2017	Sigma Chemicals	Comparator test kit	\$4,613.68
2094.2195-01	07/06/2017	Civica Pty Limited	Software licences, support and asset management	\$101,186.75
2094.2204-01	07/06/2017	Telstra Corporation Ltd	Telephone and internet charges	\$924.39
2094.2232-01	07/06/2017	Walshy All Round Tradesman	Parks and Reserves repairs and maintenance	\$1,512.50
2094.2234-01	07/06/2017	Water Corporation	Water charges	\$6,752.37
2094.2235-01	07/06/2017	Holcim Australia Pty Ltd (Wembley Cement)	Pit covers	\$748.00
2094.2241-01	07/06/2017	Zipform	Rates notice base stock	\$374.00
2094.3001-01	07/06/2017	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff	\$8,273.57
2094.3013-01	07/06/2017	Bollinger & Co Pty Ltd	Service and repair depot gates	\$7,004.50
2094.3057-01	07/06/2017	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$1,561.82
2094.3091-01	07/06/2017	Sam's Repairs & Maintenance	Signage repairs and maintenance	\$1,562.00

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2094.3110-01	07/06/2017	Depiazzi	Woodchips	\$3,543.10
2094.3156-01	07/06/2017	Australian Plant Wholesalers	Plants supplies	\$440.00
2094.3179-01	07/06/2017	R Lotznicher	Reimbursement of telephone expenses	\$30.00
2094.3195-01	07/06/2017	Initial Hygiene	Sharps disposal services	\$990.55
2094.3239-01	07/06/2017	Award Contracting Pty Ltd	Location services	\$1,567.50
2094.3247-01	07/06/2017	Beacon Equipment Canning Vale	Plant purchase - Auger	\$3,418.00
2094.3281-01	07/06/2017	Community Newspapers	Advertising services	\$1,019.88
2094.3359-01	07/06/2017	Department of Commerce	Levy collection	\$18,425.40
2094.3410-01	07/06/2017	Allmark and Associates Pty Ltd	Signs supplies	\$429.00
2094.3444-01	07/06/2017	Raeco International Pty Ltd	Library supplies	\$505.14
2094.3474-01	07/06/2017	CSP Group	PPE supplies	\$598.00
2094.3492-01	07/06/2017	The West Australian Newspaper Ltd	Newspaper delivery weekly subscription	\$164.30
2094.3560-01	07/06/2017	Staples Australia	Office supplies	\$2,528.40
2094.3662-01	07/06/2017	Western Resource Recovery Pty Ltd	Grease trap maintenance	\$529.10
2094.3717-01	07/06/2017	Downer EDI Engineering Electrical Pty Ltd	Leederville CCTV network	\$100,002.17
2094.3750-01	07/06/2017	Primus Telecom	Telephone charges	\$32.05
2094.3835-01	07/06/2017	ATI-Mirage Pty Ltd	Course registration	\$397.38
2094.3881-01	07/06/2017	Pennant House	Flag supplies	\$594.00
2094.3913-01	07/06/2017	Kennards Hire	Equipment hire	\$521.50
2094.3929-01	07/06/2017	Chittering Valley Worm Farm	Worms and castings	\$315.00
2094.3994-01	07/06/2017	Lasso Entertainment & Promotions Pty Ltd	Advertising	\$550.00
2094.4017-01	07/06/2017	Trisley's Hydraulic Services Pty Ltd	Pool filtration system service	\$992.20
2094.4034-01	07/06/2017	Penske Power System	Oil supplies	\$3,330.71
2094.4036-01	07/06/2017	J D Organics	Multi mix	\$245.52
2094.4156-01	07/06/2017	Wanneroo Plant Farm	Plants supplies	\$371.80
2094.4210-01	07/06/2017	Beaver Tree Services	Street trees and parks pruning/removal	\$7,275.40
2094.4214-01	07/06/2017	Kerbing West	Kerbing services	\$697.07
2094.4244-01	07/06/2017	Able Westchem	Maintenance supplies	\$438.92
2094.4272-01	07/06/2017	International Auto Services	Plant repairs	\$551.10
2094.4277-01	07/06/2017	Downer EDI Engineering Power Pty Ltd	Backhaul wireless link - Leederville	\$10,644.04
2094.4281-01	07/06/2017	GHD Pty Ltd	Traffic control design	\$5,280.00
2094.4447-01	07/06/2017	Blackwoods Atkins	Hardware supplies	\$820.39
2094.4469-01	07/06/2017	Hisco Pty Ltd	Tablecloth rolls	\$183.68
2094.4481-01	07/06/2017	QuickMail	Mail out distribution	\$660.00
2094.4492-01	07/06/2017	Main Roads WA	Installation of signage and pavement markings	\$1,713.54
2094.4493-01	07/06/2017	Tom Lawton - Bobcat Hire	Bobcat hire	\$2,491.50



<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2094.4627-01	07/06/2017	Flexi Staff Pty Ltd	Temporary staff	\$16,770.46
2094.4637-01	07/06/2017	Multi Mix Concrete Pty Ltd	Concrete supplies	\$4,210.58
2094.4707-01	07/06/2017	Richgro Garden Products	Mulch supplies	\$980.00
2094.4749-01	07/06/2017	Picton Press	Printing services	\$332.47
2094.4827-01	07/06/2017	Pickles Auctions	Towing pickup services	\$247.50
2094.4889-01	07/06/2017	Officeworks Superstores Pty Ltd	Paper supplies	\$499.00
2094.4971-01	07/06/2017	Totally Workwear	Uniform supplies	\$2,971.82
2094.5041-01	07/06/2017	Alsco Pty Ltd	Mat supplies	\$441.46
2094.5058-01	07/06/2017	Bolinda Publishing Pty Ltd	Book supplies	\$688.95
2094.5080-01	07/06/2017	Repco Auto Parts	Small tool supplies	\$356.39
2094.5084-01	07/06/2017	ATF Services Pty Ltd	Hardware supplies	\$8.23
2094.5193-01	07/06/2017	Protector Fire Services Pty Ltd	Service fire equipment	\$538.67
2094.5294-01	07/06/2017	A Team Printing	Printing services	\$165.00
2094.5301-01	07/06/2017	Kott Gunning	Legal services	\$10,100.79
2094.5316-01	07/06/2017	McLeods Barristers & Solicitors	Legal services	\$9,336.28
2094.5474-01	07/06/2017	Tow-Safe Pty Ltd	Trailer repairs	\$60.00
2094.5515-01	07/06/2017	CINEads Australia Pty Ltd	Cinema advertising	\$870.83
2094.5538-01	07/06/2017	Frediani Milk Wholesalers	Milk supplies	\$523.45
2094.5547-01	07/06/2017	Megavision Sound and Lighting	Hire of audio equipment	\$83.60
2094.5553-01	07/06/2017	Structerre Consulting Engineers	Structural engineering report	\$1,376.10
2094.5562-01	07/06/2017	Belgravia Leisure Pty Ltd	Repairs and maintenance	\$602.85
2094.5595-01	07/06/2017	Walter & Doolan - Leisha Eatts	Citizenship ceremony services	\$400.00
2094.5700-01	07/06/2017	Jack Lockers	Locker hire	\$1,293.00
2094.5737-01	07/06/2017	Massey's Herd Milk Supply	Milk supplies	\$642.60
2094.5764-01	07/06/2017	Graffiti Force	Graffiti removal services	\$3,520.00
2094.5936-01	07/06/2017	Outsource Business Support Solutions Pty Ltd	IT consultancy services	\$1,155.00
2094.6072-01	07/06/2017	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$1,978.75
2094.6081-01	07/06/2017	Boral Construction Materials Group	Concrete supplies	\$532.52
2094.6217-01	07/06/2017	Leederville Cricket Club	Kidsport vouchers	\$460.00
2094.6258-01	07/06/2017	Sanderson's Outdoor Power Equipment	Plant repairs	\$84.00
2094.6259-01	07/06/2017	Australian HVAC Services Pty Ltd	Airconditioning repairs	\$665.50
2094.6307-01	07/06/2017	Dulux Australia	Paint supplies	\$834.43
2094.6383-01	07/06/2017	WC Convenience Management Pty Ltd	Maintenance exelooos	\$3,876.15
2094.6455-01	07/06/2017	The BBQ Man	Pressure cleaning services	\$6,823.18
2094.6529-01	07/06/2017	P A Reddingius	Reimbursement of expenses	\$71.39
2094.6551-01	07/06/2017	iSUBSCRIBE Pty Ltd	Magazine subscriptions	\$334.98

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2094.6640-01	07/06/2017	Vertical Telecoms Pty Ltd	Two way air time charges, repairs and maintenance	\$6,759.10
2094.6733-01	07/06/2017	1905 Coffee on Newcastle	Catering	\$209.00
2094.6766-01	07/06/2017	Iredale Pedersen Hook Architects	DAC meeting fee	\$220.00
2094.6787-01	07/06/2017	Optima Press	Printing services	\$733.70
2094.6903-01	07/06/2017	APARC Pty Ltd	Supply and install parking meters	\$14,971.00
2094.7003-01	07/06/2017	Sonic HealthPlus Pty Ltd	Medical assessment	\$186.30
2094.7087-01	07/06/2017	Hans Andresen	Banner removal service	\$1,226.50
2094.7118-01	07/06/2017	C Wood Distributors	Beatty Park Café supplies	\$620.40
2094.7168-01	07/06/2017	Christou Nominees Pty Ltd	DAC meeting fee	\$275.00
2094.7189-01	07/06/2017	Steann Pty Ltd	Collect and dispose of illegally dumped goods	\$1,320.00
2094.7275-01	07/06/2017	Marshall Beattie Pty Ltd	Automated door repairs	\$374.00
2094.7318-01	07/06/2017	Plantercraft	Planter and tank supplies	\$270.71
2094.7335-01	07/06/2017	Canningvale Flooring Xtra	Supply and install vinyl	\$2,520.65
2094.7399-01	07/06/2017	Briskleen Supplies Pty Ltd	Toiletry and paper supplies	\$1,788.68
2094.7477-01	07/06/2017	Expo Group	Printing services	\$682.00
2094.7479-01	07/06/2017	Sola Shade	Block out blinds - deposit	\$2,249.00
2094.7481-01	07/06/2017	Regents Commercial	Rent and variable outgoings - Barlee St Car Park	\$11,799.51
2094.7505-01	07/06/2017	Imagesource	Printing services	\$1,926.10
2094.7560-01	07/06/2017	Star-Mites Gym Sports	Gymsports	\$200.00
2094.7572-01	07/06/2017	Compu-Stor	Document destruction services	\$385.00
2094.7593-01	07/06/2017	Yoshino Sushi	Beatty Park Café supplies	\$213.18
2094.7605-01	07/06/2017	Centropak	Beatty Park Café supplies	\$508.04
2094.7612-01	07/06/2017	Crimea Growers Market	Beatty Park Café supplies	\$802.70
2094.7657-01	07/06/2017	Shape Design	Graphic design service	\$3,595.13
2094.7733-01	07/06/2017	Acurix Networks Pty Ltd	Library wifi service	\$1,419.00
2094.7818-01	07/06/2017	The Pest Guys	Pest control services	\$710.64
2094.7845-01	07/06/2017	Mount Hawthorn Hub	Mt Hawthorn Streets and Laneways Festival	\$49,500.00
2094.7862-01	07/06/2017	Mayor E Cole	Reimbursement of child care expenses	\$180.00
2094.7946-01	07/06/2017	Connect Security Systems	Security camera maintenance	\$392.98
2094.7950-01	07/06/2017	Rawlicious Delights	Beatty Park Café supplies	\$105.85
2094.7955-01	07/06/2017	Synergy	Electricity charges	\$4,333.95
2094.7967-01	07/06/2017	CS Legal	Debt recovery services	\$148.00
2094.8009-01	07/06/2017	Marketforce Express Pty Ltd	Marketforce advertising	\$7,745.41
2094.8035-01	07/06/2017	Seton Australia	Sign supplies	\$572.22
2094.8076-01	07/06/2017	Morley Bulldogs Junior Football Club Inc	Kidsport voucher	\$200.00
2094.8108-01	07/06/2017	Leo Heaney Pty Ltd	Street tree services	\$21,507.20

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2094.8120-01	07/06/2017	Selectus Employee Benefits Pty Ltd	Tax refund - Employee Salary Package	\$110.61
2094.8223-01	07/06/2017	Noongar Media Enterprises	Radio advertising services	\$1,864.94
2094.8241-01	07/06/2017	Instant Products Hire	Portaloo hire	\$709.94
2094.8282-01	07/06/2017	Yoga Inspiration	Fitness instructor fees	\$475.20
2094.8344-01	07/06/2017	Wesley College	RAP Launch Aboriginal Dance	\$550.00
2094.8364-01	07/06/2017	Complete Aquatic Services	Monthly HVAC service - Beatty Park Leisure Centre	\$2,882.00
2094.8369-01	07/06/2017	Digital Mapping Solutions	GIS consulting services	\$3,124.00
2094.8403-01	07/06/2017	Challenge Chemicals Aust.	Cleaning supplies	\$928.40
2094.8420-01	07/06/2017	Corsign WA Pty Ltd	Sign supplies	\$333.14
2094.8465-01	07/06/2017	Risk Management Technologies Pty Ltd	Chemalet training course	\$3,795.00
2094.8489-01	07/06/2017	Capic	Water treatment services - Beatty Park Leisure Centre	\$211.20
2094.8498-01	07/06/2017	Wheelers Books	Library books	\$951.86
2094.8520-01	07/06/2017	Transition Town Vincent	Community workshops	\$500.00
2094.8523-01	07/06/2017	Stephen Carrick Architects Pty Ltd	DAC teleconference	\$220.00
2094.8527-01	07/06/2017	Shanthi Bhavana Meditation & Yoga	Fitness instructor fees	\$89.10
2094.8542-01	07/06/2017	Window Shading Solutions Pty Ltd	Blinds maintenance	\$1,950.00
2094.8550-01	07/06/2017	Southern Lions Rugby	Kidsport voucher	\$400.00
2094.8577-01	07/06/2017	ECE Fast	Food thermometer	\$172.70
2094.8586-01	07/06/2017	Tree Amigos	Street trees & parks pruning/removal	\$881.10
2094.8620-01	07/06/2017	Boyan Electrical Services	Electrical services - various locations	\$42,867.04
2094.8629-01	07/06/2017	St Anne's Florist and Hampers	Flowers	\$180.00
2094.8638-01	07/06/2017	All Aussie Carpet Clean	Carpet cleaning services	\$1,595.00
2094.8646-01	07/06/2017	Apollo Plumbing and Gas Pty Ltd	Plumbing services - various locations	\$19,141.82
2094.8647-01	07/06/2017	Ron Gardner	Cleaning box guttering	\$440.00
2094.8648-01	07/06/2017	Workpower	Plant supplies	\$401.50
2094.8672-01	07/06/2017	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$783.92
2094.8684-01	07/06/2017	Ip Khalsa Pvt Ltd	Mail delivery service	\$86.66
2094.8698-01	07/06/2017	Empire Catering	Catering services	\$88.00
2094.8724-01	07/06/2017	Bamboo Catering	Catering services	\$1,777.68
2094.8737-01	07/06/2017	Unilever Australia Ltd	Beatty Park Café supplies	\$4,245.48
2094.8742-01	07/06/2017	Dell Australia Pty Ltd	Purchase of monitors	\$977.24
2094.8746-01	07/06/2017	Shape Urban Pty Ltd	Community engagement campaign	\$40,101.60
2094.8751-01	07/06/2017	Pam Wichern	Fitness instructor fees	\$100.00
2094.8752-01	07/06/2017	Jackie Barron	Fitness instructor fees	\$198.94
2094.8763-01	07/06/2017	StrataGreen	Garden equipment supplies	\$257.73
2094.8784-01	07/06/2017	Boya Equipment	Plant repairs	\$11.61

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2094.8793-01	07/06/2017	Nightlife Music Pty Ltd	Crowd DJ - BPLC	\$553.30
2094.8797-01	07/06/2017	Fit 4 Business WA	Consultancy fees	\$660.00
2094.8807-01	07/06/2017	Studio Elementa	Design services	\$1,410.00
2094.8828-01	07/06/2017	Eunice Tan	Fitness instructor fee	\$89.25
2094.8833-01	07/06/2017	Noma Pty Ltd	DAC meeting fee	\$660.00
2094.8834-01	07/06/2017	SIA Architects Pty Ltd	DAC architectural services	\$825.00
2094.8844-01	07/06/2017	Turn Key Living Australia	Design consultancy services	\$150.00
2094.8845-01	07/06/2017	Gymcare	Gym equipment repairs	\$4,477.72
2094.8846-01	07/06/2017	Coolbinia Bombers Junior Football Club Inc	Kidsport vouchers	\$335.00
2094.8849-01	07/06/2017	Medical Hand	Flu vaccinations for employees	\$3,650.00
2094.8865-01	07/06/2017	Coastal Titans Womens Football Club	Kidsport voucher	\$200.00
2094.8868-01	07/06/2017	Poolwise Living	Maintenance - Hyde Park Water Playground	\$7,475.50
2094.8875-01	07/06/2017	Bevin Creative	Graphic design services	\$1,361.25
2094.8886-01	07/06/2017	Benerin Electrical Services	Electrical services	\$2,838.00
2094.8890-01	07/06/2017	Vigilant Traffic Management	Traffic management services	\$15,743.63
2094.8897-01	07/06/2017	Peacock Bros. WA Pty Ltd	Colour ribbon	\$286.00
2094.8899-01	07/06/2017	SJR Civil Consulting Pty Ltd	Design and specification consultancy fees	\$2,178.00
2094.8900-01	07/06/2017	Northern Lawnmower & Chainsaw Specialists	Plant purchase - Backpack blower	\$1,838.00
2094.8901-01	07/06/2017	Jack Bromell	Concept drawings for mural	\$250.00
2094.8904-01	07/06/2017	Icon By Design	Staff room furniture	\$2,274.00
2094.8905-01	07/06/2017	Retrojan	Staff room furniture	\$263.11
2094.8908-01	07/06/2017	Cafeideas	Staff room furniture	\$1,663.60
2094.8909-01	07/06/2017	Amart Furniture	Staff room furniture	\$1,487.00
2094.8915-01	07/06/2017	Metal Artwork Creations	Name badges	\$163.90
2095.6524-01	12/06/2017	Cr J Topelberg	Council meeting fee	\$1,916.66
2095.6525-01	12/06/2017	Cr M Buckels	Council meeting fee	\$1,916.66
2095.7143-01	12/06/2017	Cr R Harley	Council meeting fee	\$3,223.49
2095.7862-01	12/06/2017	Mayor E Cole	Council meeting fee	\$7,797.33
2095.8435-01	12/06/2017	Cr D Loden	Council meeting fee	\$1,916.66
2095.8438-01	12/06/2017	Cr S Gontaszewski	Council meeting fee	\$1,916.66
2095.8449-01	12/06/2017	Cr J Murphy	Council meeting fee	\$1,916.66
2095.8808-01	12/06/2017	Cr J Hallett	Council meeting fee	\$1,916.66
2096.2020-01	14/06/2017	Australian Services Union	Payroll deduction	\$313.12
2096.2045-01	14/06/2017	Child Support Agency	Payroll deduction	\$1,066.20
2096.2153-01	14/06/2017	L.G.R.C.E.U.	Payroll deduction	\$20.50
2096.2213-01	14/06/2017	City of Vincent	Payroll deduction	\$921.19

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2096.2216-01	14/06/2017	City of Vincent Staff Social Club	Payroll deduction	\$450.00
2096.3133-01	14/06/2017	Depot Social Club	Payroll deduction	\$88.00
2096.6156-01	14/06/2017	Health Insurance Fund of WA	Payroll deduction	\$382.35
2096.8120-01	14/06/2017	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$852.02
2097.98000-01	14/06/2017	Australian Taxation Office	Payroll deduction	\$181,419.00
2098.2087-01	15/06/2017	Department of Fire and Emergency Services (DFES)	Emergency services levy - 4th quarter	\$612,001.78
2099.1000-01	16/06/2017	WA Local Gov't Super Plan Pty Ltd	Superannuation	\$130,095.08
2099.5677-01	16/06/2017	Australian Super Pty Ltd	Superannuation	\$18,720.79
2099.5728-01	16/06/2017	Cbus Trustee	Superannuation	\$1,509.41
2099.5789-01	16/06/2017	Retail Employees Superannuation Trust	Superannuation	\$7,389.66
2099.5797-01	16/06/2017	AMP Flexible Lifetime Super	Superannuation	\$759.74
2099.5837-01	16/06/2017	Commonwealth Bank Superannuation Savings Account	Superannuation	\$691.48
2099.5858-01	16/06/2017	MLC Nominees Pty Ltd	Superannuation	\$960.58
2099.5863-01	16/06/2017	Unisuper Limited	Superannuation	\$2,126.29
2099.5894-01	16/06/2017	Asgard	Superannuation	\$1,305.54
2099.5904-01	16/06/2017	AMP SuperLeader	Superannuation	\$811.78
2099.5905-01	16/06/2017	BT Business Super	Superannuation	\$1,925.25
2099.5966-01	16/06/2017	First State Super	Superannuation	\$55.24
2099.6040-01	16/06/2017	Bistona Pty Ltd	Superannuation	\$1,176.02
2099.6070-01	16/06/2017	SuperWrap	Superannuation	\$1,154.82
2099.6117-01	16/06/2017	BT Super For Life	Superannuation	\$170.22
2099.6137-01	16/06/2017	HostPlus	Superannuation	\$4,713.45
2099.6262-01	16/06/2017	HESTA Super Fund	Superannuation	\$440.49
2099.6266-01	16/06/2017	MTAA Super Fund	Superannuation	\$523.86
2099.6308-01	16/06/2017	BT Super for Life	Superannuation	\$214.08
2099.6391-01	16/06/2017	Colonial First State	Superannuation	\$600.60
2099.6409-01	16/06/2017	Catholic Superannuation & Retirement Fund	Superannuation	\$209.28
2099.6504-01	16/06/2017	ANZ One Answer Personal Super	Superannuation	\$419.40
2099.6520-01	16/06/2017	BT Lifetime Super Employer Plan	Superannuation	\$189.92
2099.6659-01	16/06/2017	MLC Masterkey Superannuation	Superannuation	\$397.34
2099.6682-01	16/06/2017	Telstra Super Pty Ltd	Superannuation	\$443.88
2099.6685-01	16/06/2017	Fondacaro Superfund	Superannuation	\$1,533.06
2099.6769-01	16/06/2017	Concept One the Industry Superannuation Fund	Superannuation	\$156.34
2099.6836-01	16/06/2017	MLC Navigator Retirement Plan - Superannuation Service	Superannuation	\$2,138.48
2099.6918-01	16/06/2017	LUCRF Super	Superannuation	\$473.61
2099.6926-01	16/06/2017	Colonial First State	Superannuation	\$443.88

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2099.7013-01	16/06/2017	Spectrum Super	Superannuation	\$859.30
2099.7216-01	16/06/2017	Sunsuper Superannuation	Superannuation	\$1,626.35
2099.7277-01	16/06/2017	Colonial First State First Choice Personal Super	Superannuation	\$492.09
2099.7492-01	16/06/2017	ING Direct Living Super	Superannuation	\$99.90
2099.7632-01	16/06/2017	AMP Flexible Super	Superannuation	\$2,039.94
2099.7640-01	16/06/2017	Commonwealth Personal Superannuation and Rollover Plan	Superannuation	\$178.51
2099.7708-01	16/06/2017	Q Super (Employer Express SuperChoice)	Superannuation	\$353.68
2099.7720-01	16/06/2017	LGsuper	Superannuation	\$2,815.24
2099.7768-01	16/06/2017	Australian Ethical	Superannuation	\$136.09
2099.7801-01	16/06/2017	ANZ Smart Choice Super (OnePath MasterFund)	Superannuation	\$826.98
2099.8029-01	16/06/2017	Kinetic Superannuation	Superannuation	\$622.70
2099.8060-01	16/06/2017	Essential Super	Superannuation	\$1,527.72
2099.8124-01	16/06/2017	Defence Bank Super	Superannuation	\$1,277.68
2099.8189-01	16/06/2017	Enterprise Super	Superannuation	\$168.99
2099.8205-01	16/06/2017	Max Super Fund	Superannuation	\$390.09
2099.8358-01	16/06/2017	AMP CustomSuper	Superannuation	\$1,042.52
2099.8405-01	16/06/2017	Wealth Personal Superannuation and Pension Fund	Superannuation	\$292.41
2099.8543-01	16/06/2017	GESS Superannuation Fund	Superannuation	\$466.40
2099.8594-01	16/06/2017	The Trustee for Ruby Super Fund	Superannuation	\$952.08
2099.8643-01	16/06/2017	Radisich Superannuation Fund	Superannuation	\$412.85
2099.8725-01	16/06/2017	Shatahjad Superannuation Fund	Superannuation	\$942.34
2099.8773-01	16/06/2017	Statewide Superannuation	Superannuation	\$78.56
2099.8804-01	16/06/2017	MLC Super Fund	Superannuation	\$102.32
2099.8863-01	16/06/2017	Netwealth Superannuation Master Fund	Superannuation	\$1,540.12
2099.8881-01	16/06/2017	The Equisuper Superannuation Fund	Superannuation	\$411.64
2099.8882-01	16/06/2017	Trustee for Local Government Super	Superannuation	\$466.53
2100.2050-01	16/06/2017	City Of Perth Superannuation	Superannuation	\$13,613.42
2101.2008-01	16/06/2017	Alinta Energy	Electricity and gas charges	\$30,555.91
2101.2204-01	16/06/2017	Telstra Corporation Ltd	Telephone and internet charges	\$756.37
2101.2234-01	16/06/2017	Water Corporation	Water charges	\$3,935.65
2101.3144-01	16/06/2017	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$30,729.67
2101.4768-01	16/06/2017	Optus Billing Services Pty Ltd	Telephone and internet charges	\$17.60
2101.7955-01	16/06/2017	Synergy	Electricity charges	\$63,906.60
2102.2019-01	21/06/2017	Australia Post (Agency Commission)	Commission charges	\$115.51
2102.2029-01	21/06/2017	Bunnings Building Supplies	Compost bins	\$3,877.01
2102.2030-01	21/06/2017	Benara Nurseries	Plants supplies	\$1,711.05



<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2102.2033-01	21/06/2017	BOC Gases Australia Limited	Oxygen supplies	\$841.91
2102.2036-01	21/06/2017	Cabcharge Australia Pty Ltd	Cabcharge account keeping fee	\$6.00
2102.2052-01	21/06/2017	Cobblestone Concrete	Concrete path repairs	\$2,706.00
2102.2072-01	21/06/2017	Landgate	Valuations	\$175,273.35
2102.2106-01	21/06/2017	Programmed Integrated Workforce Ltd	Temporary staff	\$2,710.74
2102.2110-01	21/06/2017	Jason Signmakers	Bike rack supplies	\$3,839.00
2102.2113-01	21/06/2017	Kleenheat Gas	Forklift gas cylinders	\$180.15
2102.2119-01	21/06/2017	Line Marking Specialists	Line marking services	\$6,627.01
2102.2122-01	21/06/2017	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$9,240.06
2102.2126-01	21/06/2017	Mayday Earthmoving	Semi truck hire	\$1,320.00
2102.2136-01	21/06/2017	Mindarie Regional Council	Non processable waste	\$85,838.73
2102.2159-01	21/06/2017	Oasis Plumbing Services	Plumbing services	\$1,609.93
2102.2185-01	21/06/2017	Galvins Plumbing Supplies	Plumbing supplies	\$49.10
2102.2189-01	21/06/2017	SAS Locksmiths	Key cutting services	\$706.70
2102.2192-01	21/06/2017	Sigma Chemicals	Pool chemicals	\$1,359.27
2102.2200-01	21/06/2017	Sportsworld Of WA	Apparel for retail	\$518.10
2102.2221-01	21/06/2017	Turfmaster Facility Management	Turf maintenance	\$13,189.00
2102.2232-01	21/06/2017	Walshy All Round Tradesman	Parks and Reserves repairs and maintenance	\$1,523.50
2102.2234-01	21/06/2017	Water Corporation	Water charges	\$1,083.28
2102.2236-01	21/06/2017	Westcare Industries	Labels for library	\$217.80
2102.3001-01	21/06/2017	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff	\$9,608.14
2102.3040-01	21/06/2017	Shenton Enterprises Pty Ltd	Service of AIDS memorial fountain	\$1,442.09
2102.3057-01	21/06/2017	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$1,050.22
2102.3066-01	21/06/2017	Royal Life Saving Society	Swim and survive Certificates	\$65.00
2102.3091-01	21/06/2017	Sam's Repairs & Maintenance	Signage repairs and maintenance	\$2,101.00
2102.3099-01	21/06/2017	Total Packaging WA Pty Ltd	Dog litter bags	\$2,129.60
2102.3103-01	21/06/2017	Forestvale Trees	Plants supplies	\$6,336.00
2102.3137-01	21/06/2017	WA Local Government Association	Training course	\$1,134.00
2102.3146-01	21/06/2017	K.S. Black (WA) Pty Ltd	Bore maintenance	\$12,881.00
2102.3161-01	21/06/2017	Enzed Perth & Enzed Wangara	Truck repairs	\$6,041.29
2102.3170-01	21/06/2017	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance	\$1,017.50
2102.3213-01	21/06/2017	Domus Nursery	Plant supplies	\$1,971.20
2102.3215-01	21/06/2017	Les Mills	Licence fees - fitness classes	\$1,524.92
2102.3222-01	21/06/2017	Securepay Pty Ltd	Web payment fees	\$2,584.62
2102.3239-01	21/06/2017	Award Contracting Pty Ltd	Location services	\$4,023.25
2102.3247-01	21/06/2017	Beacon Equipment Canning Vale	Plant purchase - brushcutter	\$404.50

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2102.3281-01	21/06/2017	Community Newspapers	Advertising services	\$1,274.85
2102.3329-01	21/06/2017	Marindust Sales (Inc) Ace Flagpoles	Supply & install flagpole	\$4,730.00
2102.3336-01	21/06/2017	Educational Art Supplies	Library supplies	\$405.96
2102.3378-01	21/06/2017	Town of Cambridge	Contribution - management of Lake Monger	\$14,630.00
2102.3415-01	21/06/2017	A&B Canvas Australia	Hessian tarpaulin	\$1,551.00
2102.3417-01	21/06/2017	Slater-Gartrell Sports	Supply & install synthetic turf	\$9,570.00
2102.3424-01	21/06/2017	Lynford Motors Pty Ltd Osborne Park	Vehicle services and repairs	\$2,259.20
2102.3438-01	21/06/2017	Australasian Performing Right Association Ltd	APRA licence fees	\$4,253.76
2102.3492-01	21/06/2017	The West Australian Newspaper Ltd	Newspaper delivery weekly subscription	\$164.30
2102.3511-01	21/06/2017	City of Stirling	Green waste tipping fees	\$2,050.50
2102.3560-01	21/06/2017	Staples Australia	Office supplies	\$870.45
2102.3584-01	21/06/2017	KMart Australia Ltd	Staff room furniture	\$681.41
2102.3613-01	21/06/2017	Donegan Enterprises Pty Ltd	Playground repairs - various locations	\$4,518.25
2102.3757-01	21/06/2017	J & K Hopkins	Office furniture	\$229.00
2102.3772-01	21/06/2017	Midalia Steel	Supply of galvanised rods	\$138.88
2102.3814-01	21/06/2017	Western Power Corporation	Install streetlight	\$1,968.00
2102.3852-01	21/06/2017	Keston Holdings	Library supplies	\$183.70
2102.3897-01	21/06/2017	Komatsu Australia Pty Ltd	Backhoe repairs	\$16.96
2102.3929-01	21/06/2017	Chittering Valley Worm Farm	Worms and castings	\$105.00
2102.3942-01	21/06/2017	Moore Stephens (WA) Pty Ltd	Supply of Financial Report manual	\$990.00
2102.4017-01	21/06/2017	Trisley's Hydraulic Services Pty Ltd	Pool chemicals	\$2,613.60
2102.4034-01	21/06/2017	Penske Power System	Ad blue	\$612.92
2102.4085-01	21/06/2017	Parks and Leisure Australia	Training course	\$110.00
2102.4103-01	21/06/2017	Asphaltech Pty Ltd	Asphalt supplies	\$206,375.69
2102.4139-01	21/06/2017	Perth Marquee Hire	Marquee and chairs hire	\$1,188.00
2102.4156-01	21/06/2017	Wanneroo Plant Farm	Plant supplies	\$1,551.00
2102.4210-01	21/06/2017	Beaver Tree Services	Street trees and parks pruning/removal	\$4,280.87
2102.4214-01	21/06/2017	Kerbing West	Kerbing services	\$24,656.29
2102.4221-01	21/06/2017	Suez Recycling & Recovery Pty Ltd	Waste collection	\$1,565.74
2102.4272-01	21/06/2017	International Auto Services	Plant repairs	\$410.30
2102.4367-01	21/06/2017	Academy Services WA Pty Ltd	Cleaning services - various locations	\$40,951.73
2102.4418-01	21/06/2017	West-Sure Group Pty Ltd	Cash collection services	\$5,644.49
2102.4447-01	21/06/2017	Blackwoods Atkins	Hardware supplies	\$3,084.47
2102.4492-01	21/06/2017	Main Roads WA	Roadside design course	\$220.00
2102.4493-01	21/06/2017	Tom Lawton - Bobcat Hire	Bobcat hire	\$14,033.25
2102.4627-01	21/06/2017	Flexi Staff Pty Ltd	Temporary staff	\$11,904.05

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2102.4637-01	21/06/2017	Multi Mix Concrete Pty Ltd	Concrete supplies	\$1,071.18
2102.4749-01	21/06/2017	Picton Press	Printing services	\$333.82
2102.4768-01	21/06/2017	Optus Billing Services Pty Ltd	Telephone and internet charges	\$2,331.70
2102.4872-01	21/06/2017	Parkonsult Pty Ltd	Daily checks and minor maintenance	\$4,296.24
2102.4889-01	21/06/2017	Officeworks Superstores Pty Ltd	Paper supplies	\$499.00
2102.4919-01	21/06/2017	David Gray & Co Pty Ltd	Supply of green bins	\$35,422.46
2102.4971-01	21/06/2017	Totally Workwear	Uniform supplies	\$1,568.94
2102.5041-01	21/06/2017	Alsco Pty Ltd	Air freshener supplies	\$47.31
2102.5058-01	21/06/2017	Bolinda Publishing Pty Ltd	Book supplies	\$413.19
2102.5080-01	21/06/2017	Repco Auto Parts	Parts supplies	\$93.39
2102.5084-01	21/06/2017	ATF Services Pty Ltd	Security fence	\$252.37
2102.5277-01	21/06/2017	DiskBank Pty Ltd	Video conversion to USB	\$305.40
2102.5294-01	21/06/2017	A Team Printing	Printing services	\$445.50
2102.5301-01	21/06/2017	Kott Gunning	Legal services	\$5,692.72
2102.5316-01	21/06/2017	McLeods Barristers & Solicitors	Legal services	\$2,626.17
2102.5326-01	21/06/2017	Traffic Systems West	Supply & install speed cushion	\$429.00
2102.5368-01	21/06/2017	Tamala Park Regional Council	GST receivable from ATO for sale of land	\$40,734.69
2102.5538-01	21/06/2017	Frediani Milk Wholesalers	Milk supplies	\$413.70
2102.5547-01	21/06/2017	Megavision Sound and Lighting	Hire of audio equipment	\$1,651.65
2102.5688-01	21/06/2017	Macri Partners	Audit services	\$2,970.00
2102.5790-01	21/06/2017	Giant Autos (1997) Pty Ltd	Vehicle services & repairs	\$356.20
2102.5805-01	21/06/2017	Mount Hawthorn Cardinals Junior Football Club	Kidsport vouchers	\$760.00
2102.5888-01	21/06/2017	Kleen West Distributors	Graffiti removal supplies	\$1,281.83
2102.5898-01	21/06/2017	Replants.com Pty Ltd	Supply of grass trees and plants	\$3,600.00
2102.5936-01	21/06/2017	Outsource Business Support Solutions Pty Ltd	IT consultancy services	\$1,559.25
2102.5973-01	21/06/2017	Guardian Tactile Systems Pty Ltd	Supply and install tactile paving	\$1,131.07
2102.6009-01	21/06/2017	ZIP Heaters Aust Pty Ltd	Replace water filter	\$313.50
2102.6065-01	21/06/2017	Westrac Cat	Plant parts	\$597.78
2102.6072-01	21/06/2017	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$2,858.55
2102.6081-01	21/06/2017	Boral Construction Materials Group	Concrete supplies	\$318.73
2102.6218-01	21/06/2017	Devco Builders	Replace ceiling - Woodville Pavilion; repairs in various location	\$45,772.26
2102.6258-01	21/06/2017	Sanderson's Outdoor Power Equipment	Plant repairs	\$356.00
2102.6259-01	21/06/2017	Australian HVAC Services Pty Ltd	Airconditioning maintenance	\$8,321.23
2102.6455-01	21/06/2017	The BBQ Man	Pressure cleaning services	\$220.00
2102.6477-01	21/06/2017	IPWEA	Registration for Public works conference	\$3,400.00
2102.6482-01	21/06/2017	Department of Transport	Vehicle ownership searches	\$2,616.90

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2102.6551-01	21/06/2017	iSUBSCRIBE Pty Ltd	Magazine subscriptions	\$412.90
2102.6799-01	21/06/2017	Beaufort Street Network Inc.	Festival funding	\$2,402.00
2102.6838-01	21/06/2017	Green Building Council of Australia	Membership renewal	\$2,550.00
2102.6846-01	21/06/2017	IPWEA Ltd	IPWEA Parks Practice Notes	\$380.00
2102.6903-01	21/06/2017	APARC Pty Ltd	Parking meter maintenance and licence fees	\$34,714.92
2102.6937-01	21/06/2017	Retech Rubber	Repairs to soffit	\$533.50
2102.7003-01	21/06/2017	Sonic HealthPlus Pty Ltd	Medical assessment	\$1,103.70
2102.7087-01	21/06/2017	Hans Andresen	Banner installation and removal	\$1,705.00
2102.7118-01	21/06/2017	C Wood Distributors	Beatty Park Café supplies	\$1,090.10
2102.7124-01	21/06/2017	Halls Head Community College	Plant supplies	\$720.00
2102.7156-01	21/06/2017	FE Technologies Pty Ltd	Annual maintenance - mobile scanning	\$722.70
2102.7189-01	21/06/2017	Steann Pty Ltd	Collect and dispose of illegally dumped goods	\$1,320.00
2102.7299-01	21/06/2017	Ben Sgherza Disability Consultant	Disability access inclusion plan	\$4,000.00
2102.7399-01	21/06/2017	Briskleen Supplies Pty Ltd	Toiletry and paper supplies	\$1,751.39
2102.7400-01	21/06/2017	Taman Diamond Tools	Parts supplies	\$3,390.75
2102.7420-01	21/06/2017	Leederville Hotel (T/A Pent Pty Ltd)	Parking revenue distribution	\$16,555.69
2102.7431-01	21/06/2017	BM Perich	Street tree services	\$5,853.10
2102.7477-01	21/06/2017	Expo Group	Printing services	\$242.00
2102.7481-01	21/06/2017	Regents Commercial	Rent and variable outgoings - Barlee St Car Park	\$261.78
2102.7568-01	21/06/2017	Shenade Unicomb	Reimbursement of expenses	\$65.00
2102.7572-01	21/06/2017	Compu-Stor	Document destruction services	\$134.20
2102.7593-01	21/06/2017	Yoshino Sushi	Beatty Park Café supplies	\$260.04
2102.7605-01	21/06/2017	Centropak	Beatty Park Café supplies	\$349.33
2102.7612-01	21/06/2017	Crimea Growers Market	Beatty Park Café supplies	\$562.49
2102.7623-01	21/06/2017	T Routledge	Piano tuning	\$200.00
2102.7654-01	21/06/2017	Worldwide Printing Solutions East Perth	Printing services	\$77.00
2102.7664-01	21/06/2017	Raymond Sleeman	Fitness instructor fees	\$397.88
2102.7733-01	21/06/2017	Acurix Networks Pty Ltd	Library wifi service	\$3,612.40
2102.7755-01	21/06/2017	Neopost Australia Pty Ltd	Ink cartridge	\$502.70
2102.7777-01	21/06/2017	Daniela Toffali	Fitness instructor fees	\$248.00
2102.7803-01	21/06/2017	Professional Development Training Pty Ltd	Training course	\$3,300.00
2102.7818-01	21/06/2017	The Pest Guys	Pest control services	\$2,643.31
2102.7923-01	21/06/2017	Richard Harrison	Bee removal services	\$150.00
2102.7933-01	21/06/2017	Garrards Pty Ltd	Rat bait	\$1,574.76
2102.7941-01	21/06/2017	Allerding & Associates	Professional fees	\$12,684.75
2102.7950-01	21/06/2017	Rawlicious Delights	Beatty Park Café supplies	\$127.05

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2102.7955-01	21/06/2017	Synergy	Electricity charges	\$2,969.10
2102.7961-01	21/06/2017	Spider Waste Collection Services Pty Ltd	Mattress collection services	\$647.90
2102.7967-01	21/06/2017	CS Legal	Debt recovery services	\$15,884.77
2102.7989-01	21/06/2017	SoundPack Solutions	Library supplies	\$396.80
2102.8009-01	21/06/2017	Marketforce Express Pty Ltd	Graphic design service	\$8,359.50
2102.8030-01	21/06/2017	Perth Basketball Association Incorporated	Kidsport voucher	\$400.00
2102.8040-01	21/06/2017	Wilson Security	Patrol reserves	\$6,637.25
2102.8045-01	21/06/2017	Urban Development Institute of Australia WA Division Inc	Seminar registration	\$590.00
2102.8057-01	21/06/2017	North Beach and District Rugby League Football Club Inc	Kidsport voucher	\$200.00
2102.8076-01	21/06/2017	Morley Bulldogs Junior Football Club Inc	Kidsport voucher	\$200.00
2102.8100-01	21/06/2017	CTI Security Systems Pty Ltd	Security services	\$157.50
2102.8108-01	21/06/2017	Leo Heaney Pty Ltd	Street tree services	\$11,520.19
2102.8111-01	21/06/2017	SimplePay Solutions Pty Ltd	Credit card transactions	\$7,931.22
2102.8118-01	21/06/2017	Vendpro Vending Services	Vending machine hire	\$235.40
2102.8119-01	21/06/2017	MESA Australia	Plant room maintenance	\$2,791.80
2102.8161-01	21/06/2017	North Perth Business & Community Association Inc.	Grant for Association Liability Insurance	\$2,100.00
2102.8186-01	21/06/2017	Kestral Computing Pty Ltd	Phoenix annual licence and support fee	\$24,040.50
2102.8235-01	21/06/2017	OSHGROUP Pty Ltd	Fitness for work report	\$1,772.21
2102.8307-01	21/06/2017	MessageMedia	SMS integrating for Phoenix	\$61.44
2102.8388-01	21/06/2017	Clever Patch	Library supplies	\$201.25
2102.8392-01	21/06/2017	Aveling	White Card construction safety course	\$130.00
2102.8395-01	21/06/2017	S & A Smash Repairs	Vehicle services and repairs	\$944.90
2102.8398-01	21/06/2017	Jean-Paul Barbier	Fitness instructor fees	\$238.00
2102.8416-01	21/06/2017	Rachael D Berry	Fitness instructor fees	\$891.00
2102.8420-01	21/06/2017	Corsign WA Pty Ltd	Sign supplies	\$4,394.50
2102.8435-01	21/06/2017	Cr D Loden	Reimbursement of child care expenses	\$87.50
2102.8472-01	21/06/2017	Exceed Consulting (WA) Pty Ltd	Light pole inspection	\$660.00
2102.8498-01	21/06/2017	Wheelers Books	Library books	\$549.63
2102.8520-01	21/06/2017	Transition Town Vincent	Community workshops	\$500.00
2102.8568-01	21/06/2017	Ergolink	Sit/Stand Desk	\$685.25
2102.8585-01	21/06/2017	Sodexo	Catering services	\$1,248.50
2102.8604-01	21/06/2017	Susanne Kelly	Fitness instructor fees	\$700.00
2102.8609-01	21/06/2017	Minter Ellison	Legal services	\$1,284.25
2102.8620-01	21/06/2017	Boyan Electrical Services	Electrical services - various locations	\$36,132.89
2102.8638-01	21/06/2017	All Aussie Carpet Clean	Carpet cleaning services	\$484.00
2102.8645-01	21/06/2017	Domain Catering Pty Ltd	Catering services	\$695.00

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2102.8646-01	21/06/2017	Apollo Plumbing and Gas Pty Ltd	Plumbing services - various locations	\$9,253.00
2102.8649-01	21/06/2017	Club 55 Travel	Bus hire for seniors outing	\$1,600.00
2102.8665-01	21/06/2017	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$554.00
2102.8672-01	21/06/2017	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$643.01
2102.8673-01	21/06/2017	Excalibur Contractors Pty Ltd	Painting services	\$572.00
2102.8678-01	21/06/2017	Jessica Karlsson	Fitness instructor fees	\$176.00
2102.8684-01	21/06/2017	Ip Khalsa Pvt Ltd	Mail delivery service	\$86.66
2102.8698-01	21/06/2017	Empire Catering	Catering services	\$7,595.50
2102.8724-01	21/06/2017	Bamboo Catering	Catering services	\$3,132.80
2102.8737-01	21/06/2017	Unilever Australia Ltd	Beatty Park Café supplies	\$828.41
2102.8743-01	21/06/2017	Konica Minolta Business Solutions	Copy costs	\$1,414.81
2102.8750-01	21/06/2017	Yolande Gomez	Fitness instructor fees	\$135.00
2102.8752-01	21/06/2017	Jackie Barron	Fitness instructor fees	\$113.68
2102.8757-01	21/06/2017	Suez Recycling & Recovery (Perth) Pty Ltd	Recycling contract	\$100,328.64
2102.8760-01	21/06/2017	WA Building Codes Consultancy	Swimming pool inspections	\$11,265.00
2102.8761-01	21/06/2017	Elyse Amy Johnstone	Fitness instructor fees	\$511.56
2102.8763-01	21/06/2017	StrataGreen	Herbicide supplies	\$4,257.26
2102.8785-01	21/06/2017	Outback Imaging Pty Ltd	EzeScan spreadsheet configuration and training	\$6,710.00
2102.8810-01	21/06/2017	Australia Post	Postage charges	\$9,782.03
2102.8818-01	21/06/2017	Redman Solution Pty Ltd	Consultancy services	\$35,896.30
2102.8820-01	21/06/2017	Inhouse Group Pty Ltd	Trendwise visitor analytics	\$1,399.94
2102.8829-01	21/06/2017	InterStream Pty Ltd	Webcast and hosting service	\$26,565.00
2102.8842-01	21/06/2017	Emerge Associates	Beatty Park drainage investigation	\$2,662.55
2102.8845-01	21/06/2017	Gymcare	Gym equipment supplies	\$795.81
2102.8854-01	21/06/2017	Tyres 4U Pty Ltd	Tyre maintenance	\$2,860.00
2102.8859-01	21/06/2017	Ferret Boilermaking	Replace metal cladding	\$17,023.60
2102.8873-01	21/06/2017	Vintrans Transport Engineering	Trailer purchase	\$15,223.70
2102.8887-01	21/06/2017	Rebecca Mansell Photography	Photography services	\$340.00
2102.8890-01	21/06/2017	Vigilant Traffic Management	Traffic management services	\$44,885.78
2102.8903-01	21/06/2017	Bollard Shop	Rubber wheel stops	\$2,412.30
2102.8906-01	21/06/2017	Replica Furniture	Staff room furniture	\$324.20
2102.8907-01	21/06/2017	Raiders Basketball Club	Kidsport voucher	\$135.00
2102.8910-01	21/06/2017	Advans Exhibition Services	Display boards	\$958.10
2102.8911-01	21/06/2017	Quayclean Australia Pty Ltd	Cleaning services	\$6,151.45
2102.8912-01	21/06/2017	Bella Hulls	Fitness class	\$56.86
2102.8913-01	21/06/2017	Store DJ	Headphone supplies	\$340.20



<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2102.8916-01	21/06/2017	Pool Spa Wembley	Digital wireless thermometer	\$70.00
2102.8918-01	21/06/2017	Backwoods Gallery Pty Ltd	Charles Veryard mural - deposit	\$8,125.00
2102.8919-01	21/06/2017	Mr Kitly Pty Ltd	Pot plants for staff room	\$132.00
2102.8921-01	21/06/2017	Katharina Babette Popp	Reimbursements for road closure works	\$1,956.10
2102.8923-01	21/06/2017	Licences 4 Work	Training courses	\$1,794.00
2102.8924-01	21/06/2017	Excel Consulting	Training courses	\$660.00
2102.8925-01	21/06/2017	Zanui	Staff room furniture	\$623.66
2103.2020-01	28/06/2017	Australian Services Union	Payroll deduction	\$313.12
2103.2045-01	28/06/2017	Child Support Agency	Payroll deduction	\$1,066.20
2103.2153-01	28/06/2017	L.G.R.C.E.U.	Payroll deduction	\$20.50
2103.2213-01	28/06/2017	City of Vincent	Payroll deduction	\$958.48
2103.2216-01	28/06/2017	City of Vincent Staff Social Club	Payroll deduction	\$446.00
2103.3133-01	28/06/2017	Depot Social Club	Payroll deduction	\$80.00
2103.6156-01	28/06/2017	Health Insurance Fund of WA	Payroll deduction	\$419.05
2103.8120-01	28/06/2017	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$852.02
2104.98000-01	28/06/2017	Australian Taxation Office	Payroll deduction	\$162,253.00
2105.2008-01	29/06/2017	Alinta Energy	Electricity and gas charges	\$28,756.50
2105.2029-01	29/06/2017	Bunnings Building Supplies	Hardware supplies	\$741.06
2105.2030-01	29/06/2017	Benara Nurseries	Plants supplies	\$13,274.25
2105.2049-01	29/06/2017	City Of Perth	BA/DA archive retrievals	\$421.05
2105.2053-01	29/06/2017	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$980.31
2105.2079-01	29/06/2017	Eastern Metropolitan Regional Council	Contribution to Share Space Video	\$990.00
2105.2085-01	29/06/2017	Farinosi & Sons Pty Ltd	Hardware supplies	\$83.46
2105.2105-01	29/06/2017	Inner City Newsagency	Newspaper delivery	\$111.28
2105.2106-01	29/06/2017	Programmed Integrated Workforce Ltd	Temporary staff	\$2,552.83
2105.2113-01	29/06/2017	Kleenheat Gas	Forklift gas cylinders	\$177.38
2105.2119-01	29/06/2017	Line Marking Specialists	Line marking services	\$3,508.89
2105.2126-01	29/06/2017	Mayday Earthmoving	Mini excavator/rockbreaker hire	\$1,122.00
2105.2136-01	29/06/2017	Mindarie Regional Council	Non processable waste	\$84,060.02
2105.2166-01	29/06/2017	Pets Meat Suppliers	Pet food supplies	\$89.95
2105.2189-01	29/06/2017	SAS Locksmiths	Key cutting services	\$652.00
2105.2204-01	29/06/2017	Telstra Corporation Ltd	Telephone and internet charges	\$208.34
2105.2221-01	29/06/2017	Turfmaster Facility Management	Turf maintenance	\$14,220.26
2105.2232-01	29/06/2017	Walshy All Round Tradesman	Parks and Reserves repairs and maintenance	\$4,103.00
2105.2234-01	29/06/2017	Water Corporation	Water charges	\$923.79
2105.3001-01	29/06/2017	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff	\$3,135.00

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2105.3019-01	29/06/2017	Otis Elevator Company Pty Ltd	Elevator service	\$2,040.18
2105.3091-01	29/06/2017	Sam's Repairs & Maintenance	Signage repairs and maintenance	\$3,839.00
2105.3096-01	29/06/2017	Toolmart Australia Pty Ltd	Cordless drill	\$799.00
2105.3110-01	29/06/2017	Depiazzi	Woodchips	\$3,543.10
2105.3129-01	29/06/2017	Margaret River Agencies	Beverage supplies	\$316.80
2105.3156-01	29/06/2017	Australian Plant Wholesalers	Plants supplies	\$1,144.00
2105.3161-01	29/06/2017	Enzed Perth & Enzed Wangara	Plant repairs	\$226.45
2105.3170-01	29/06/2017	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance	\$2,289.17
2105.3195-01	29/06/2017	Initial Hygiene	Sharps disposal services	\$990.55
2105.3235-01	29/06/2017	My Best Friend Veterinary Centre	Vet services	\$825.40
2105.3239-01	29/06/2017	Award Contracting Pty Ltd	Location services	\$1,045.00
2105.3246-01	29/06/2017	Ellenby Tree Farm Pty Ltd	Plants supplies	\$6,154.50
2105.3247-01	29/06/2017	Beacon Equipment Canning Vale	Plant purchase - brushcutter	\$404.50
2105.3257-01	29/06/2017	Kone Elevators Pty Ltd	Lift service fee	\$785.37
2105.3280-01	29/06/2017	Actimed Australia	Gym supplies	\$251.90
2105.3424-01	29/06/2017	Lynford Motors Pty Ltd Osborne Park	Vehicle services and repairs	\$489.00
2105.3498-01	29/06/2017	Di Lena Metal Sales	Hardware supplies	\$141.00
2105.3511-01	29/06/2017	City of Stirling	Meals on Wheels	\$445.50
2105.3613-01	29/06/2017	Donegan Enterprises Pty Ltd	Playground repairs	\$739.20
2105.3683-01	29/06/2017	Naturalis Spring Water	Water supplies	\$64.80
2105.3705-01	29/06/2017	PlayRight Australia Pty Ltd	Supply & installation of playground equipment	\$2,512.40
2105.3717-01	29/06/2017	Downer EDI Engineering Electrical Pty Ltd	Leederville CCTV network	\$150,003.26
2105.3750-01	29/06/2017	Primus Telecom	Telephone charges	\$31.76
2105.4085-01	29/06/2017	Parks and Leisure Australia	Course registration	\$44.00
2105.4156-01	29/06/2017	Wanneroo Plant Farm	Plants supplies	\$1,344.20
2105.4199-01	29/06/2017	The Children's Book Council Of Australia (WA Branch)	Library supplies	\$91.75
2105.4210-01	29/06/2017	Beaver Tree Services	Street trees and parks pruning/removal	\$20,526.00
2105.4277-01	29/06/2017	Downer EDI Engineering Power Pty Ltd	Backhaul wireless link - Leederville	\$19,137.14
2105.4345-01	29/06/2017	Drainflow Services Pty Ltd	High pressure jet drains	\$11,352.00
2105.4367-01	29/06/2017	Academy Services WA Pty Ltd	Cleaning services - various locations	\$3,566.43
2105.4447-01	29/06/2017	Blackwoods Atkins	Hardware supplies	\$1,525.50
2105.4493-01	29/06/2017	Tom Lawton - Bobcat Hire	Bobcat hire	\$3,627.25
2105.4627-01	29/06/2017	Flexi Staff Pty Ltd	Temporary staff	\$23,020.16
2105.4749-01	29/06/2017	Picton Press	Printing services	\$902.23
2105.4750-01	29/06/2017	Schindler Lifts Australia Pty Ltd	Lift maintenance	\$3,698.02
2105.4957-01	29/06/2017	WA Profiling	Profiling services	\$6,943.75

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2105.4971-01	29/06/2017	Totally Workwear	Uniform supplies	\$437.45
2105.5193-01	29/06/2017	Protector Fire Services Pty Ltd	Fire panel repairs	\$11,935.48
2105.5294-01	29/06/2017	A Team Printing	Printing services	\$633.60
2105.5301-01	29/06/2017	Kott Gunning	Legal services	\$9,555.92
2105.5316-01	29/06/2017	McLeods Barristers & Solicitors	Legal services	\$24,467.66
2105.5737-01	29/06/2017	Massey's Herd Milk Supply	Milk supplies	\$642.60
2105.5835-01	29/06/2017	Beaurepaires	Tyre services	\$158.83
2105.5836-01	29/06/2017	Manheim Pty Ltd	Towing services	\$2,128.50
2105.6032-01	29/06/2017	Citizens Advice Bureau of WA Inc	Mediation services	\$2,200.00
2105.6072-01	29/06/2017	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$1,574.35
2105.6218-01	29/06/2017	Devco Builders	Small maintenance and repairs - various locations	\$20,257.20
2105.6383-01	29/06/2017	WC Convenience Management Pty Ltd	Maintenance exelooos	\$3,876.15
2105.6414-01	29/06/2017	EnvisionWare Pty Ltd	Annual maintenance - internet software	\$860.42
2105.6455-01	29/06/2017	The BBQ Man	Pressure cleaning services	\$5,706.68
2105.6518-01	29/06/2017	Big Rock Toyota	Vehicle service & repairs	\$1,075.00
2105.6783-01	29/06/2017	Action Asbestos Removals	Asbestos removal services	\$484.00
2105.6815-01	29/06/2017	City Motors (1981) Pty Ltd	Vehicle service & repairs	\$95.00
2105.6881-01	29/06/2017	Bridgestone Select West Perth/Osborne Park	Tyre services	\$301.19
2105.6993-01	29/06/2017	Red Spear Pty Ltd	Presentation for Imagine Vincent launch	\$550.00
2105.7057-01	29/06/2017	Australian Paper	Envelope supplies	\$776.60
2105.7190-01	29/06/2017	Chindarsi Architects	DAC meeting fee	\$660.00
2105.7431-01	29/06/2017	BM Perich	Street tree services	\$5,267.79
2105.7456-01	29/06/2017	Leamans Auto Electrics	Tractor repairs	\$110.00
2105.7477-01	29/06/2017	Expo Group	Printing services	\$1,430.00
2105.7505-01	29/06/2017	Imagesource	Printing services	\$50.60
2105.7561-01	29/06/2017	Allcare Monitoring Services	After hour calls service	\$1,484.00
2105.7572-01	29/06/2017	Compu-Stor	Document destruction services	\$38.50
2105.7593-01	29/06/2017	Yoshino Sushi	Beatty Park Café supplies	\$46.86
2105.7605-01	29/06/2017	Centropak	Beatty Park Café supplies	\$496.78
2105.7612-01	29/06/2017	Crimea Growers Market	Beatty Park Café supplies	\$412.47
2105.7654-01	29/06/2017	Worldwide Printing Solutions East Perth	Printing services	\$126.50
2105.7657-01	29/06/2017	Shape Design	Graphic design service	\$2,783.00
2105.7717-01	29/06/2017	Jomar Contracting	Guardrail repairs	\$5,406.50
2105.7777-01	29/06/2017	Daniela Toffali	Fitness instructor fees	\$186.00
2105.7818-01	29/06/2017	The Pest Guys	Pest control services	\$338.95
2105.7886-01	29/06/2017	North Perth Community Garden Inc.	Insurance reimbursement	\$1,126.00

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2105.7906-01	29/06/2017	Price Consulting Group Pty Ltd	HR consulting services	\$3,982.00
2105.7922-01	29/06/2017	Stiles Electrical Services	Electrical audit	\$858.00
2105.7938-01	29/06/2017	Talis	Asset management services	\$9,900.00
2105.7950-01	29/06/2017	Rawlicious Delights	Beatty Park Café supplies	\$145.20
2105.7955-01	29/06/2017	Synergy	Electricity charges	\$1,044.75
2105.7963-01	29/06/2017	Cat Haven	Impound fee	\$25.00
2105.7967-01	29/06/2017	CS Legal	Debt recovery services	\$308.40
2105.8040-01	29/06/2017	Wilson Security	Security services	\$385.00
2105.8041-01	29/06/2017	D Straker	Anzac Cottage shed mural	\$1,980.00
2105.8108-01	29/06/2017	Leo Heaney Pty Ltd	Street tree services	\$36,702.70
2105.8283-01	29/06/2017	Lakeside Mowers & Motorcycles	Mowing equipment supplies	\$800.00
2105.8340-01	29/06/2017	Place Laboratory	Mary Street Piazza project	\$2,035.00
2105.8369-01	29/06/2017	Digital Mapping Solutions	GIS consulting services	\$14,058.00
2105.8420-01	29/06/2017	Corsign WA Pty Ltd	Sign supplies	\$906.24
2105.8481-01	29/06/2017	Lycopodium Asset Management Pty Ltd	Asset management services	\$6,349.20
2105.8498-01	29/06/2017	Wheelers Books	Library books	\$544.15
2105.8519-01	29/06/2017	Non Organic Disposals	Rubbish tipping	\$2,006.40
2105.8522-01	29/06/2017	Autospark Osborne Park	Vehicle service and repairs	\$242.00
2105.8593-01	29/06/2017	Colleagues Nagels	Integrated transferable parking permits	\$8,695.81
2105.8620-01	29/06/2017	Boyan Electrical Services	Electrical services - various locations	\$1,741.02
2105.8626-01	29/06/2017	The Black Mountains Art	Creche Mural Beatty Park	\$2,500.00
2105.8628-01	29/06/2017	AV Trucks Services Pty Ltd	Truck repairs	\$5,679.51
2105.8646-01	29/06/2017	Apollo Plumbing and Gas Pty Ltd	Plumbing services - various locations	\$440.00
2105.8672-01	29/06/2017	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$952.66
2105.8694-01	29/06/2017	Nordic Fitness Equipment	Cleaning wipes	\$975.00
2105.8702-01	29/06/2017	Strive for Fitness	Fitness instructor fees	\$568.40
2105.8724-01	29/06/2017	Bamboo Catering	Catering services	\$888.80
2105.8737-01	29/06/2017	Unilever Australia Ltd	Beatty Park Café supplies	\$416.21
2105.8743-01	29/06/2017	Konica Minolta Business Solutions	Copy costs	\$667.02
2105.8752-01	29/06/2017	Jackie Barron	Fitness instructor fees	\$56.84
2105.8763-01	29/06/2017	StrataGreen	Garden equipment supplies	\$272.42
2105.8807-01	29/06/2017	Studio Elementa	Design services	\$1,400.00
2105.8820-01	29/06/2017	Inhouse Group Pty Ltd	Trendwise visitor analytics	\$10,140.38
2105.8825-01	29/06/2017	St Bartholomew's House	Homelessness service provision grant	\$30,000.00
2105.8830-01	29/06/2017	Know Your Nation	Videographic services	\$3,638.96
2105.8833-01	29/06/2017	Noma Pty Ltd	DAC meeting fee	\$660.00

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
2105.8834-01	29/06/2017	SIA Architects Pty Ltd	DAC meeting fee	\$1,100.00
2105.8840-01	29/06/2017	Architex Design	DAC meeting fee	\$1,200.00
2105.8854-01	29/06/2017	Tyres 4U Pty Ltd	Rubbish truck repairs	\$148.50
2105.8855-01	29/06/2017	Information Proficiency	HPE Content Manager end - user training	\$3,960.00
2105.8874-01	29/06/2017	Read Me Copywriting	Copy writing	\$740.00
2105.8886-01	29/06/2017	Benerin Electrical Services	Supply & install solar lighting	\$2,703.80
2105.8890-01	29/06/2017	Vigilant Traffic Management	Traffic management services	\$5,077.88
2105.8896-01	29/06/2017	Eva Fernandez	Commission for Lightbox Laneway Gallery	\$1,000.00
2105.8898-01	29/06/2017	Programmed Property Services Pty Ltd	Painting services	\$15,125.00
2105.8918-01	29/06/2017	Backwoods Gallery Pty Ltd	Charles Veryard mural - balance	\$8,125.00
2105.8926-01	29/06/2017	Scandinavian Wallpaper and Decor Pty Ltd	Wallpaper for staff room	\$620.80
2105.8927-01	29/06/2017	Jeremy Garlett	MC for RAP launch	\$300.00
2105.8928-01	29/06/2017	KOMPAN Playscape Pty Ltd	Playground equipment	\$6,002.70
<b>Total EFT Payment</b>				<b>\$4,598,250.17</b>
<b>Direct Debit</b>				
Credit Card		Commonwealth Bank	Full listing in Attachment 3	<b>\$10,908.62</b>
Lease Fees	03/04/2017	Neopost 1659932	Franking machine	\$385.00
	11/04/2017	Equipment Rents 0002010191-1-01	Monthly charge folding machine	\$617.28
	18/04/2017	Foxtel	Monthly Beatty Park Foxtel subscriptions	\$99.00
<b>Total Lease Fees</b>				<b>\$1,101.28</b>
Loan Repayments		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre, Loftus Underground Carpark, Beatty Park Leisure Centre	<b>\$147,112.30</b>
Infringement Lodgement Fees		Sheriff's Office	Lodgement of unpaid infringements	<b>\$33,814.00</b>
Bank Fees and Charges		Commonwealth Bank	Bank fees	<b>\$18,585.02</b>
<b>Total Direct Debit</b>				<b>\$211,521.22</b>

Creditors Report - Payments by Cheque 01/06/2017 to 30/06/2017				
<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
00081294	07/06/2017	A S Beton	Rates refund	\$44.58
00081295	07/06/2017	G Conley	Refund of work bond	\$220.00
00081296	07/06/2017	P Milton	Refund of work bond	\$550.00
00081297	07/06/2017	I Richards	Refund of work bond	\$1,650.00
00081298	07/06/2017	K Frank	Refund of work bond	\$550.00
00081299	07/06/2017	Menchetti Group Pty Ltd	Refund of work bond	\$550.00
00081300	07/06/2017	Tarts Cafe	Refund of work bond	\$220.00
00081301	07/06/2017	WA AIDS Council Inc	Refund of grounds bond	\$250.00
00081302	07/06/2017	University Cricket Club	Refund of grounds bond	\$250.00
00081303	07/06/2017	M Campbell	Refund of grounds bond	\$250.00
00081304	07/06/2017	D J Grima	Refund of hall bond	\$300.00
00081305	07/06/2017	R Spoelstra	Refund of hall bond	\$2,100.00
00081306	07/06/2017	Aranmore Catholic College	Refund of hall bond	\$300.00
00081307	07/06/2017	B Kay	Refund of grounds bond	\$300.00
00081308	07/06/2017	A Ottobriano	Refund of power charge and grounds bond	\$311.00
00081309	07/06/2017	Collective Hope Inc.	Refund of planning application	\$295.00
00081310	07/06/2017	P McDonnell	Refund part payment of parking fine	\$20.00
00081311	07/06/2017	Get Chips Or Die Frying	Refund of temporary food stall charge	\$32.50
00081312	07/06/2017	KEMH Alumni Inc.	Library book supplies	\$55.00
00081313	07/06/2017	H Alexander	Part refund of Beatty Park Leisure Centre fees	\$51.22
00081314	07/06/2017	Zurich	Motor vehicle insurance claim excess	\$500.00
00081315	07/06/2017	P Tarry	Part refund of Beatty Park Leisure Centre fees	\$42.85
00081316	07/06/2017	R O'Brien	Part refund of Beatty Park Leisure Centre fees	\$224.40
00081317	07/06/2017	J Watts	Refund of duplicate car park ticket payment	\$6.00
00081318	07/06/2017	D Goundrey	Refund of infringement due to incorrect date	\$95.00
00081319	07/06/2017	K Iversen	Refund of infringement due to incorrect date	\$95.00
00081320	07/06/2017	V Spragg	Refund of infringement due to incorrect date	\$95.00
00081321	07/06/2017	T Watson	Sporting grant to attend Senior Netball Tour	\$315.00
00081322	07/06/2017	G and L Bradley-Craven	Refund of overpaid planning application fee	\$36.00
00081323	07/06/2017	L Hancock	Part refund dog registration	\$150.00
00081324	07/06/2017	G Campbell	Part refund of Beatty Park Leisure Centre fees	\$68.00
00081325	07/06/2017	S Altintas	Part refund of Beatty Park Leisure Centre fees	\$56.10
00081326	07/06/2017	291 Vincent Street Pty Ltd	Refund of full planning application fee	\$885.00
00081327	07/06/2017	JVP2 Pty Ltd	Crossover subsidy	\$600.00

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
00081328	07/06/2017	Multicultural Services Centre of WA	Community donation	\$316.00
00081329	07/06/2017	Loftus Community Centre	2016/17 Budget Bid	\$14,112.50
00081330	07/06/2017	Leederville Gardens Residents Association	Environmental grant	\$2,000.00
00081331	07/06/2017	Petty Cash - Finance	Petty cash recoup	\$393.15
00081332	07/06/2017	Petty Cash - Library	Petty cash recoup	\$44.00
00081333	07/06/2017	BCITF Building & Construction Industry	Levy collection	\$20,315.88
00081334	21/06/2017	DigiDirect	Camera purchase	\$309.00
00081335	21/06/2017	Freedom	Staff room furniture	\$1,637.00
00081336	21/06/2017	G D'Alonzo	Heritage Assistance Fund Round 2	\$2,212.00
00081337	21/06/2017	Petty Cash - Beatty Park Leisure Centre	Petty cash recoup	\$271.20
00081338	21/06/2017	Zurich Australian Insurance Ltd	Insurance excess	\$500.00
00081339	21/06/2017	M Warda	Refund of hall bond	\$300.00
00081340	21/06/2017	S Wutete	Refund of grounds bond	\$250.00
00081341	21/06/2017	Uni Camp for Kids	Refund of grounds bond	\$250.00
00081342	21/06/2017	R Caratozzolo	Refund of hall bond	\$300.00
00081343	21/06/2017	Alcoholics Anonymous	Refund of hall bond	\$1,000.00
00081344	21/06/2017	M Bertolini	Refund of works bond	\$800.00
00081345	21/06/2017	M C Thomas	Refund of works bond	\$1,000.00
00081346	21/06/2017	Austin Developments	Refund of works bond	\$1,000.00
00081347	21/06/2017	K J Oliver	Refund of works bond	\$500.00
00081348	21/06/2017	F R Jasper	Refund of works bond	\$1,000.00
00081349	21/06/2017	S D Kohler	Refund of works bond	\$1,000.00
00081350	21/06/2017	Air Roofing Company	Refund of works bond	\$2,000.00
00081351	21/06/2017	T P Anderson	Refund of works bond	\$500.00
00081352	21/06/2017	T Di Labio	Refund of work bond	\$1,050.00
00081353	21/06/2017	E Samuel	Part refund of Beatty Park Leisure Centre fees	\$110.24
00081354	21/06/2017	A Brough	Part refund of Beatty Park Leisure Centre fees	\$144.00
00081355	21/06/2017	A Beck	Part refund dog registration	\$150.00
00081356	21/06/2017	R Hoath	Refund due to ticket machine fault	\$11.00
00081357	21/06/2017	R Lee	Part refund of Beatty Park Leisure Centre fees	\$454.50
00081358	21/06/2017	P Hayes	Part refund of Beatty Park Leisure Centre fees	\$454.50
00081359	21/06/2017	D Cole	Administration fees refund	\$105.00
00081360	21/06/2017	T Smith	Refund of hall bond	\$300.00
00081361	21/06/2017	Transition Town Vincent	Environmental Grant - Windich Place Residents	\$2,000.00
00081362	21/06/2017	K Sealey	Part refund dog registration	\$150.00
00081363	21/06/2017	G Craven and L Figliomeni - Craven	Refund of overpaid planning application fee	\$36.00



<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
00081364	29/06/2017	A & T Alps	Heritage Assistance Fund Round 2	\$2,864.00
00081365	29/06/2017	Department of Transport	Registration	\$44.30
00081366	29/06/2017	Petty Cash - Library	Petty cash recoup	\$105.90
00081367	29/06/2017	Studio Elementa	Design services	\$1,640.00
00081368	29/06/2017	P M Monisse	Rates refund	\$299.30
00081369	29/06/2017	Little Kickers Perth	Refund of hall bonds	\$400.00
00081370	29/06/2017	S Flynn	Refund of hall bond	\$300.00
00081371	29/06/2017	J Zeller	Refund of grounds bond	\$250.00
00081372	29/06/2017	C Beckett	Refund of hall bond	\$300.00
00081373	29/06/2017	D Brown	Refund of hall bond	\$300.00
00081374	29/06/2017	Befriend Inc	Refund of hall bond	\$3,000.00
00081375	29/06/2017	M Thibaut	Refund of hall bond	\$300.00
00081376	29/06/2017	S Zeedan	Refund of hall bond	\$300.00
00081377	29/06/2017	Royal Scottish Country Dance Society	Refund of hall bond	\$500.00
00081378	29/06/2017	D J St Jack	Refund of works bond	\$500.00
00081379	29/06/2017	The Roof and Wall Doctor Pty Ltd	Refund of works bond	\$1,000.00
00081380	29/06/2017	A F Inglis	Refund of works bond	\$2,000.00
00081381	29/06/2017	S Robinson	Refund of works bond	\$2,000.00
00081382	29/06/2017	P W Dempsey-Lees	Refund of works bond	\$1,000.00
00081383	29/06/2017	N James	Refund of works bond	\$1,000.00
00081384	29/06/2017	APG Homes Pty Ltd	Refund of works bond	\$3,000.00
00081385	29/06/2017	B Zarazvand	Refund of works bond	\$275.00
00081386	29/06/2017	T & L Peters	Refund of works bond	\$2,000.00
00081387	29/06/2017	Danmar Developments Pty Ltd	Refund of works bond	\$2,000.00
00081388	29/06/2017	Camorino Constructions	Refund of works bond	\$2,000.00
00081389	29/06/2017	A J & N R Milne	Refund of works bond	\$2,000.00
00081390	29/06/2017	Salt Residential WA Pty Ltd	Refund of works bond	\$1,000.00
00081391	29/06/2017	Austin Developments	Refund of works bond	\$1,000.00
00081392	29/06/2017	A P Goodison	Refund of works bond	\$2,000.00
00081393	29/06/2017	D Musca	Refund of works bond	\$1,500.00
00081394	29/06/2017	Brewer Constructions Pty Ltd	Refund of works bond	\$4,000.00
00081395	29/06/2017	S.C.H. Homes Pty Ltd (In Liquidation)	Refund of works bond	\$7,500.00
00081396	29/06/2017	Plunkett Homes (1903) Pty Ltd	Refund of works bond	\$2,000.00
00081397	29/06/2017	Bowtech Pty Ltd	Refund of hall bond	\$300.00
00081398	29/06/2017	Norwood Neighbourhood Association Inc	Insurance reimbursement	\$1,292.50
00081399	29/06/2017	T Brook	Sporting grant donation	\$800.00

<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
00081400	29/06/2017	M Illman-Rhelan	Part refund of Beatty Park Leisure Centre fees	\$191.81
00081401	29/06/2017	S McCabe	Part refund dog registration	\$150.00
00081402	29/06/2017	B Zarazvand	Crossover subsidy	\$600.00
00081403	29/06/2017	P S Brown	Crossover subsidy	\$305.00
00081404	29/06/2017	D M Allaway	Parking permit refund	\$159.60
00081405	29/06/2017	L Peattie	Parking permit refund	\$339.20
00081406	29/06/2017	M O'Connell	Reimbursement of White Card	\$65.00
00081407	29/06/2017	S Choo	Reimbursement of White Card	\$65.00
00081408	29/06/2017	K O'Sullivan	Reimbursement of White Card	\$65.00
00081409	29/06/2017	I Nash	Reimbursement of White Card	\$65.00
00081410	29/06/2017	F Cresp	Reimbursement of White Card	\$65.00
00081411	29/06/2017	S Garwood	Reimbursement of White Card	\$65.00
00081412	29/06/2017	C Featch	Part refund of Beatty Park Leisure Centre fees	\$76.50
				<b>\$121,426.73</b>
<b>Cancelled Cheque</b>				
00081322	07/06/2017	G and L Bradley-Craven	Cancelled, reissued cheque 81363	-\$36.00
00080024	22/06/2016	T Smith	Cancelled, reissued cheque 81360	-\$300.00
00081285	24/05/2017	C Featch	Cancelled, reissued cheque 81412	-\$76.50
00081244	24/05/2017	B Davey	Cancelled, to be reissued	-\$300.00
<b>Total Cancelled Cheque</b>				<b>-\$712.50</b>
<b>Total Nett Cheque Payment</b>				<b>\$120,714.23</b>

Credit Card Transactions for the Period 06 May - 06 June 2017				
<i>Card Holder</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
Chief Executive Officer	18/05/2017	212F Pty Ltd	Gift cards in recognition of employees	\$ 4,500.00
	18/05/2017	212F Pty Ltd	Gift cards in recognition of employees	\$ 2,453.30
	24/05/2017	Manic Botanic	Wreath for USA Memorial Day	\$ 104.00
<b>Total</b>				<b>\$ 7,057.30</b>
Director Corporate Services				
<b>Total</b>				<b>\$ -</b>
Director Technical Services				
<b>Total</b>				<b>\$ -</b>
Director Community Engagement				
	06/05/2017	City of Perth Park1	Parking	\$ 6.67
	25/05/2017	CBRE (C ) Pty Ltd	Parking	\$ 21.00
<b>Total</b>				<b>\$ 27.67</b>
Manager Marketing and Communications				
	06/05/2017	Createsend/com	Email campaign	139.79
	12/05/2017	TicketsWA	Staff training course	195.00
	17/05/2017	Creativemarket.com	Email campaign	26.99
	17/05/2017	International transaction fee	Email campaign	0.67
	24/05/2017	Createsend/com	Email campaign	35.93
	25/05/2017	Createsend/com	Email campaign	12.93
	26/05/2017	Createsend/com	Email campaign	139.66
	31/05/2017	Facebook	Advertising	243.70
	31/05/2017	International transaction fee	Advertising	6.09
	01/06/2017	Createsend/com	Email campaign	26.71
	02/06/2017	Createsend/com	Email campaign	12.31
<b>Total</b>				<b>\$ 839.78</b>
Manager Human Resources				
	19/05/2017	TicketsWA	Staff training course	\$ 195.00

<i>Card Holder</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
<b>Total</b>				<b>\$ 195.00</b>
Human Resources Advisor				\$ -
<b>Total</b>				<b>\$ -</b>
Purchasing Officer	08/05/2017	Paypal *Zestevents	CD for library	29.99
	10/05/2017	State Administrative	Deposit for transcript fee	554.10
	15/05/2017	Tenderlink	Public tender advertising	330.00
	15/05/2017	Tenderlink	Public tender advertising	165.00
	15/05/2017	Tenderlink	Public tender advertising	165.00
	16/05/2017	Booktopia	DVD and books for library	82.40
	22/05/2017	State Administrative	Balance for transcript fee	51.60
	22/05/2017	Sanity Web Store	CDs for Library	267.45
	22/05/2017	Sanity Web Store	CD for library	16.95
	23/05/2017	Sanity Web Store	CDs for Library	33.90
	24/05/2017	Sanity Web Store	CD for library	15.29
	24/05/2017	Campaignmonitor	Campaign monitor	9.90
	25/05/2017	Kogan	Phone battery	43.85
	26/05/2017	Sanity Web Store	CD for library	25.28
	29/05/2017	Dept of Transport	Vehicle examination fee	150.80
	29/05/2017	Paypal *Booktopia	CD, DVD and books for library	112.70
	31/05/2017	Glass/Sinformation	Subscription	215.60
	01/06/2017	Coles	Travelsmart breakfast	102.26
	01/06/2017	Sanity Web Store	DVDs for library	291.85
	01/06/2017	Westnet	WiFi Council Chambers	39.95
	02/06/2017	Paypal *Chillizone	Bean bag for library	85.00
<b>Total</b>				<b>\$ 2,788.87</b>
<b>Total Corporate Credit Cards</b>				<b>\$ 10,908.62</b>

<b>7.2 INVESTMENT REPORT AS AT 30 JUNE 2017</b>
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**TRIM Ref:** D17/79755  
**Author:** Sheryl Teoh, Accounting Officer  
**Authoriser:** John Paton, Director Corporate Services  
**Attachments:** 1. Investment Report [↓](#) 

**RECOMMENDATION:**

That Council **NOTES** the provisional Investment Report for the month ended 30 June 2017 as detailed in Attachment 1.

**PURPOSE OF REPORT:**

To advise Council of the level of investment funds and operating funds available, the distribution of surplus funds in investments and the interest earned to date.

**BACKGROUND:**

Surplus funds are invested in Bank Term Deposits for various terms, to maximise investment returns in compliance with good governance, legislative requirements and Council's Investment Policy No 1.2.4. Details are attached in Attachment 1.

The City's Investment Portfolio is diversified across several Financial Institutions in accordance with the Investment Policy.

As stated above the Investment Report as presented is provisional to provide an estimate of the year-end position. There are still a number of year end transactions, and adjustments that need to be completed before the year end accounts will be finalised and audited. Whilst the overall balance of investments and interest earned is not likely to change, the allocations between Municipal, Trust and Reserve funds may need to be adjusted.

**DETAILS:**

Total funds held for the period ended 30 June 2017 including on call in the City's operating account were \$24,670,461 as compared to \$23,024,830 for the period ended 30 June 2016.

Total Investments for the period ended 30 June 2017 were \$23,533,279 as compared to \$25,718,292 for the period ended 31 May 2017 and \$21,005,952 for the period ended 30 June 2016 respectively.

Investment comparison table:

Month Ended	2015/16		2016/17	
	Total Funds Held	Total Investments	Total Funds Held	Total Investments
July	\$17,885,002	\$14,961,000	\$19,683,412	\$18,420,252
August	\$32,600,029	\$26,961,000	\$26,167,645	\$22,573,297
September	\$33,331,757	\$31,361,000	\$36,754,571	\$34,302,896
October	\$32,212,324	\$30,701,564	\$37,581,885	\$34,521,542
November	\$32,694,298	\$31,206,505	\$37,034,885	\$35,775,011
December	\$29,737,925	\$27,239,542	\$33,692,431	\$31,165,443
January	\$30,282,430	\$29,229,172	\$34,645,041	\$33,201,749
February	\$31,529,914	\$29,221,565	\$34,028,716	\$32,316,251
March	\$28,785,278	\$27,983,289	\$32,070,200	\$31,424,409
April	\$27,011,580	\$26,587,166	\$30,661,122	\$26,206,328
May	\$24,348,546	\$23,486,917	\$27,412,051	\$25,718,292
June	\$23,024,830	\$21,005,952	\$24,670,461	\$23,533,279

Total accrued interest earned on Investments as at 30 June 2017:

	Revised Budget	YTD Budget	YTD Actual	% of FY Budget
Municipal	\$436,000	\$436,000	\$486,092	111.49%
Reserve	\$206,000	\$206,000	\$205,608	99.81%
Leederville Gardens Inc Surplus Trust*	\$0	\$0	\$140,392	0.00%
<b>Total</b>	<b>\$642,000</b>	<b>\$642,000</b>	<b>\$832,092</b>	<b>129.61%</b>

\*Interest estimates for Leederville Gardens Inc Surplus Trust was not included in 2016-17 City of Vincent's budget; actual interest earned is restricted.

#### CONSULTATION/ADVERTISING:

Not applicable.

#### LEGAL/POLICY:

Funds are invested in accordance with the City's Investment Policy No. 1.2.4.

City of Vincent Investment Report Grouping*	Long Term Rating (Standard & Poor's) or Equivalent	Short Term Rating (Standard & Poor's) or Equivalent	Direct Investments Maximum % with any one institution		Managed Funds Maximum % with any one institution		Maximum % of Total Portfolio	
			Policy	Actual	Policy	Actual	Policy	Actual
	AAA	A1+	30%	Nil	45%	Nil	100%	Nil
Group A	AA	A1+	30%	27.5%	30%	Nil	90%	52.6%
Group B	A	A1	20%	18.8%	30%	Nil	80%	36.0%
Group C	BBB	A2	10%	11.3%	n/a	Nil	20%	11.4%

\*As per subtotals on **Attachment 1**

#### RISK MANAGEMENT IMPLICATIONS:

**Moderate:** As per the City's Investment Policy No. 1.2.4, funds are invested with various financial institutions with high Long Term and Short Term Rating (Standard & Poor's or equivalent), obtaining more than three quotations for each investment. These investment funds are spread across various institutions and invested as Term Deposits from one to 12 months to reduce risk.

Section 6.14 of the *Local Government Act 1995*, section 1, states, Subject to the regulations:

*"(1) money held in the municipal fund or the trust fund of a local government that is not, for the time being, required by the local government for any other purpose may be invested in accordance with Part III of the Trustees Act 1962."*

Strategic Implications:

In keeping with the City's Strategic Plan 2013-2023:

*"4.1 Provide good strategic decision-making, governance, leadership and professional management:*

*4.1.2 Manage the organisation in a responsible, efficient and accountable manner;*

*(a) Continue to adopt best practice to ensure the financial resources and assets of the City are responsibly managed and the quality of services, performance procedures and processes is improved and enhanced."*

#### SUSTAINABILITY IMPLICATIONS:

Not applicable.

**FINANCIAL/BUDGET IMPLICATIONS:**

The financial implications of this report are as noted in the details and comments section of the report. Overall the conclusion can be drawn that appropriate and responsible measures are in place to protect the City's financial assets and to ensure the accountability of management.

**COMMENTS:**

The funds for investment have decreased from the previous period due to excess of payments to creditors and other expenditures over cash receipts, which is the expected seasonal cash flow.

The City has obtained a weighted average interest rate of 2.67% for current investments including the operating account, and 2.73% excluding the operating account respectively. The Reserve Bank 90 days Accepted Bill rate for June 2017 is 1.72%.

As at 30 June 2017, the City's total investment earnings exceed the year to date budget estimate by \$190,092 (29.61%). However, of this, \$140,392 was earned by the Leederville Gardens Inc Surplus Trust and funds in this trust are restricted. Investment earnings from this trust were excluded from the 2016/17 budget calculations. Excluding this Trust income, the balance of the investment revenue is exceeding year to date budget by 7.74%.

In response to the August 2016 amendment to the City's Investment Policy that provided for preference "to be given to investments with institutions that have been assessed as to have a higher rating of demonstrated social and environmental responsibility, providing that doing so will secure a rate of return that is at least equal to alternatives offered by other institutions", administration has actively sought investment offerings from relevant institutions. As a result, 47.32% of the City's investments were held in non-fossil fuel lending institutions as at 30 June 2017.

As stated above the financial reports as presented are provisional to provide an estimate of the year-end position. There are still a number of year end transactions, and adjustments that need to be completed before the year end accounts can be finalised.

The investment report (**Attachment 1**) consists of:

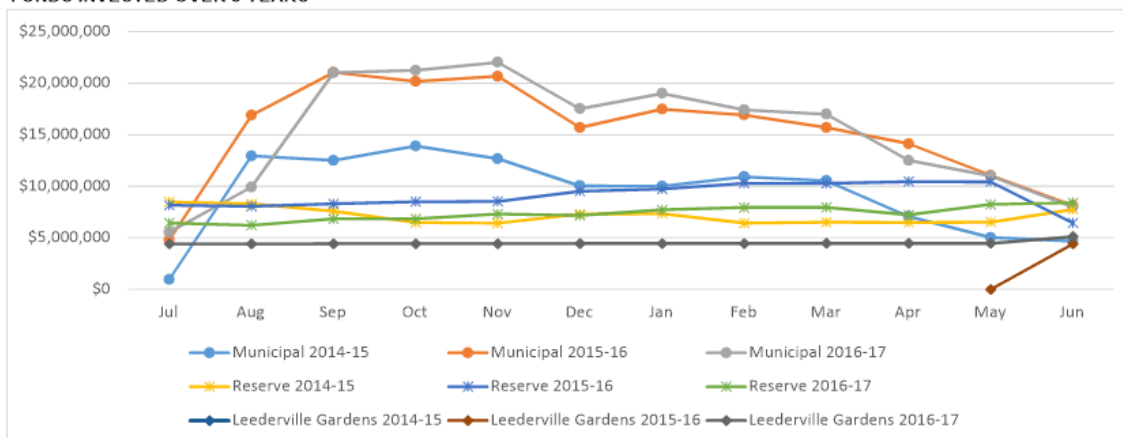
- Investment & Earnings Charts;
- Investment Portfolio;
- Investment Interest Earnings; and
- Investment Current Investment Holding.



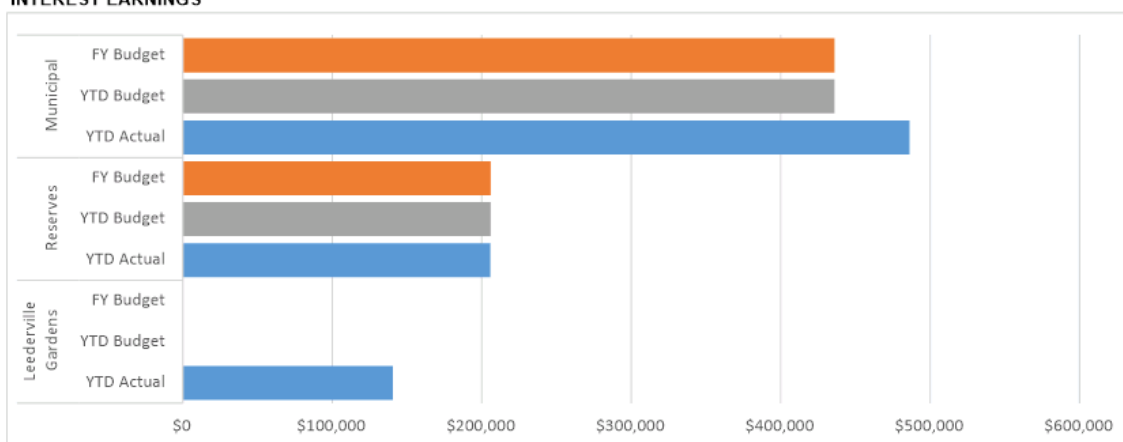
**CITY OF VINCENT  
INVESTMENT PERFORMANCE  
AS AT 30 JUNE 2017**



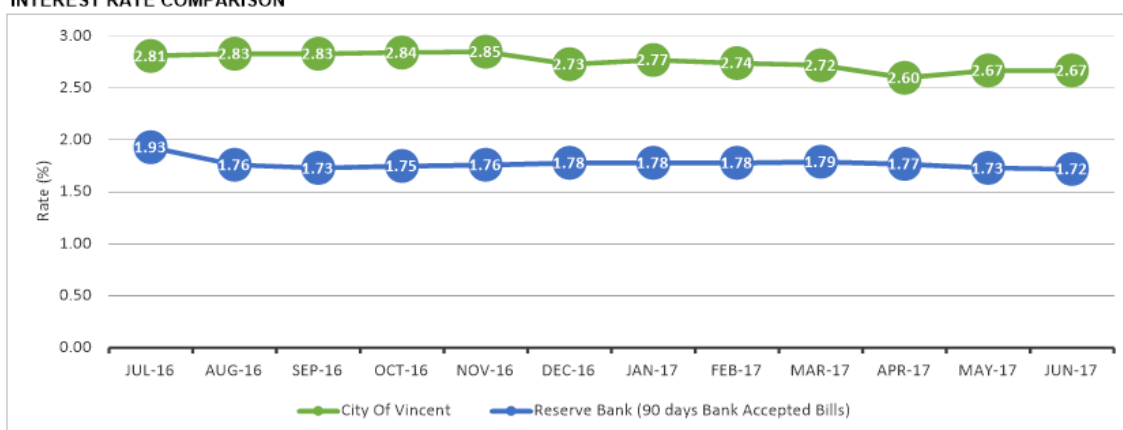
**FUNDS INVESTED OVER 3 YEARS**



**INTEREST EARNINGS**



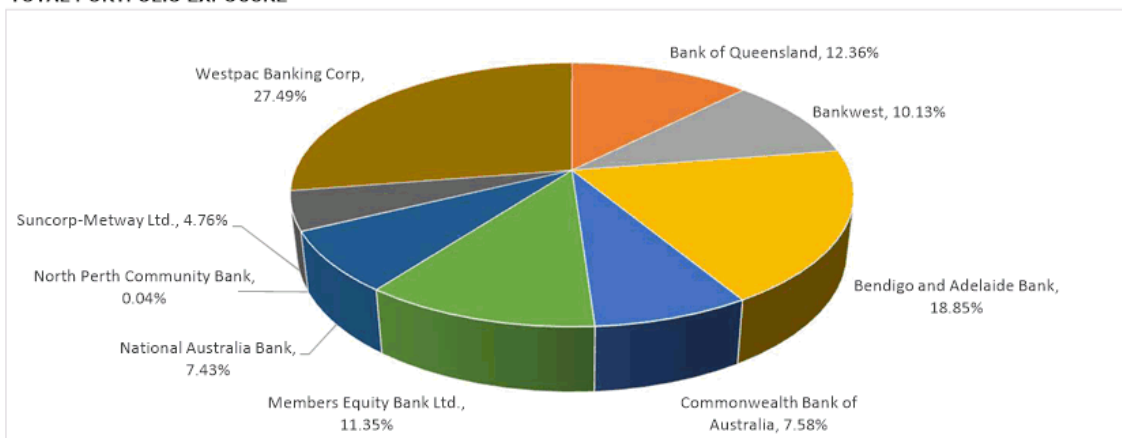
**INTEREST RATE COMPARISON**



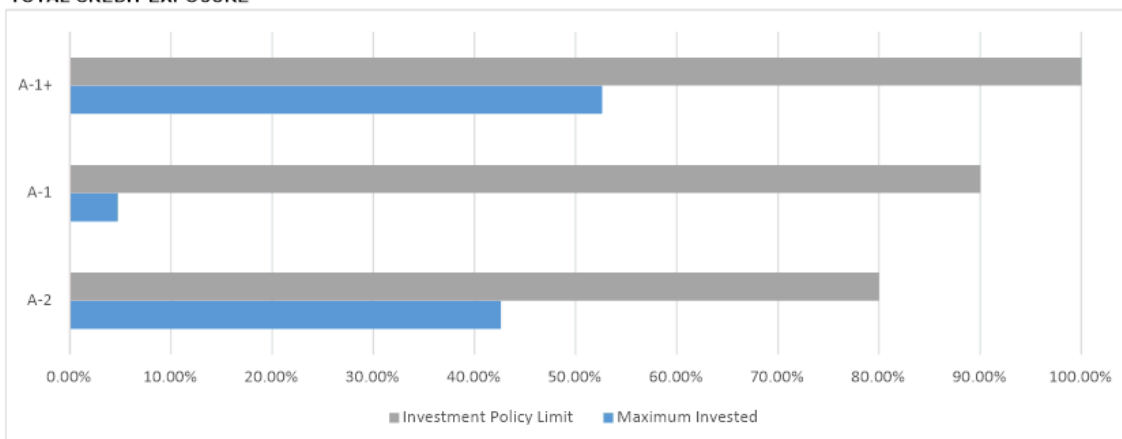
**CITY OF VINCENT  
INVESTMENT POLICY COMPLIANCE  
AS AT 30 JUNE 2017**



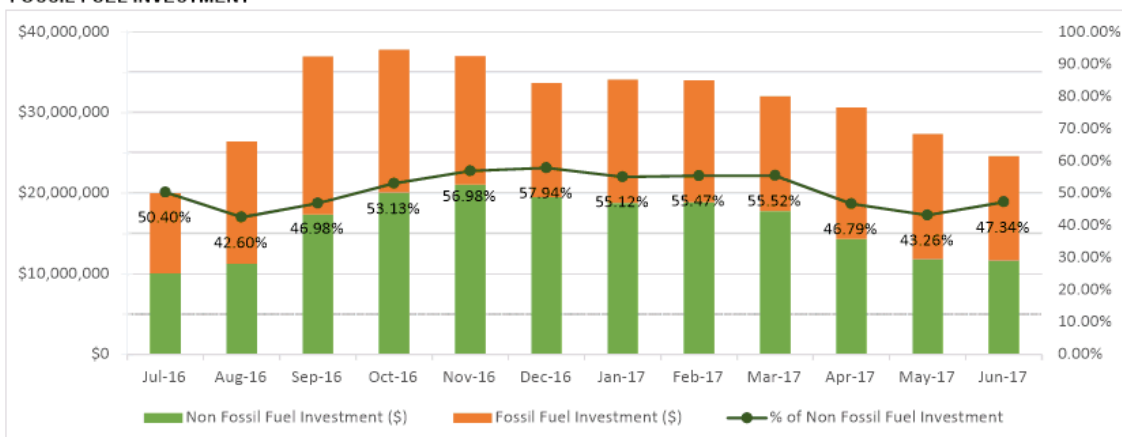
**TOTAL PORTFOLIO EXPOSURE**



**TOTAL CREDIT EXPOSURE**



**FOSSIL FUEL INVESTMENT**



**CITY OF VINCENT  
INVESTMENT PORTFOLIO  
AS AT 30 JUNE 2017**



	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	\$	%
<b>BY INVESTMENT HOLDINGS</b>						
Operating Accounts	418,533	652,926	65,723	0	1,137,182	4.6%
Term Deposits	8,000,000	8,398,750	2,000,000	5,123,529	23,522,279	95.3%
Shares	11,000	0	0	0	11,000	0.0%
	<b>8,429,533</b>	<b>9,051,676</b>	<b>2,065,723</b>	<b>5,123,529</b>	<b>24,670,461</b>	<b>100%</b>
<b>BY INSTITUTION</b>						
Bank of Queensland	2,000,000	1,049,322	0	0	3,049,322	12.4%
Bankwest	2,500,000	0	0	0	2,500,000	10.1%
Bendigo and Adelaide Bank	0	2,768,509	500,000	1,381,783	4,650,292	18.8%
Commonwealth Bank of Australia	418,533	1,385,462	65,723	0	1,869,718	7.6%
Members Equity Bank Ltd.	1,600,000	700,000	500,000	0	2,800,000	11.3%
National Australia Bank	0	1,833,183	0	0	1,833,183	7.4%
North Perth Community Bank	11,000	0	0	0	11,000	0.0%
Suncorp-Metway Ltd.	500,000	674,589	0	0	1,174,589	4.8%
Westpac Banking Corp	1,400,000	640,611	1,000,000	3,741,746	6,782,357	27.5%
	<b>8,429,533</b>	<b>9,051,676</b>	<b>2,065,723</b>	<b>5,123,529</b>	<b>24,670,461</b>	<b>100%</b>
<b>BY CREDIT RATINGS (SHORT-TERM ISSUE)</b>						
A-1+	4,318,533	3,859,256	1,065,723	3,741,746	12,985,258	52.6%
A-1	500,000	674,589	0	0	1,174,589	4.8%
A-2	3,611,000	4,517,831	1,000,000	1,381,783	10,510,614	42.6%
	<b>8,429,533</b>	<b>9,051,676</b>	<b>2,065,723</b>	<b>5,123,529</b>	<b>24,670,461</b>	<b>100%</b>
<b>BY TERMS</b>						
0-30 days	418,533	652,926	65,723	0	1,137,182	4.6%
31-90 days	2,000,000	0	0	0	2,000,000	8.1%
91-180 days	5,500,000	0	0	0	5,500,000	22.3%
181-270 days	500,000	400,000	0	0	900,000	3.6%
270-365 days	0	7,998,750	2,000,000	3,741,746	13,740,496	55.7%
> 1 year	11,000	0	0	1,381,783	1,392,783	5.6%
	<b>8,429,533</b>	<b>9,051,676</b>	<b>2,065,723</b>	<b>5,123,529</b>	<b>24,670,461</b>	<b>100%</b>
<b>BY</b>						
Fossil Fuel Lending	4,329,533	3,859,255	1,065,723	3,741,745	12,996,256	52.7%
Non Fossil Fuel Lending	4,100,000	5,192,421	1,000,000	1,381,784	11,674,205	47.3%
	<b>8,429,533</b>	<b>9,051,676</b>	<b>2,065,723</b>	<b>5,123,529</b>	<b>24,670,461</b>	<b>100%</b>

**CITY OF VINCENT  
INVESTMENT INTEREST EARNINGS  
AS AT 30 JUNE 2017**



	YTD 30/06/2017 \$	YTD 30/06/2016 \$	FY 2016/17 \$	FY 2015/16 \$
<b>MUNICIPAL FUNDS</b>				
Budget	436,000	390,461	436,000	390,461
Interest Earnings	486,092	518,179	486,092	518,179
% Income to Budget	111.49%	132.71%	111.49%	132.71%
<b>RESERVE FUNDS</b>				
Budget	206,000	258,624	206,000	258,624
Interest Earnings	205,608	294,081	205,608	294,081
% Income to Budget	99.81%	113.71%	99.81%	113.71%
<b>LEEDERVILLE GARDENS INC SURPLUS TRUST</b>				
Budget	0	0	0	0
Interest Earnings	140,392	0	140,392	0
% Income to Budget	0.00%	0.00%	0.00%	0.00%
<b>TOTAL</b>				
Budget	642,000	649,085	642,000	649,085
Interest Earnings	832,092	812,260	832,092	812,260
% Income to Budget	129.61%	125.14%	129.61%	125.14%
Variance	190,092	163,175		163,175
% Variance to Budget	29.61%	25.14%		25.14%
<b>TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)</b>				
Budget	642,000	649,085	642,000	649,085
Interest Earnings	691,700	812,260	691,700	812,260
% Income to Budget	107.74%	125.14%	107.74%	125.14%
Variance	49,700	163,175		163,175
% Variance to Budget	7.74%	25.14%		25.14%

**CITY OF VINCENT  
CURRENT INVESTMENT HOLDING  
AS AT 30 JUNE 2017**



Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
<b>OPERATING ACCOUNTS</b>						
Municipal	Commonwealth Bank of Australia					418,533
Reserve	Commonwealth Bank of Australia					652,926
Trust	Commonwealth Bank of Australia					65,723
<b>Total Operating Funds</b>						<b>1,137,182</b>
<b>SHARES</b>						
Municipal	North Perth Community Bank	23/11/2001				11,000
<b>Total Shares</b>						<b>11,000</b>
<b>TERM DEPOSITS</b>						
Municipal	Members Equity Bank Ltd.	18/01/2017	03/07/2017	166	2.80%	1,000,000
Municipal	Bankwest	10/05/2017	03/07/2017	54	2.25%	500,000
Reserve	National Australia Bank	10/01/2017	10/07/2017	181	2.66%	200,000
Municipal	Westpac Banking Corp	18/01/2017	10/07/2017	173	2.74%	500,000
Reserve	Bendigo and Adelaide Bank	04/10/2016	11/07/2017	280	2.70%	514,281
Municipal	Westpac Banking Corp	24/01/2017	17/07/2017	174	2.82%	400,000
Municipal	Members Equity Bank Ltd.	24/01/2017	17/07/2017	174	2.75%	600,000
Municipal	Bankwest	10/05/2017	17/07/2017	68	2.55%	500,000
Municipal	Suncorp-Metway Ltd.	01/02/2017	24/07/2017	173	2.65%	500,000
Municipal	Bank of Queensland	21/02/2017	31/07/2017	160	2.60%	1,000,000
Reserve	National Australia Bank	10/01/2017	07/08/2017	209	2.67%	200,000
Municipal	Bank of Queensland	31/01/2017	07/08/2017	188	2.75%	500,000
Reserve	Bendigo and Adelaide Bank	04/10/2016	08/08/2017	308	2.75%	514,281
Municipal	Bank of Queensland	22/02/2017	14/08/2017	173	2.65%	500,000
Municipal	Bankwest	09/03/2017	14/08/2017	158	2.60%	500,000
Municipal	Westpac Banking Corp	07/03/2017	21/08/2017	167	2.74%	500,000
Trust	Westpac Banking Corp	05/09/2016	05/09/2017	365	3.00%	500,000
Leederville Gardens In	Westpac Banking Corp	05/09/2016	05/09/2017	365	3.00%	1,015,094
Reserve	National Australia Bank	08/11/2016	11/09/2017	307	2.76%	616,592
Reserve	National Australia Bank	08/11/2016	09/10/2017	335	2.77%	616,592
Reserve	Suncorp-Metway Ltd.	13/12/2016	06/11/2017	328	2.76%	674,589
Trust	Bendigo and Adelaide Bank	06/12/2016	04/12/2017	363	2.80%	500,000
Leederville Gardens In	Westpac Banking Corp	20/12/2016	04/12/2017	349	2.82%	1,969,945
Reserve	Commonwealth Bank of Australia	11/01/2017	11/12/2017	334	2.72%	732,535
Reserve	Members Equity Bank Ltd.	10/01/2017	08/01/2018	363	2.80%	700,000
Reserve	Bendigo and Adelaide Bank	07/02/2017	05/02/2018	363	2.80%	500,000
Reserve	National Australia Bank	07/02/2017	05/02/2018	363	2.62%	200,000
Reserve	Westpac Banking Corp	09/03/2017	05/02/2018	333	2.80%	640,611
Reserve	Bank of Queensland	11/05/2017	12/02/2018	277	2.65%	524,661
Leederville Gardens In	Westpac Banking Corp	07/03/2017	01/03/2018	359	2.78%	756,707
Trust	Westpac Banking Corp	09/03/2017	06/03/2018	362	2.81%	500,000
Reserve	Bank of Queensland	11/05/2017	12/03/2018	305	2.65%	524,661
Reserve	Bendigo and Adelaide Bank	11/05/2017	09/04/2018	333	2.65%	524,661
Reserve	Bendigo and Adelaide Bank	07/06/2017	07/05/2018	334	2.65%	715,286
Leederville Gardens In	Bendigo and Adelaide Bank	07/06/2017	12/06/2018	370	2.75%	1,381,783
Trust	Members Equity Bank Ltd.	13/06/2017	13/03/2018	273	2.66%	500,000
Municipal	Bankwest	20/06/2017	25/08/2017	66	2.50%	1,000,000
<b>Total Term Deposits</b>						<b>23,522,279</b>
<b>Total Investment</b>						<b>24,670,461</b>

## 7.3 PROPOSED DOGS AMENDMENT LOCAL LAW 2017

TRIM Ref: D17/70201

Author: Tim Evans, Manager Governance and Risk

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Attachments: 1. Consolidated Dogs Local Law 2007 - marked up version [↓](#)   
 2. Dogs Amendment Local Law 2017 [↓](#)   
 3. List of Dog Exercise Areas within the City of Vincent [↓](#) 

## RECOMMENDATION:

That Council:

1. **GIVES** Statewide and local public notice, in accordance with section 49 of the *Dog Act 1976* and sections 3.12(3)(a) and (3a) of the *Local Government Act 1995*, stating that:
  - 1.1. It is proposed to make the City of Vincent Dogs Amendment Local Law 2017;
  - 1.2. The purpose of the Dogs Amendment Local Law 2017 is to amend the Dogs Local Law 2007 in order to delete references to a "pound keeper", to update references to prescribed forms and to remove the schedule of dog exercise areas;
  - 1.3. The effect of the Dogs Amendment Local Law 2017 is to align the City's Dogs Local Law with controls over dogs which exist under the *Dog Act 1976* and Dog Regulations 2013.
  - 1.4. Copies of the proposed local law may be inspected at the City's offices and on its website; and
  - 1.5. Submissions about the proposed local law may be made to the City within a period of not less than six weeks after the notice is given;
2. **NOTES** that in accordance with Section 3.12(3)(b) of the *Local Government Act 1995* a copy of the proposed local law and notice will be provided to the Minister for Local Government; Heritage; Culture and the Arts and that any submissions will be presented to Council for consideration; and
3. **NOTES** that the existing dog exercise areas will continue to apply.

## PURPOSE OF REPORT:

To consider giving state-wide and local public notice for a proposed City of Vincent Dogs Amendment Local Law 2017.

## BACKGROUND:

At its meeting held 7 March 2017 Council resolved (in part) as follows:-

"That Council:

1. Pursuant to section 3.16(4) of the *Local Government Act 1995*, **DETERMINES BY ABSOLUTE MAJORITY** that it considers that the following local laws should be amended for the reasons set out below and **REQUIRES** Administration, for each local law, to present a report back to Council by September 2017 to consider making amendments to those local laws, pursuant to section 3.12 of the *Local Government Act 1995*:

Local Law	Reason
Dogs Local Law 2007	To update the prescribed forms following the introduction to the <i>Dog Regulations 2013</i> ; and

	<b>To consider maintaining a list of dog exercise areas externally to the Dogs Local Law.</b>
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This report is presented to amend the City of Vincent Dogs Local Law 2007 and to identify the process the city must follow in the making of a local law as prescribed in section 3.12 of the *Local Government Act 1995*.

#### DETAILS:

Recent amendments to the *Dog Act 1976* have changed the prescribed forms required to give and withdraw an infringement notice. Previously, these were included in the Act as forms 7 and 8 respectively, but are now referred to as forms 8 and 9 respectively. The references made to those forms in the Dogs Local Law 2007 will be updated.

The *Dog Act 1976* amendments also now allow local governments to specify a public place where dogs are prohibited and to specify dog exercise areas by means of council resolution, whereas previously these areas had to form part of the local law itself to be of effect. Consequently, Administration is proposing that the local law will be amended to remove schedules 4 and 5 which both relate to dog exercise areas. It is proposed that the list of dog exercise areas within the City of Vincent will be published on the City's website immediately adjacent to the Dogs Local Law. No changes to the existing dog exercise areas are currently proposed although Administration will review these areas, and further consider the community need for fenced dog exercise areas, based upon the Public Open Space Strategy outcomes.

The final proposed change is to remove references to a "pound keeper". It is proposed that the pound will no longer be attended at set hours, but rather that members of the public are able to call and book an appointment at the pound during business hours. They will be met there by any available Ranger or another staff member. Consequently, the designation of "pound keeper" is no longer relevant.

#### CONSULTATION/ADVERTISING:

Section 3.12 of the *Local Government Act 1995* sets out the consultation requirements for making a local law. This section of the Act is reproduced in the Legal/Policy section of this report.

#### LEGAL/POLICY:

Section 3.12 of the *Local Government Act 1995* sets out the requirements for making a local law:

##### 3.12 . Procedure for making local laws

- (1) *In making a local law a local government is to follow the procedure described in this section, in the sequence in which it is described.*
- (2A) *Despite subsection (1), a failure to follow the procedure described in this section does not invalidate a local law if there has been substantial compliance with the procedure.*
- (2) *At a council meeting the person presiding is to give notice to the meeting of the purpose and effect of the proposed local law in the prescribed manner.*
- (3) *The local government is to —*
  - (a) *give Statewide public notice stating that —*
    - (i) *the local government proposes to make a local law the purpose and effect of which is summarized in the notice; and*
    - (ii) *a copy of the proposed local law may be inspected or obtained at any place specified in the notice; and*
    - (iii) *submissions about the proposed local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given; and*
  - (b) *as soon as the notice is given, give a copy of the proposed local law and a copy of the notice to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister; and*
  - (c) *provide a copy of the proposed local law, in accordance with the notice, to any person requesting it.*



- (3a) *A notice under subsection (3) is also to be published and exhibited as if it were a local public notice.*
- (4) *After the last day for submissions, the local government is to consider any submissions made and may make the local law\* as proposed or make a local law\* that is not significantly different from what was proposed.*  
*\* Absolute majority required.*
- (5) *After making the local law, the local government is to publish it in the Gazette and give a copy of it to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister.*
- (6) *After the local law has been published in the Gazette the local government is to give local public notice*  
*(a) stating the title of the local law; and*  
*(b) summarizing the purpose and effect of the local law (specifying the day on which it comes into operation); and*  
*(c) advising that copies of the local law may be inspected or obtained from the local government's office.*
- (7) *The Minister may give directions to local governments requiring them to provide to the Parliament copies of local laws they have made and any explanatory or other material relating to them.*
- (8) *In this section — making in relation to a local law, includes making a local law to amend the text of, or repeal, a local law.*

In accordance with *Policy 4.1.5 - Community Consultation*, Administration will also write to any impacted Business and Community Groups.

#### **RISK MANAGEMENT IMPLICATIONS:**

**Low** There are considered to be minimal risk involved in reviewing the City's local laws.

#### **STRATEGIC IMPLICATIONS:**

Plan for the Future – Strategic Plan 2013 – 2023 – Strategic Objectives

*“Objective 4.1: Provide good strategic decision-making, governance, leadership and professional management.*

*4.1.5 Focus on stakeholder needs, values, engagement and involvement.*

#### **SUSTAINABILITY IMPLICATIONS:**

Not applicable.

#### **FINANCIAL/BUDGET IMPLICATIONS:**

There are nominal costs associated with making the local law, including advertising and Gazettal which can be expended from the City's operating budget.

#### **COMMENTS:**

The eight year local law review concluded that the current local law was generally working efficiently and effectively. Consequently, the proposed amendments to the City's Dogs Local Law are minor in nature and are primarily being proposed in order to ensure that the City's local law aligns with the amended *Dog Act 1976*.

The *Local Government Act 1995* requires the person presiding at a Council meeting to give notice of the purpose and effect of the proposed local law by ensuring that the purpose and effect is included in the agenda for the meeting and that the minutes of the meeting include the purpose and effect of the proposed local law:

**Purpose:** The purpose of the Dogs Amendment Local Law 2017 is to amend the Dogs Local Law 2007 in order to delete references to a "pound keeper", to update references to prescribed forms and to remove the schedule of dog exercise areas;

**Effect:** The effect of the Dogs Amendment Local Law 2017 is to align the City's Dogs Local Law with controls over dogs which exist under the *Dog Act 1976* and Dog Regulations 2013.



## **CITY OF VINCENT**

**DOG ACT 1976**

**LOCAL GOVERNMENT ACT 1995**

**DOGS LOCAL LAW 2007**

## CITY OF VINCENT DOGS LOCAL LAW

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**DOG ACT 1976**

**LOCAL GOVERNMENT ACT 1995**

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**DOGS LOCAL LAW 2007**

Under the powers conferred by the *Dog Act 1976* and under all other powers enabling it, the Council of the City of Vincent resolved on 25 September 2007 to make the following local law.

**PART 1 - PRELIMINARY**

**1.1 Citation**

This local law may be cited as the City of Vincent Dogs Local Law 2007.

**1.2 Objective**

The objective of this local law is to provide for the regulation, control and management of the keeping of dogs and kennel establishments within the district.

**1.3 Commencement**

This local law comes into operation 14 days after the date of its publication in the Government Gazette.

**1.4 Repeal**

The Local Law Relating to Dogs published in the Government Gazette on 23 May 2000 and amended as published in the *Government Gazette* on 30 May 2000, 5 December 2000, 6 May 2005, 12 August 2005 and as amended, is repealed.

**1.5 Application**

This local law applies throughout the district.

**1.6 Interpretation**

In this local law unless the context otherwise requires -

**"Act"** means the *Dog Act 1976*;

**"authorised person"** means a person authorised by the local government to perform all or any of the functions conferred on an authorised person under this local law and includes a person appointed under section 29(1) of the Act;

**"assistance animal"** means an animal referred to in section 9 of the *Disability Discrimination Act 1992* of the Commonwealth;

**"CEO"** means the Chief Executive Officer of the local government;

**"companion dog"** means a dog which accompanies a person as a pet;

**"district"** means the district of the local government;

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**"enclosed area"** means an area that, except for doorways and passageways, is completely closed on a permanent basis, by —

- (a) a ceiling or roof; and
- (b) walls or windows or both walls and windows;

**"food premises"** shall have the same meaning referred to as a "food business" in section 8 of the *Food Act 2008* and the Australian and New Zealand Food Standard Code, Standard 3.2.2;

**"food transport vehicle"** has the meaning given to it in the *Food Act 2008*;

**"local government"** means the City of Vincent;

**"outdoor eating area"** means an area that—

- (a) is used for dining, drinking or both drinking and dining; and
- (b) is not used for the preparation of food; and
- (c) is not an enclosed area; and
- (d) can be entered by the public without passing through an enclosed area;

**"owner"** has the meaning given to it in section 3 of the Act;

**"person liable for the control of the dog"** has the meaning given to it in section 3 of the Act;

**"pound"** means a pound established under section 11 of the Act or clause 2.1(1);

~~**"pound keeper"** means a person authorised by the local government to perform all or any of the functions conferred on a "pound keeper" under this local law;~~

**"premises"** has the meaning given to it in section 3 of the Act;

**"public place"** has the meaning given to it in section 3 of the Act;

**"Regulations"** means the *Dog Regulations* ~~1976~~2013;

**"thoroughfare"** has the meaning given to it in section 1.4 of the *Local Government Act 1995*; and

**"City planning scheme"** means a City planning scheme made by the local government under the *Planning and Development Act 2005* which applies throughout the whole or a part of the district.

### 1.7 Fees, charges and costs

The following are to be imposed and determined by the local government under sections 6.16 - 6.19 of the *Local Government Act 1995* -

- (a) the charges to be levied under section 29(4) of the Act relating to the seizure and impounding of a dog;
- (b) the additional fee payable under section 29(4) of the Act where a dog is released at a time or on a day other than those determined under clause 2.2; and
- (c) the costs of the destruction and the disposal of a dog referred to in section 29(15) of the Act.



**PART 2 - IMPOUNDING OF DOGS****2.1 Pound and impounding of Dogs**

- (1) The local government may establish and maintain a pound or pounds for impounding dogs seized pursuant to the provisions of the Act or this local law.
- (2) The location of the pound to be used by the local government shall be advertised from time to time in a newspaper circulating in the district.
- (3) A dog seized by an authorised person may be placed in a pound.

**2.2 — Attendance of pound keeper at pound**

~~A pound keeper is to be in attendance at the pound for the release of dogs at the times and on the days of the week as are determined by the CEO.~~

**2.32 Release of impounded dog**

- (1) A claim for the release of a dog seized and impounded is to be made to ~~the pound keeper or in the absence of the pound keeper, to~~ an authorised person.
- (2) ~~The pound keeper~~An authorised person is not to release a dog seized and impounded to any person unless that person has produced, to the satisfaction of the ~~pound keeper~~authorised person, satisfactory evidence –
  - (a) of her or his ownership of the dog or of her or his authority to take delivery of it; or
  - (b) that he or she is the person identified as the owner on a microchip implanted in the dog.

**2.34 No breaking into or destruction of pound**

A person who -

- (a) unless he or she is ~~the pound keeper or~~ a person authorised to do so, releases or attempts to release a dog from a pound; or
- (b) destroys, breaks into, damages or in any way interferes with or renders not dog-proof –
  - (i) any pound; or
  - (ii) any vehicle or container used for the purpose of catching, holding or conveying a seized dog,

commits an offence.

**Penalty:** Where the dog is a dangerous dog, \$2,000; otherwise \$1,000.

**PART 3 - REQUIREMENTS AND LIMITATIONS ON THE KEEPING OF DOGS****3.1 Dogs to be confined**

- (1) An occupier of premises on which a dog is kept must -
- (a) cause a portion of the premises on which the dog is kept to be fenced in a manner capable of confining the dog;
  - (b) ensure the fence used to confine the dog and every gate or door in the fence is of a type, height and construction which having regard to the breed, age, size and physical condition of the dog is capable of preventing the dog at all times from passing over, under or through it;
  - (c) ensure that every gate or door in the fence is kept closed at all times when the dog is on the premises and is fitted with:
    - (i) an efficient self-closing mechanism;
    - (ii) an efficient self-latching mechanism attached to the inside of the gate or door ; and
    - (iii) a mechanism which enables the gate or door to be permanently locked;
  - (d) maintain the fence and all gates and doors in the fence in good order and condition; and
  - (e) where no part of the premises consists of open space, yard or garden or there is no open space or garden or yard of which the occupier has exclusive use or occupation, ensure that other means exist on the premises (other than the tethering of the dog) for effectively confining the dog within the premises.
- (2) For the purpose of section 51(d) of the Act, the specified area to which this clause applies is the district.
- (3) Where an occupier fails to comply with subclause (1), he or she commits an offence.
- Penalty:** Where the dog kept is a dangerous dog, \$2,000; otherwise \$1,000.

**3.2 Maximum number of dogs**

- (1) This clause does not apply to premises which have been –
- (a) licensed under Part 4 as an approved kennel establishment; or
  - (b) granted an exemption under section 26(3) of the Act.
- (2) The limit on the number of dogs which may be kept on any premises is, for the purpose of section 26(4) of the Act 2 dogs over the age of 3 months and the young of those dogs under that age.

**PART 4 - APPROVED KENNEL ESTABLISHMENTS****4.1 Interpretation**

In this Part and in Schedule 2 -

**“applicant”** means a person who applies for a licence;

**“licence”** means a licence to keep an approved kennel establishment on premises;

**“licensee”** means the holder of a licence;

**“premises”**, in addition to the meaning given to it in section 3 of the Act, means the premises described in the application for a licence; and

**“transferee”** means a person who applies for the transfer of a licence to her or him under clause 4.14.

**4.2 Application for licence for approved kennel establishment**

An application for a licence must be made in the form of that in Schedule 1, and must be lodged with the local government together with -

- (a) plans and specifications of the kennel establishment, including a site plan;
- (b) copies of the notices to be given under clause 4.3;
- (c) written evidence that either the applicant or another person who will have the charge of the dogs, will reside on the premises or, in the opinion of the local government, sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare;
- (d) a written acknowledgement that the applicant has read and agrees to comply with any code of practice relating to the keeping of dogs nominated by the local government; and
- (e) the fee for the application for a licence referred to in clause 4.10(1).

**4.3 Notice of proposed use**

- (1) An applicant for a licence must give notice of the proposed use of the premises as an approved kennel establishment after the application for a licence has been lodged –
  - (a) once in a newspaper circulating in the district; and
  - (b) to the owners and occupiers of any premises adjoining the premises.
- (2) The notices in subclause (1) must specify that –
  - (a) any written submissions as to the proposed use are to be lodged with the CEO within 14 days of the date the notice is given; and
  - (b) the application and plans and specifications may be inspected at the offices of the local government.

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## (3) Where –

- (a) the notices given under subclause (1) do not clearly identify the premises; or
- (b) a notice given under subclause (1)(a) is of a size or in a location in the newspaper which, in the opinion of the local government, would fail to serve the purpose of notifying persons of the proposed use of the premises,

then the local government may refuse to determine the application for a licence until the notices or notice, as the case may be, is given in accordance with its directions.

**4.4 Exemption from notice requirements**

Where an application for a licence is made in respect of premises on which an approved kennel establishment is either a –

- (a) permitted use; or
- (b) use which the local government may approve subject to compliance with specified notice requirements,

under a City planning scheme, then the requirements of clauses 4.2(b), 4.3 and 4.5(a) do not apply in respect of the application for a licence.

**4.5 When application can be determined**

An application for a licence is not to be determined by the local government until –

- (a) the applicant has complied with clause 4.2;
- (b) the applicant submits proof that the notices referred to in clause 4.3(1) have been given in accordance with that clause; and
- (c) the local government has considered any written submissions received within the time specified in clause 4.3(2)(a) on the proposed use of the premises.

**4.6 Determination of application**

In determining an application for a licence, the local government is to have regard to –

- (a) the matters referred to in clause 4.7;
- (b) any written submissions received within the time specified in clause 4.3(2)(a) on the proposed use of the premises;
- (c) any economic or social benefits which may be derived by any person in the district if the application for a licence is approved;
- (d) the effect which the kennel establishment may have on the environment or amenity of the neighbourhood;
- (e) whether the approved kennel establishment will create a nuisance for the owners and occupiers of adjoining premises; and
- (f) whether or not the imposition of and compliance with appropriate conditions of a licence will mitigate any adverse effects of the approved kennel establishment identified in the preceding paragraphs.

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**4.7 Where application cannot be approved**

The local government cannot approve an application for a licence where -

- (a) an approved kennel establishment cannot be permitted by the local government on the premises under a City planning scheme; or
- (b) an applicant for a licence or another person who will have charge of the dogs will not reside on the premises or, in the opinion of the local government, sufficiently close to the premises so as to control the dogs and to ensure their health and welfare.

**4.8 Conditions of approval**

- (1) The local government may approve an application for a licence subject to the conditions contained in Schedule 2 and to such other conditions as the local government considers appropriate.
- (2) In respect of a particular application for a licence, the local government may vary any of the conditions contained in Schedule 2.

**4.9 Compliance with conditions of approval**

A licensee who does not comply with the conditions of a licence commits an offence.

**4.10 Fees**

- (1) On lodging an application for a licence, the applicant is to pay a fee to the local government.
- (2) On the issue or renewal of a licence, the licensee is to pay a fee to the local government.
- (3) On lodging an application for the transfer of a valid licence, the transferee is to pay a fee to the local government.
- (4) The fees referred to in subclauses (1) to (3) are to be imposed and determined by the local government under sections 6.16 - 6.19 of the *Local Government Act 1995*.

**4.11 Form of licence**

The licence is to be in the form determined by the local government and is to be issued to the licensee.

**4.12 Period of licence**

- (1) The period of effect of a licence is set out in section 27(5) of the Act.
- (2) A licence is to be renewed if the fee referred to in clause 4.10(2) is paid to the local government prior to the expiry of the licence.
- (3) On the renewal of a licence the conditions of the licence at the time of its renewal continue to have effect.

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**4.13 Variation or cancellation of licence**

- (1) The local government may vary the conditions of a licence.
- (2) The local government may cancel a licence –
  - (a) on the request of the licensee;
  - (b) following a breach of the Act, the Regulations, the Dog (Restricted Breed) Regulations (No 2) 2002 or this local law; or
  - (c) if the licensee is not a fit and proper person.
- (3) The date a licence is cancelled is to be, in the case of –
  - (a) paragraph (a) of subclause (2), the date requested by the licensee; or
  - (b) paragraphs (b) and (c) of subclause (2), the date determined under section 27(6) of the Act.
- (4) If a licence is cancelled the fee paid for that licence is not refundable for the term of the licence that has not yet expired.

**4.14 Transfer**

- (1) An application for the transfer of a valid licence from the licensee to another person must be –
  - (a) made in the form determined by the local government;
  - (b) made by the transferee;
  - (c) made with the written consent of the licensee; and
  - (d) lodged with the local government together with –
    - (i) written evidence that a person will reside at or within reasonably close proximity to the premises that are the subject of the licence; and
    - (ii) the fee for the application for the transfer of a licence referred to in clause 4.10(3).
- (2) The local government is not to determine an application for the transfer of a valid licence until the transferee has complied with subclause (1).
- (3) The local government may approve, whether or not subject to such conditions as it considers appropriate, or refuse to approve an application for the transfer of a valid licence.
- (4) Where the local government approves an application for the transfer of a valid licence, then on the date of approval, unless otherwise specified in the notice issued under clause 4.15(b), the transferee becomes the licensee of the licence for the purposes of this local law.

**4.15 Notification**

The local government is to give written notice to -

- (a) an applicant for a licence of the local government's decision on her or his application for a licence;
- (b) a transferee of the local government's decision on her or his application for the transfer of a valid licence;
- (c) a licensee of any variation made under clause 4.13(1);
- (d) a licensee when her or his licence is due for renewal and the manner in which it may be renewed;
- (e) a licensee when her or his licence is renewed;
- (f) a licensee of the cancellation of a licence under clause 4.13(2)(a); and
- (g) a licensee of the cancellation of a licence under paragraphs (b) or (c) of clause 4.13(2), which notice is to be given in accordance with section 27(6) of the Act.

**4.16 Inspection of kennel**

With the consent of the occupier, an authorised person may inspect an approved kennel establishment at any time.

**PART 5 - DOGS IN PUBLIC PLACES****5.1 Places where dogs are prohibited absolutely**

- (1) Subject to Section 8 of the Act and Section 66J of the *Equal Opportunity Act 1984*, dogs are prohibited absolutely from entering or being in any of the following places –
  - (a) a public building, shop or business premises, with the exception of a shop or business premises where dogs are sold;
  - (b) a theatre or picture gardens;
  - (c) (i) all premises classified as a food business, under the *Food Act 2008* and the Australian and New Zealand Food Standard Code, Standard 3.2.2, except within an approved Outdoor Eating Area, where specific approval has been given for companion dogs to be allowed; and
    - (ii) all vehicles classified as a food business, under the Food Act 2008 and the Australian and New Zealand Food Standard Code, Standard 3.2.2;
  - (d) a public swimming pool;
  - (e) a building site where every part of the fence and every gate or door in the fence, is not of a type, height and construction which having regard to the breed, age, size and physical condition of the dog is capable of preventing the dog at all times from passing over, under or through the fence, gate or door; and
  - (f) land which has been set apart by the local government as a children's playground.



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- (2) If a dog enters or is in a place specified in subclause (1), every person liable for the control of the dog at that time commits an offence;
- (3) The Proprietor of a food premises must permit an assistance animal in areas used by customers; and
- (4) The Proprietor of a food premises may permit a companion dog that is not an assistance animal to be present in an outdoor eating area.

**Penalty:** Where the dog is a dangerous dog, \$2,000; otherwise \$1,000.

*Note: The application of clause 5.1 is subject to the Disability Discrimination Act 1992 (Cth) and section 8 of the Act.*

**5.2 — ~~Places which are dog exercise areas~~**

- ~~(1) Subject to clause 5.1 and subclause (2) of this clause, for the purposes of sections 31 and 32 of the Act:~~
  - ~~(a) the places set out in Schedule 4 are specified as dog exercise areas at all times; and~~
  - ~~(b) the places set out in Schedule 5 are specified as dog exercise areas during the times set out directly opposite the place.~~
- ~~(2) Subclause (1) does not apply to:~~
  - ~~(a) land which has been set apart by the local government as a children's playground;~~
  - ~~(b) an area being used for sporting or other activities, as permitted by the local government, during the times of such use; or~~
  - ~~(c) a public car park.~~

**PART 6 - MISCELLANEOUS****6.1 Offence to foul a street or public place**

- (1) A dog must not excrete on –
  - (a) any thoroughfare or other public place; or
  - (b) any land which is not a public place without the consent of the occupier.
- (2) Subject to subclause (3), if a dog excretes contrary to subclause (1), every person liable for the control of the dog at that time commits an offence.

## CITY OF VINCENT DOGS LOCAL LAW

- (3) (a) The person liable for the control of the dog does not commit an offence against subclause (2) if the excrement is removed immediately by that person and disposed of on private land with the consent of the occupier or in such other manner as the local government may approve.
- (b) A person disposing of dog excrement into a receptacle or bin on a park, reserve or land, specifically provided for holding dog excrement by the local government does not commit an offence.

**PART 7 - ENFORCEMENT****7.1 Interpretation**

In this Part -

*“infringement notice”* means the notice referred to in clause 7.3; and

*“notice of withdrawal”* means the notice referred to in clause 7.6(1).

**7.2 Modified penalties**

- (1) The offences contained in Schedule 3 are offences in relation to which a modified penalty may be imposed.
- (2) The amount appearing in the third column of Schedule 3 directly opposite an offence is the modified penalty payable in respect of that offence if the dog is not a dangerous dog.
- (3) The amount appearing in the fourth column of Schedule 3 directly opposite an offence is the modified penalty payable in respect of that offence if the dog is a dangerous dog.

**7.3 Issue of infringement notice**

Where an authorised person has reason to believe that a person has committed an offence in respect of which a modified penalty may be imposed, he or she may issue to that person a notice in the form of Form 87 of the First Schedule of the Regulations.

**7.4 Failure to pay modified penalty**

Where a person who has received an infringement notice fails to pay the modified penalty within the time specified in the notice, or within such further time as may in any particular case be allowed by the CEO, he or she is deemed to have declined to have the offence dealt with by way of a modified penalty.

**7.5 Payment of modified penalty**

A person who has received an infringement notice may, within the time specified in that notice or within such further time as may in any particular case be allowed by the CEO, send or deliver to the local government the amount of the penalty, with or without a reply as to the circumstances giving rise to the offence, and the local government may appropriate that amount in satisfaction of the penalty and issue an acknowledgment.

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CITY OF VINCENT DOGS LOCAL LAW

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**7.6 Withdrawal of infringement notice**

- |
- (1) Whether or not the modified penalty has been paid, an authorised person may withdraw an infringement notice by sending a notice in the form of Form 98 of the First Schedule of the Regulations.
  - (2) A person authorised to issue an infringement notice under clause 7.3 cannot sign or send a notice of withdrawal.

**7.7 Service of infringement notice or notice of withdrawal**

An infringement notice or a notice of withdrawal may be served personally, or by leaving it at, or posting it to her or his address as ascertained from her or him, or as recorded by the local government under the Act, or as ascertained from inquiries made by the local government.

## CITY OF VINCENT DOGS LOCAL LAW

**SCHEDULE 1**

(clause 4.2)

**Local laws relating to dogs**  
**Application for a licence for an approved kennel establishment**

I/we (full name) .....

of (postal address) .....

(telephone number) .....

(facsimile number) .....

(E-mail address) .....

Apply for a licence for an approved kennel establishment at (address of premises) .....

.....

For (number and breed of dogs) .....

\* (insert name of person) ..... will be residing at the premises on and from (insert date) .....

\* (insert name of person) ..... will be residing (sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare) at

..... (insert address of residence)  
 on and from ..... (insert date).

Attached are -

- (a) a site plan of the premises showing the location of the kennels and yards and all other buildings and structures and fences;
- (b) plans and specifications of the kennel establishment;
- (c) copy of notice of proposed use to appear in newspaper;
- (d) copy of notice of proposed use to be given to adjoining premises;
- (e) written evidence that a person will reside -
  - (i) at the premises; or
  - (ii) sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare; and
- (f) if the person in item (e) is not the applicant, written evidence that the person is a person in charge of the dogs.

Signature of applicant .....

Date .....

\* delete where inapplicable.

Note: a licence, if issued, will have effect for a period of 12 months – section 27(5) of the Dog Act.

## OFFICE USE ONLY

Application fee paid on *[insert date]*.

**SCHEDULE 2**

(clause 4.8(1))

**Conditions of a licence for an approved kennel establishment**

An application for a licence for an approved kennel establishment may be approved subject to the following conditions -

- (a) each kennel, unless it is fully enclosed, must have a yard attached to it;
- (b) each kennel and each yard must be at a distance of not less than -
  - (i) 25m from the front boundary of the premises and 5m from any other boundary of the premises;
  - (ii) 10m from any dwelling; and
  - (iii) 25m from any church, school room, hall, factory, dairy or premises where food is manufactured, prepared, packed or stored for human consumption;
- (c) each yard for a kennel must be kept securely fenced with a fence constructed of link mesh or netting or other materials approved by the local government;
- (d) the minimum floor area for each kennel must be calculated at 2.5 times the length of the breed of dog (when it is fully grown), squared, times the number of dogs to be housed in the kennel and the length of the dog is to be determined by measuring from the base of the tail to the front of its shoulder;
- (e) the floor area of the yard attached to any kennel or group of kennels must be at least twice the floor area of the kennel or group of kennels to which it is attached;
- (f) the upper surface of the kennel floor must be –
  - (i) at least 100mm above the surface of the surrounding ground;
  - (ii) smooth so as to facilitate cleaning;
  - (iii) rigid;
  - (iv) durable;
  - (v) slip resistant;
  - (vi) resistant to corrosion;
  - (vii) non-toxic;
  - (viii) impervious;
  - (ix) free from cracks, crevices and other defects; and
  - (x) finished to a surface having a fall of not less than 1 in 100 to a spoon drain which in turn must lead to a suitably sized diameter sewerage pipe which must be properly laid, ventilated and trapped in accordance with the health requirements of the local government;
- (g) all kennel floor washings must pass through the drain in item (f)(x) and must be piped to approved apparatus for the treatment of sewage in accordance with the health requirements of the local government;
- (h) the kennel floor must have a durable upstand rising 75mm above the floor level from the junction of the floor and external and internal walls, or internal walls must be so constructed as to have a minimum clearance of 50mm from the underside of the bottom plate to the floor;

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CITY OF VINCENT DOGS LOCAL LAW

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- (i) where a yard is to be floored, the floor must be constructed in the same manner as the floor of any kennel;
- (j) from the floor, the lowest internal height of a kennel must be, whichever is the lesser of -
  - (i) 2m; or
  - (ii) 4 times the height of the breed of dog in the kennel, when it is fully grown, measured from the floor to the uppermost tip of its shoulders while in a stationary upright position;
- (k) the walls of each kennel must be constructed of concrete, brick, stone or framing sheathed internally and externally with good quality new zincalume or new pre-finished colour coated steel sheeting or new fibrous cement sheeting or other durable material approved by the local government;
- (l) all external surfaces of each kennel must be kept in good condition;
- (m) the roof of each kennel must be constructed of impervious material;
- (n) all kennels and yards and drinking vessels must be maintained in a clean condition and must be cleaned and disinfected when so ordered by an authorised person;
- (o) all refuse, faeces and food waste must be disposed of daily into the approved apparatus for the treatment of sewage;
- (p) noise, odours, fleas, flies and other vectors of disease must be effectively controlled;
- (q) suitable water must be available at the kennel via a properly supported standpipe and tap; and
- (r) the licensee or the person nominated in the application for a licence, must, in accordance with the application for the licence, continue to reside -
  - (i) at the premises; or
  - (ii) in the opinion of the local government, sufficiently close to the premises so as to control the dogs, and to ensure their health and welfare.

## CITY OF VINCENT DOGS LOCAL LAW

## SCHEDULE 3

(clause 7.2)

## Offences in respect of which modified penalty applies

Offence	Nature of offence	Modified penalty \$	Dangerous Dog Modified Penalty \$
2.4(a)	Attempting to or causing the unauthorised release of a dog from a pound	200	400
2.4(b)	Interfering with any pound or vehicle used for the purpose of catching, holding or conveying dogs	200	400
3.1(3)	Failing to provide means for effectively confining a dog	100	200
4.9	Failing to comply with the conditions of a licence	100	200
5.1(2)	Dog in place from which prohibited absolutely	200	400
6.1(2)	Dog excreting in a prohibited place	100	100

## SCHEDULE 4

## DOG EXERCISE AREAS - UNRESTRICTED TIME LIMITS

Item No.	Description of Public Place
1.	<del>Britannia Road Reserve: Between E D Litis Stadium and Freeway Reserve, north-east of the E D Litis Stadium, Leederville.</del>
2.	<del>Lake Monger Estate: Between Brentham Street and Oxford Street, south of Wylie Street, Leederville.</del>
3.	<del>The south-east portion of Charles Veryard Reserve, situated between the car park of the Macedonian Hall and Bourke Street, North Perth.</del>
4.	<del>Robertson Park: on the north-east corner of the intersection of Fitzgerald and Stuart Streets, Perth (South of Halvorson Hall).</del>
5.	<del>Jack Marks Reserve: on the north-east corner of the intersection of Broome and Wright Streets, Highgate.</del>
6.	<del>Banks Reserve: Joel Terrace, East Perth.</del>
7.	<del>The south portion of Les Lilleyman Reserve bounded by Gill Street, to the south and the prolongation of the northern kerb-line of Woodstock Street, eastwards across Les Lilleyman Reserve.</del>



## CITY OF VINCENT DOGS LOCAL LAW

**SCHEDULE 5****~~DOG EXERCISE AREAS DURING SPECIFIED TIMES ONLY~~**

<b>Item No.</b>	<b>Description of Public Place</b>	<b>Times During Which Place is a Dog Exercise Area</b>
<del>1.</del>	<del>Forrest Park-Mount Lawley: - Reserve No. 7338.</del>	<del>At all times except where the public place is used for a function, sports training or activities approved by the local government.</del>
<del>2.</del>	<del>Woodville Reserve-North Perth: Bounded by Namur, Fitzgerald, Farmer and Mignonette Streets, North Perth.</del>	<del>At all times except where the public place is used for a function, sports training or activities approved by the local government.</del>
<del>3.</del>	<del>Les Lilleyman Reserve-North Perth, except that portion of the reserve roughly bounded by Gill Street, to the south and the prolongation of the northern kerb-line of Woodstock Street, eastwards across Les Lilleyman Reserve: - part of Certificate of Crown Land Title Volume 1077 Folio 517.</del>	<del>At all times except where the public place is used for a function, sports training or activities approved by the local government.</del>
<del>4.</del>	<del>Menzies Park-Mount Hawthorn: Bounded by East, Purslowe, Egina and Berryman Streets, Mount Hawthorn.</del>	<del>At all times except where the public place is used for a function, sports training or activities approved by the local government.</del>
<del>5.</del>	<del>Britannia Road Reserve South: Bounded by the Mitchell Freeway, Richmond Street and the prolongation of Namatjira Place where it meets the Mitchell Freeway.</del>	<del>At all times except where the public place is used for a function, sports training or activities approved by the local government.</del>
<del>6.</del>	<del>That portion of No. 310 Pier Street, Perth, known as Loton Park, bounded by Lord Street, Bulwer Street and the eastern fence-line of the rectangular Stadium, at that address, and excluding the enclosed fenced area used by Loton Park Tennis Club</del>	<del>At all times except when the public place is used for an event, function, sports training or other activities, approved by the local government.</del>

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CITY OF VINCENT DOGS LOCAL LAW

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Dated this 25th day of September 2007.

The Common Seal of the City of Vincent was affixed by authority of a resolution of the Council in the presence of —

**NICK CATANIA, JP, Mayor**

**JOHN GIORGI, JP, Chief Executive Officer**

## CITY OF VINCENT DOGS LOCAL LAW

## SCHEDULE OF AMENDMENTS

Date of Council Resolution	Date of Gazettal	Details of Amendment
14 February 2012	24 February 2012	<i>Schedule 5 add a new Row No. 6.</i>
28 August 2012	14 September 2012	<i>Clause 1.6 amended to add definitions, Clause 5.1 Subclause (1) (c) be deleted and substituted and New Subclauses (3) and (4) inserted.</i>
		<u>Delete references to a "Pound Keeper" and deleted Clause 2.2.</u> <u>Amended references to the Dog Regulations 1976 to the Dog Act 2013.</u> <u>Updated "Form 7" and "Form 8" to Form 8 and 9 respectively.</u> <u>Deleted Clause 5.2 and Schedules 4 and 5.</u>

**LOCAL GOVERNMENT ACT 1995***City of Vincent***Dogs Amendment Local Law 2017**

Under the powers conferred by the *Local Government Act 1995*, the *Dog Act 1976* and by all other powers enabling it, the Council of the City of Vincent resolved on <xx/xx/xxxx> to make the following local law:

**1. Citation**

This local law may be cited as the *City of Vincent Dogs Amendment Local Law 2017*.

**2. Commencement**

This local law comes into operation 14 days after the date of its publication in the Government Gazette.

**3. Principal local law**

In this local law the *City of Vincent Dogs Local Law 2007* published in the *Government Gazette* on 21 November 2007, is referred to as the principal local law. The principal local law is amended.

**4. Table of Contents**

In the table of contents—

(a) delete clauses 2.2, 2.3 and 2.4 and insert:

"2.2 Release of impounded dog

2.3 No breaking into or destruction of pound"

(b) delete "SCHEDULE 4" and "SCHEDULE 5".

**5. Clause 1.6 amended**

In clause 1.6—

(a) delete the definition for "**pound keeper**"; and

(b) in the definition for **Regulations** after "the", delete "*Dog Regulations 1976*" and insert "*Dog Regulations 2013*".

**6. Clause 2.2 amended**

Delete clause 2.2.

**7. Clause 2.3 amended**

(1) Renumber clause 2.3 as clause 2.2.

(2) In subclause 2.3(1) delete "the pound keeper or in the absence of the pound keeper, to".

(3) In subclause 2.3(2)

(a) Delete "The pound keeper" and insert "An authorised person".

(b) After "to the satisfaction of the", delete "pound keeper" and insert "authorised person".

**8. Clause 2.4 amended**

(1) Renumber clause 2.4 as clause 2.3.

(2) In subclause 2.3(a) delete "the pound keeper or".

**9. Clause 5.2 amended**

Delete clause 5.2.

**10. Clause 7.3 amended**

In clause 7.3 delete "Form 7" and insert "Form 8".

**11. Clause 7.6 amended**

In clause 7.6(1) delete "Form 8" and insert "Form 9".

**12. Schedule 4 amended**

Delete schedule 4.

**13. Schedule 5 amended**

Delete schedule 5.



CITY OF VINCENT

## LIST OF DOG EXERCISE AREAS WITHIN THE CITY OF VINCENT

### DOG EXERCISE AREAS - UNRESTRICTED TIME LIMITS

Item No.	Description of Public Place
1.	Britannia Road Reserve: Between E D Litis Stadium and Freeway Reserve, north-east of the E D Litis Stadium, Leederville.
2.	Lake Monger Estate: Between Brentham Street and Oxford Street, south of Wylie Street, Leederville.
3.	Charles Veryard Reserve, North Perth, in its entirety, except when there is an approved Council activity in progress.
4.	Robertson Park: on the north-east corner of the intersection of Fitzgerald and Stuart Streets, Perth (South of Halvorson Hall).
5.	Jack Marks Reserve: on the north east corner of the intersection of Broome and Wright Streets, Highgate.
6.	Banks Reserve: Joel Terrace, East Perth.
7.	The south portion of Les Lilleyman Reserve bounded by Gill Street, to the south and the prolongation of the northern kerb-line of Woodstock Street, eastwards across Les Lilleyman Reserve.



CITY OF VINCENT

### DOG EXERCISE AREAS DURING SPECIFIED TIMES ONLY

Item No.	Description of Public Place	Times During Which Place is a Dog Exercise Area
1.	Forrest Park-Mount Lawley: - Reserve No. 7338.	At all times except where the public place is used for a function, sports training or activities approved by the local government.
2.	Woodville Reserve-North Perth: Bounded by Namur, Fitzgerald, Farmer and Mignonette Streets, North Perth.	At all times except where the public place is used for a function, sports training or activities approved by the local government.
3.	Les Lilleyman Reserve-North Perth, except that portion of the reserve roughly bounded by Gill Street, to the south and the prolongation of the northern kerb-line of Woodstock Street, eastwards across Les Lilleyman Reserve: - part of Certificate of Crown Land Title Volume 1077 Folio 517.	At all times except where the public place is used for a function, sports training or activities approved by the local government.
4.	Menzies Park-Mount Hawthorn: Bounded by East, Purslowe, Egina and Berryman Streets, Mount Hawthorn.	At all times except where the public place is used for a function, sports training or activities approved by the local government.
5.	Britannia Road Reserve South: Bounded by the Mitchell Freeway, Richmond Street and the prolongation of Namatjira Place where it meets the Mitchell Freeway.	At all times except where the public place is used for a function, sports training or activities approved by the local government.
6.	That portion of No. 310 Pier Street, Perth, known as Loton Park, bounded by Lord Street, Bulwer Street and the eastern fence-line of the rectangular Stadium, at that address, and excluding the enclosed fenced area used by Loton Park Tennis Club	At all times except when the public place is used for an event, function, sports training or other activities, approved by the local government.






**7.4 LATE REPORT: ADOPTION OF 2017/2018 ANNUAL BUDGET**

REPORT TO BE ISSUED PRIOR COUNCIL BRIEFING

## 8 COMMUNITY ENGAGEMENT

### 8.1 PUBLIC ARTWORK DONATION - HOMO SAPIENS SAPIENS BY DESMOND MAH

**TRIM Ref:** D17/73877  
**Author:** Alanna Curtin, A/Coordinator Arts & Creativity  
**Authoriser:** Michael Quirk, Director Community Engagement  
**Attachments:**

1. Public Artwork Images [↓](#) 
2. Public Artwork Proposed Location [↓](#) 
3. Public Artwork Footing Details [↓](#) 

#### RECOMMENDATION:

That Council **ACCEPTS** the donation of 'Homo Sapiens Sapiens' artwork from Desmond Mah for installation at Kyilla Park, North Perth.

#### PURPOSE OF REPORT:

To consider the acceptance of a public artwork donation from artist Desmond Mah to be installed and maintained at the City's cost within Kyilla Park, North Perth.

#### BACKGROUND:

Desmond Mah is an Australian contemporary artist living in North Perth. He graduated from Loughborough University (UK) and LaSalle College of the Arts (Singapore) where he studied painting and sculpture. Desmond's sculptures take the forms of humans, animals or objects, adapted from origami, painted with Asian motifs to highlight the importance of paper in traditional Chinese culture.

In March 2017, Desmond Mah wrote to the City offering to donate his artwork 'Homo Sapiens Sapiens' (**Attachment 1**) that was recently exhibited at Sculptures by the Sea. The artwork is about understanding Australia from a migrant's perspective, and aims to raise questions on racial tolerance and cultural acceptance while encouraging understanding from the community. The only condition associated with the donation was for the artwork to be installed in Kyilla Park to inspire and educate children at the adjacent primary school about cultural diversity and harmony.

Council's Policy No. 3.10.7 – Art Policy states that donations may be accepted into the art collection although they are to be evaluated in the same manner as all other acquisitions, that is, by using the aims and objectives of the policy with particular emphasis on the long term cultural value to the community. While the current policy did not necessarily contemplate the donation and acceptance of public art this evaluation process is still deemed appropriate.

Notably, at the Ordinary Meeting of Council held on 30 May 2017, it was resolved to advertise the proposed new draft Policy No. 3.10.11 – Public Art that includes specific criteria upon which public art proposals, expressions of interest, donations and gifts will be assessed. This policy is being advertised for public comment and remains subject to further consideration by Council.

#### DETAILS:

##### Artwork Donation

Administration has assessed the proposed artwork donation utilising the objectives of Policy No. 3.10.7 – Art Policy states, as follows:

Policy Objective	Comment
Celebrate and acknowledge the City's cultural and social diversity through the acquisition and encouragement of art in the City	The Artists expressed intent through the artwork is to encourage cultural acceptance by the community.

Policy Objective	Comment
Encourage the development of quality art in the City of Vincent by ensuring a commitment to excellence and innovation	While art excellence and innovation can be subjective the artwork is high quality hence its inclusion in Sculptures by the Sea.
Engage the public with artwork that will enliven and enhance public space within the City and create a sense of place amongst the residents and visitors to the City	The artwork is proposed to be located in the public realm to encourage enjoyment and education with the local North Perth Primary School, Kyilla Farmers Markets and local residents.
Encourage a sense of community through the acquisition and encouragement of art in the City	The acquisition of this artwork supports a local artist and local art making, and the intent of the artwork to encourage cultural acceptance promotes a sense of community.

In addition, while the new draft Policy No. 3.10.11 – Public Art does not currently have any formal status, Administration took the opportunity to assess the artwork donation utilising the public art criteria, as follows:

Policy Criteria	Comment
Show strong artistic merit, creativity and innovation	The artwork demonstrates high quality artistic merit and creativity, and this is reaffirmed through its inclusion in Sculptures by the Sea.
Provide public enjoyment and engagement	The proposed location of this artwork in a public open space with close proximity to a playground and primary school will encourage public enjoyment and engagement.
Artworks that are integrated into urban design elements	Not applicable.
Celebrate the City's diverse community	The intent of the artwork is to encourage cultural acceptance while encouraging understanding by the community, and this aligns with Vincent's cultural diversity.
Enhance the public space and local identity	The addition of public art will add to the visual amenity at Kyilla Park and will provide added identity to the public open space.
Functional artwork that provides a second purpose	Not applicable.
A representation of Aboriginal and Torres Strait islander cultures, and in particular the Whadjuk people	This artwork does not represent or interpret Aboriginal and Torres Strait Islander cultures. It should be noted that the policy (draft) does not require an artwork to achieve all criteria.

Based upon this evaluation it is considered that the artwork meets the objectives of the existing Art Policy and also substantially meets the criteria proposed within the new draft Public Art Policy. The proposed donation was subsequently referred to the Arts Advisory Group on 23 March 2017 where acceptance was supported subject to an assessment of the structural integrity of the artwork.

### Artwork Structural Design & Location

The Artist specifically requested that the artwork be located in Kyilla Park (**Attachment 2**) to inspire and educate the children at Kyilla Primary School about cultural diversity and harmony, and this location also has specific relevance to the artist as he resides in North Perth.

A position on the Lawler Street side of Kyilla Park within a mulched garden bed has been identified as being suitable. Technical Services has approved this position and confirmed that the artwork footings will not interfere any infrastructure or underground services, and the garden bed location will limit any impact on public safety.

The artwork is made from steel with all sharp edges removed, and measures 2600mm tall x 800mm wide x 6mm thick. The footings are 700mm deep with 2 reinforced horizontal steel rods to be installed into a concrete fill that measures 1m x 1m (**Attachment 3**). Technical Services has reviewed the artwork structural integrity and proposed footings as well as the structural certification and wind speed testing as part of the Sculptures by the Sea exhibition. They are comfortable with its suitability for installation within Kyilla Park.

**Artwork Installation & Maintenance Costs**

A condition of accepting the artwork donation will be the provision of a maintenance manual from the artists to assist Administration with conserving and maintaining the artwork. The estimated installation cost of \$1,500 and any ongoing maintenance/repair costs will be met through the Artwork Maintenance operating budget.

**CONSULTATION/ADVERTISING:**

Consultation will be undertaken in accordance with Council Policy No. 4.1.5 – Community Consultation which requires advertising through a public notice for a 21 day period as well as letters being sent directly to residents surrounding Kyilla Park. Any written submissions received during the public comment period will be reviewed by Administration and the Arts Advisory Group, and may be presented to Council for further consideration if required.

**LEGAL/POLICY:**

Policy No. 3.10.7 – Art Policy states that donations may be accepted into the art collection subject to the artwork aligning with the aims and objectives of the policy. Policy No. 4.1.5 – Community Consultation states that the City will undertake formal community consultation when a decision is likely to have a significant impact on a particular individual or group in the community.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** Structural certification and assessment of the artwork has been completed, and Technical Services have assessed the proposed footings and location to ensure the effective management of key risks associated with this public artwork. The artwork will be added to the City's Public Art Collection with maintenance and repair scheduled accordingly.

**STRATEGIC IMPLICATIONS:**

The acceptance and installation of this public artwork aligns with key objectives within the City's *Strategic Community Plan 2013-2023*, as follows:

- '1.1.6 Enhance and maintain the City's parks, landscaping and natural environment*
- 3.1.1 Celebrate, acknowledge and promote the City's cultural and social diversity.'*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

The City will be responsible for the installation, maintenance, repair and insurance of the artwork. The estimated cost for installation is \$1,500 with funding available in the draft 2017/18 budget for this purpose, and any maintenance costs of approximately \$200 per annum (not including any as required repair costs) will be funded within the Artwork Maintenance operating budget.

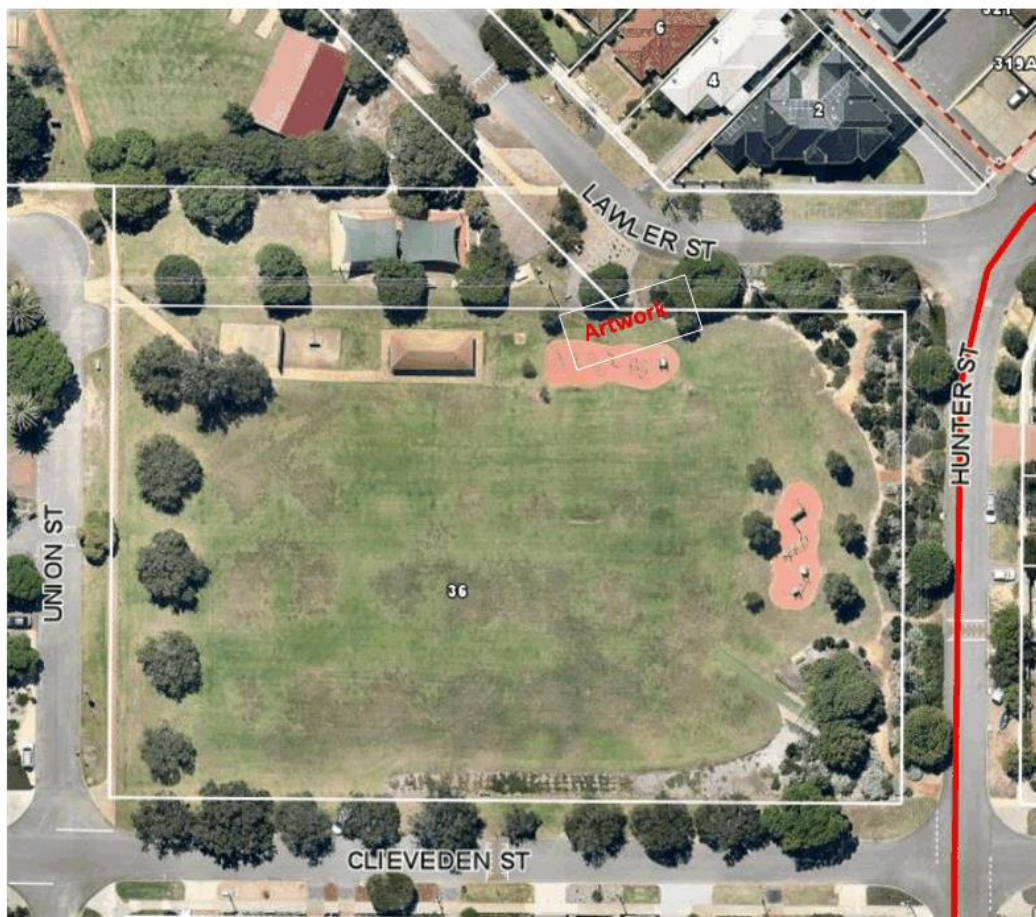
**COMMENTS:**

Public art is one of the most visible and accessible forms of art that makes Vincent a culturally rich place to live and visit, and the proposed installation of this artwork within Kyilla Park further demonstrates the ability for art to enliven and activate our public spaces. The acceptance of this artwork donation from a local North Perth resident also assists with the ongoing encouragement and support of local artists. It is recommended that Council accept the 'Homo Sapiens Sapiens' artwork from Desmond Mah and proceed with installation at Kyilla Park.













5<sup>th</sup> March 2017

Sculpture by the Sea  
Suite 302, 61 Marlborough Street  
Surry Hills, Sydney, NSW 2010

**Attention: Philip Wadds****STRUCTURAL INSPECTION CERTIFICATE**

**Project:** Sculpture by the Sea Cottesloe 2017  
**Site Address:** Cottesloe Beach, WA  
**Date/Duration:** 3<sup>rd</sup> – 19<sup>th</sup> March 2017

We, Partridge Event Pty Limited, being Structural Engineers within the meaning of the National Construction Code, hereby certify that we have carried out an inspection of the sculptures listed below on 2<sup>nd</sup> March 2017, in accordance with accepted engineering practice and confirm that, at the time of the inspection, the installations generally complied with the design and construction documentation noted in the design certificates and our site instructions.

Sculpture	Artist
Lissom, Edition 1 of 3	Ivan Black
Existence	Jörg Plickat
Divestments 4	Tony Davis
Big Boy	Zadok Ben-Davis
Search	Hamish McMillan
Homeless	Kerrie Argent
Alliance Amongst Adversity	Elyssa Sykes-Smith
Yielding	Benjamin Storch
Narration of the Sea	Lei Huan
Stasis III	Aliesha Mafrici

Level 5, 1 Chandos Street, St Leonards NSW 2065 Australia  
t 612 9460 9000 f 612 9460 9090 e partridge@partridge.com.au  
[www.partridge.com.au](http://www.partridge.com.au)  
Partridge Structural Pty Ltd – 73 002 451 925  
Partridge Event Pty Ltd – 50 139 601 433  
Partridge Remedial Pty Ltd – 89 145 990 521

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## PARTRIDGE

Sculpture by the Sea Cottesloe 2017

March 2017

Site Instructions

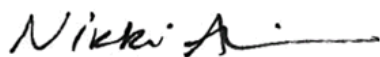
Sculpture	Artist	Comment
Homo Sapiens Sapiens (carp motifs)	Desmond Mah	Given the flexibility in the steel at the base of the legs of the sculpture, we recommend bunting or roping around the perimeter of the sculpture site when the wind speed approaches 15m/s (54 km/hr).
Home is Where the Heart is	Jimmy Rix	One of the anchors was found to easily pull out of the quickset poured in the ground. Either a rod is to be chemically anchored into the existing quickset in the ground, or a new coggled bar is to be cast into new quickset.

The wind speed must be measured on site with a wind anemometer at 10 m above ground level.

We note that this certification is effective as at this date for the above installation for the dates specified.

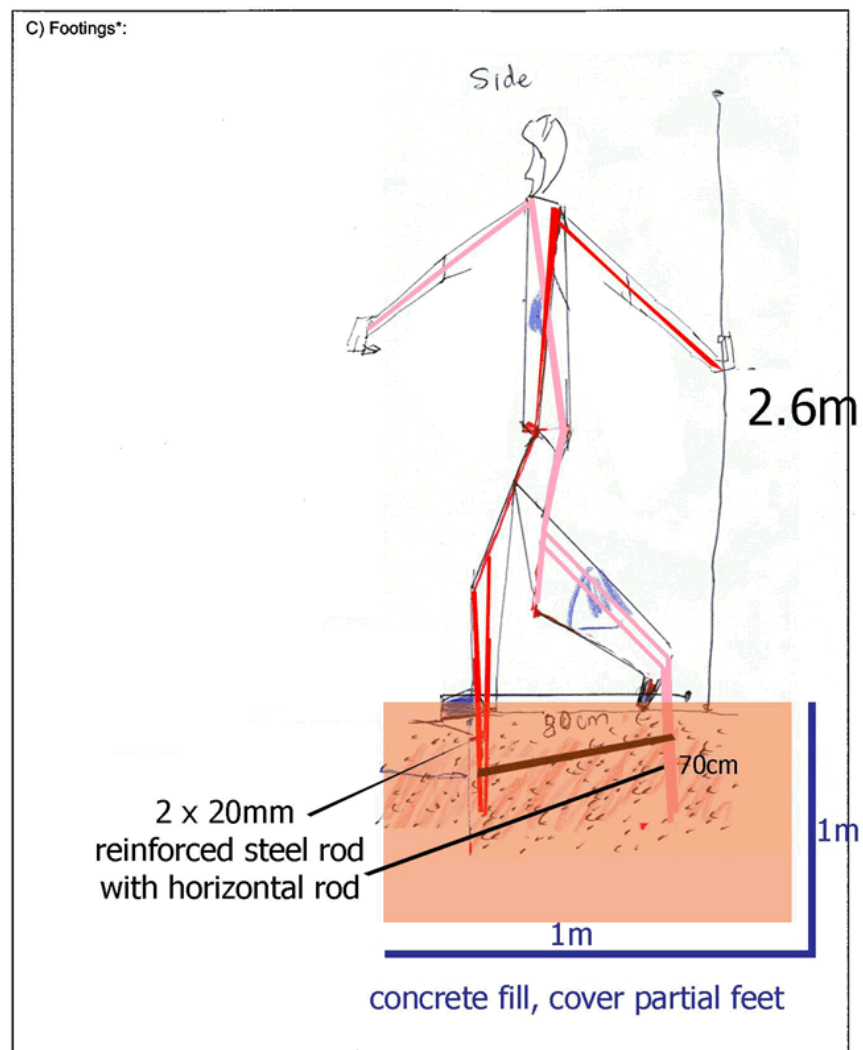
This certificate shall not be construed as relieving any other party of their responsibilities.

Inspected by:

**Nikki Akbari**BE(Hons 1) BDesArch GradIEAust  
Design Engineer

Reviewed by:

**Peter Standen**BE (Hons1) BSc MIEAust CPEng NPER (Structural)  
DirectorFor and on behalf of:  
Partridge Event Pty Ltd



**9 CHIEF EXECUTIVE OFFICER**

**9.1 LATE REPORT: CORPORATE BUSINESS PLAN 2017/18-2020/21**

REPORT TO BE ISSUED PRIOR COUNCIL BRIEFING

**9.2 LATE REPORT: COMMUNITY BUDGET SUBMISSIONS 2017/2018**

REPORT TO BE ISSUED PRIOR COUNCIL BRIEFING



















<b>9.3</b>	<b>INFORMATION BULLETIN</b>
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**TRIM Ref:** D17/63488

**Author:** Emma Simmons, Governance and Council Support Officer

**Authoriser:** Len Kosova, Chief Executive Officer

- Attachments:**
1. Minutes from the Children and Young People Advisory Group Meeting held on 29 May 2017 [↓](#) 
  2. Minutes from the Safer Vincent Crime Prevention Partnership Meeting held on 1 June 2017 [↓](#) 
  3. Minutes from the Environmental Advisory Group Meeting held on 12 June 2017 [↓](#) 
  4. Unconfirmed Minutes of the Pedestrian and Cycling Advisory Group held on 19 June 2017 [↓](#) 
  5. WALGA State Council Meeting Summary Minutes – July 2017 [↓](#) 
  6. Minutes of Mindarie Regional Council Meeting held on 6 July 2017 [↓](#) 
  7. 2017 Environmental Grants - Successful Submissions [↓](#) 
  8. Statistics for Development Services as at end of June 2017 [↓](#) 
  9. Litis Stadium Master Plan Final Progress Update [↓](#) 
  10. Manna In. Free Meal Service at Weld Square - Quarterly Update 1 April to 30 June 2017 [↓](#) 
  11. Register of Legal Action and Prosecutions (Monthly) - Confidential
  12. Register of Legal Action Orders and Notices (Quarterly) - Confidential
  13. Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 30 June 2017 [↓](#) 
  14. Register of Applications Referred to the MetroWest Development Assessment Panel – Current [↓](#) 
  15. Register of Applications Referred to the Design Advisory Committee – Current [↓](#) 
  16. Register of Petitions - Progress Report - July 2017 [↓](#) 
  17. Register of Notices of Motion - Progress Report - July 2017 [↓](#) 
  18. Register of Reports to be Actioned - Progress Report - July 2017 [↓](#) 

**RECOMMENDATION:**

That Council RECEIVES the Information Bulletin dated 25 July 2017.





## CITY OF VINCENT

### CHILDREN AND YOUNG PEOPLE ADVISORY GROUP

Monday, 29 May 2017 at 6.00pm

Venue: Committee Room  
City of Vincent Administration and Civic Centre

#### UNCONFIRMED MINUTES

#### Attendees:

City of Vincent Councillors  
Cr Susan Gontaszewski (Chair)

Community Representatives  
Alex Castle  
Joel Birch  
Dee Rowse

City of Vincent Officers  
Lucinda Keillor – Community Development Officer (CDO)  
Karen Balm – Community Partnerships Project Officer (CPPO)

\*\*\*\*\*

#### 1. Welcome / Declaration of Opening

Cr Gontaszewski opened the meeting at 6.05pm and delivered the Acknowledgement of Country.

#### 2. Apologies

Councillor Matt Buckels  
Michael Quirk – Director Community Engagement (DCE)  
Kirsty Schnitzerling – Manager Community Partnerships (MCP)  
Amina Currimbhoy – Community Representative  
John Thomson – Community Representative  
Lee Cooper – Community Representative

#### 3. Confirmation of Previous Minutes & Action Items – 27 March 2017

Given the limited number of attendees, the previous minutes will be confirmed at next meeting.

#### 4. Business

##### 4.1 Youth Development Grants

Cr Gontaszewski recapped that the City's Youth Development Grants are under review with the assistance of the Children and Young People Advisory Group (CYPAG). Concerns have been raised with the current funding stream as it does not have a large uptake nor does it reduce barriers. Similar funding streams have been identified and are available to the community through State and Federal Grants programs. The CYPAG will need to take into consideration the current funding gaps in the community in order to provide informed proposals. This matter will be held over until the next meeting however, the following comments were made:

- Brainstorming session is required with broader group;
- Funding should not just be available for higher achievers; and
- Consideration needs to be given to children in need rather than providing to the other end of the spectrum.

**ACTION:** Workshop - Youth funding criteria at next meeting

Page 1 of 2

#### 4.2 Summer Concerts Event Planning

CDO advised that the EOI is currently under development. The following was discussed:

- Direct contact should be made with Churchlands Senior High School & Mount Lawley Senior High School as a large percentage of students reside within the City;
- Consultation should occur with Town Teams as they many have contacts the EOI can be sent to. For example, the community stage at the Mt Hawthorn Streets and Lanes Festival was popular but need to consider how to ensure audiences stay for longer than their friends set;
- Rock Scholars in Osborne Park are a possible organisation that the group can partnership with for further contacts;
- Mt Hawthorn Primary School Fair will engage current and past students to busk around the fairground during the event; and
- Ensure the EOI asks for YouTube channel or video link to identify the more serious performers whom this opportunity will provide more benefit to.

**ACTION:** CDO to compile a Project Brief detailing suitable locations, objectives, logistics and financial implications required for bands to perform at Summer Concerts

#### 4.3 Festivals and Events Sponsorship Update

John Thompson provided feedback after last meeting from Foyer Oxford residents. Cr Gontaszewski noted that the Festivals and Events Sponsorship would be presented to the Ordinary Meeting of Council on 30 May 2017 for adoption.

#### 4.4 Strategic Community Plan Update

'Imagine Vincent' was launched at the end of May. 'Imagine Vincent' is the community engagement campaign that will inform and develop the City of Vincent's *Strategic Community Plan 2018-2028*. This is being facilitated by consultant, Anna Kelderman from Shape Urban who was a guest last meeting and shared with the group the process of the Plan's development. A Community Workshop and Launch event will be held on 8 June and Joel Birch will attend on behalf of the CYPAG.

### 5. **Close/Next Meeting**

Cr Gontaszewski closed the meeting closed at 6.45pm. The next meeting is scheduled to be held on Monday, 31 July 2017.

Signed \_\_\_\_\_  
Councillor Susan Gontaszewski (Chair)

Date this \_\_\_\_\_ day of \_\_\_\_\_ 2017



CITY OF VINCENT

**SAFER VINCENT CRIME PREVENTION PARTNERSHIP (SVCPP)**

Thursday 1 June 2017 at 5.30pm

City of Vincent Administration and Civic Centre  
Committee Room**UNCONFIRMED MINUTES****Attendees:**Council

Cr Susan Gontaszewski (Chairperson)

RepresentativesNatalie Jackson – Perth Police Station  
Ian Anderson – Wembley Police Station  
Mitchell Cooper – Wembley Police Station  
Haydn Counsel - Wembley Police StationCommunity (Committee) Representatives

Chris Parry

City of Vincent Officers

Kate Allen – Acting Coordinator Safer Vincent (A/CSV)

\*\*\*\*\*

**1. Welcome / Declaration of Opening**

The Chairperson welcomed members and opened the meeting at 5:25pm and acknowledged the Whadjuk people as the Traditional owners of the land.

**2. Apologies**

Julie Foley	Michael Quirk	Steve Butler
Sharan Kraemer	Craig Davis	Maria McAtackney

**3. Declaration of Interest**

Nil.

**4. Confirmation of Previous Minutes – 6 April 2017**

The minutes were deferred for formal acceptance until the next meeting.

**5. Business Arising from Previous Minutes**

Discussed at 6.1

**6. Order of Business****6.1 Safer Vincent Update**

Kate advised the Leederville CCTV network had commenced installation and anticipated finish date is mid-July. We will invite Wembley Police to see camera views etc once it is operational. Discussed locations and hot spots. Cr Gontaszewski suggested looking into whether we can add camera locations to our internal GIS mapping. Pre and post installation surveys will be conducted by the City with local businesses as part of the evaluation.

**ACTION:** Kate to follow up with IT/ Intramaps to consider adding camera locations as a layer on our mapping

The portable 'trail' covert cameras have been purchased and Kate is looking at getting some training for setting these up, discussed that police can request we utilise them in certain locations. Also discussed that if Police are interested in setting them up and using within Vincent that we can enter into a Partnership agreement to do so.

**6.2 Leederville Rest Stop Update**

Kate advised that this project is to provide a safe 'chill out' space for patrons of the entertainment precinct between 10pm-2am on Friday nights, where outreach staff will provide water and free snacks, engage with the public, provide assistance to get home safely, referrals to other support services and encourage safe behaviours from patrons. This is a trial project only (3 months). Advised that this project will be running from Oct to Jan in partnership with Hope Community Services (HCS). A meeting with HCS, the City, Police and key businesses will be arranged in coming months. A pre-project survey will be sent out, most likely combined with the CCTV pre-installation survey, and a post project survey will also be conducted. The group queried if Police statistics specific to the area could also be obtained to assist with the evaluation – Wembley police advised that they would be keen to assist with this if it was possible.

**ACTION:** Kate to discuss with OIC Julie Foley whether we can obtain some statistics relevant to the entertainment precinct to assist with evaluating this project.

**6.3 Laneway Lighting Update**

The project to install laneway lighting in the laneway behind the Flying Scotsman/ Fresh Provisions carpark between Raglan and Grosvenor Roads has been approved, currently awaiting shipping of materials. The contractor expects these to arrive in 2 weeks and will advise installation date after this time.

**7. General Business**

Wembley Police – Mitchell has looked into the recent increase of burglaries in North Perth and has written a report which Wembley Police would like to submit to the SVCPP. Mitchell reviewed 88 burglaries for North Perth over the last 5 months. He found an apparent link between the increase in burglaries and new build apartment complexes where people had only recently moved in and where the security standards were very low. Criminals are targeting these buildings as they know that the security standard is low – entry is obtained through removing screen doors or cutting through screens on windows. Wembley Police would like the City to consider amending its Built Form Policy to include minimum security standards specifically regarding external doors and windows for new builds. These findings and recommendations are further detailed in the report.

**ACTION:** 'Target Hardening; Setting Security Standards to Reduce Crime in North Perth to be added as an item on the next SVCPP Agenda.

Document Submitted: 'Target Hardening; Setting Security Standards to Reduce Crime in North Perth' Registered in the City's Record Management System – to be submitted to the Director Development Services.

The group also discussed how this approach could be combined with other educational measures for home/ business owners in existing properties, short term measures for new builds and potentially a subsidy scheme for the City to incentivise residents to increase security measures.

Perth Police – Natalie advised that it appears they are having some success reducing thefts from undercroft parking through the use of signage above entry points advising to watch for anyone trying to follow a car inside the secure parking area. They are continuing to monitor and will evaluate the success of this initiative. Natalie also made a suggestion re looking at making security advice available to residents in languages other than English.

**ACTION:** Kate will follow up with our marketing team to confirm this is being considered for our new website and will also take this under consideration for any future security advice being provided to residents.

Chris Parry – Chris advised he attended the Constable Care Child Safety Foundation Showcase event last month and noted the range of programs they are now offering particularly theatre programs regarding topical issues for high school children about areas such as drugs and alcohol, bullying etc.

Nyoongar Outreach Services (NOS) – Written update provided to Kate as follows:

April/ May for Operational / C.O.V shifts: There were 76 total contacts for the Operational Patrol and 272 for the City of Vincent for a total of 348. 130 clients were under the influence of alcohol whilst 58 were homeless, conducted 22 transports from parks to safe places – 7 of these were to medical/hospital.

Over the past two months the majority of clients have been presenting in Weld Square. Robertson Park and Hyde Park have been the other hotspot locations though to a lesser extent. Outreach staff upon the City's request, have been visiting Forest Park daily for the past month to check any squatting/ camping issues in toilets however no issues of concern have been observed.

Maria was able to attend the City of Vincent Reconciliation Action Plan media opportunity with Mayor Cole at Weld Square on 12 April. This event was observed to go well and Maria commended the final outcome of the RAP plan.

As an extra analysis we are collating some figures for DAO to help quantify the issues of inhalants use in Perth (sniffing).

These figures are included below. Please be aware that we are quantifying across all the outreach areas NOS works (not just Vincent) so that is why we have not included people in overall statistics if they have been counted at other sites. Please see below breakdown of inhalant issues in Vincent from March to May 2017;

	March	April	May	Total
City of Vincent/ Perth/ Northbridge	6	2	12	20

10 to 20 people are known to frequent the COV precinct and are seen at Weld Square, Robertson Park, and Russell Square and occasionally at Wellington Square. At Weld square this can be problematic as they have been seen there during Manna mealtimes. However, there is no pattern to their presence.

In March sniffers were in the COV precinct alone and in small numbers. The total sniffers observed for the month was 12. All sniffers were adults, mainly females. The ages of the people are estimated to be between 20 and 40 years.

In April there were only 5 sniffers and three had been sighted before. They were sighted over three days (11<sup>th</sup>, 20<sup>th</sup> and 28<sup>th</sup>).

In May 18 people were sighted and six of these had been sighted elsewhere before. The other 12 had not previously been sighted sniffing.

#### 8. Close / Next Meeting

The meeting was officially closed at 6.28pm. The next meeting is scheduled for Thursday 3 August 2017.

**CITY OF VINCENT****ENVIRONMENTAL ADVISORY GROUP MEETING****12 June 2017 AT 6.00PM****Venue: City of Vincent – Function Room****UNCONFIRMED MINUTES****Attendees:**City of Vincent Councillors:Cr Loden (*Chair*), Cr GontaszewskiCommunity Representatives:

Chiara Pacifici, Chris Cutress, Isaac Lorca, Lisa Edwards

City of Vincent Officers:

Director Development Services, Sustainability Officers, Project Officer Parks and Environment

\*\*\*\*\*

**1. Welcome/Declaration of Opening**

The Chair opened the meeting at 6.02pm.

**2. Apologies**

Community Representatives David White, Halinka Lamparski, Kimberley Dupuy, Sally Madden and Stephen Danti; City of Vincent Chief Executive Officer Len Kosova and Director Technical Services

**3. Confirmation of Minutes**

Minutes from meeting on 1 May 2017 were confirmed by all voting members in attendance.

**4. Encouraging community solar**

The EAG received a report summarising the findings of an Administration review into local community uptake of solar photovoltaic (PV) systems.

Key findings:

- 13.5 per cent of dwellings in the City of Vincent local government area have installed solar PV;
- Decreasing solar prices mean that cost is no longer a significant barrier to uptake;
- The three main barriers to uptake were identified as:
  1. High rates of strata ownership (strata by-laws restrict retro-fitting);
  2. High rates of rental tenancies (limited incentive for owners to install); and
  3. Limited roof space, poor orientation and overshadowing.

**Recommendations:**

The EAG noted that Administration will undertake the following actions and present them to the EAG for comment:

1. Prepare information sheets to help strata bodies, individual property owners and tenants overcome barriers associated with strata by-laws and split incentives (update to be presented back to next EAG meeting);
2. Policy provisions to address issues with roof space, orientation and overshadowing will be considered as part of a future amendment to Policy 7.1.1 - Built Form (pending WA Planning Commission response to the Policy's current sustainable design provisions); and
3. Further investigations into ways to encourage community uptake of renewable energy will be undertaken as part of the Sustainable Environment Strategy review process during 2017/18 and 2018/19.

**5. Hyde Park Lakes Turtle Study**

The EAG received a report summarising the findings of a recent study completed by the University of Western Australia (UWA) on the population of oblong turtles in Hyde Park. The key finding was a population consisting entirely of older individuals (no juveniles or young adults detected) despite females carrying fertilised eggs.

UWA has proposed a 3.5 year PhD study to investigate the causes of recruitment failure and requested a co-contribution from the City to fund this.

**Recommendations:**

The EAG recommended that the study be supported, with the stipulation that:

1. The City set out clear project outcomes and reporting requirements in its agreement with the University;
2. Results of the initial literature review be shared with the City prior to commencement of field work;
3. Field work results be shared with the City via regular progress reports during the study period; and
4. The community be informed/involved in the project (e.g. through relevant signage on site and via reporting of sightings of juveniles or sighting of turtles on private property).



**6. Other Business****6.1 Tree Selection Tool**

EAG sought and received an update on the status of the City's project to develop a tree selection tool to inform the choice of trees for streetscapes and for new developments.

**Recommendations:**

The EAG recommended that:

1. EAG members be notified in advance of the planned community consultation workshop to allow them to inform key community stakeholders.

**6.2 Verge Policy**

EAG sought and received an overview of the current status of the City's Verge Policy (Policy No.2.2.4).

The EAG recommended that Administration:

1. Consider including a review of the Verge Policy in the City's Corporate Business Plan.

**8. Previous Agenda Items – status update**

Item	Current Status	Timing
Canvas Bag trial (bag exchange at a local supermarket)	EAG updated. Insufficient Admin resources to do this work. Transition Town Vincent awarded an Environmental Grant to run this as a community initiative.	Completed
Lawler Street Sump makeover to public open space	To be considered by Council as part of the City's draft Budget 2017/18.	To be presented to Council on 17 July 2017
Sustainable Environment Strategy development	In progress – community consultation occurring as part of the Strategic Community Plan consultation.	Mid to late 2017
Waste trial	Ready to start – awaiting final sign-off. Expected trial length 4-6 months, pending approval of project plan.	Start date and timing to be confirmed
Composting Hub (near mulch pile at Britannia Reserve)	To be considered by Council as part of the City's draft Budget 2017/18.	To be presented to Council on 17 July 2017
Tree Selection Tool	Consultant selection process completed.	Consultant to be appointed June 2017
Floating Reed Bed Filtration System - Trial	Agreement on the terms of a trial to be negotiated between the City and the proponent.	Timing to be confirmed once an agreement is reached
Encouraging Community Solar	Desktop review completed. Online resource page to be created on the City's website.	Update to be provided at next EAG meeting
Hyde Park Lakes Turtle Study	To be considered by Council as part of the City's draft Budget 2017/18.	To be presented to Council on 17 July 2017
Verge Policy Review	Inclusion in Corporate Business Plan to be considered.	Update to be provided at next EAG meeting

**9. Next meeting**

Next meeting 7 August 2017

**10. Close**

The Chair closed the meeting at 7.20pm

These Minutes were confirmed as a true and correct record of the meeting of the Environmental Advisory Group held on 12 June 2017.

Signed: ..... Chairperson

Dated: This ..... day of ..... 2017



## PEDESTRIAN AND CYCLING ADVISORY GROUP



### PEDESTRIAN AND CYCLING ADVISORY GROUP (PaCAG)

**Monday 19 June 2017 at 6.30pm**

**Venue: Function Room  
City of Vincent Administration and Civic Centre**

#### UNCONFIRMED MINUTES

##### Attendees:

##### City of Vincent Councillors:

Cr. Matt Buckels  
Cr. Jonathan Hallett

Chairperson (from approx. 7.15pm)  
Elected member

##### Community Representatives:

Andrew Main  
Anne Bate  
Courtney Weber  
Geraldine Box  
Holly Taylor  
Sam Laybutt  
Westcycle (TBA)

Community Representative  
Community Representative  
Community Representative  
Community Representative  
Community Representative  
Community Representative  
Community Representative

##### City of Vincent Officers:

Craig Wilson  
Francois Sauzier

Acting Director Technical Services (from 7.30pm)  
TravelSmart Officer

\*\*\*\*\*

#### 1. **Welcome / Declaration of Opening at 6.45pm**

JH Opened meeting at 6.45 (late start due to prior meeting).

#### 2. **Apologies**

Matt Fulton, Westcycle  
Paul Evans  
Roger Highfield

Community Representative  
Community Representative  
Community Representative

#### 3. **Confirmation of Previous Minutes**

Moved AM      Seconded GB

#### 4. **Matter Arising from Previous Minutes**

##### 4.1 **Small Wins Group (see PaCAG Projects Map & Action Items excel)**

FS advised of progress on several items within the *Small Wins* program but advised that the Bicycle Symbol installation is dependent on MRWA approvals. SL recommended any resurfacing of Angove Street, as listed on the City's 2017/18 Metropolitan Regional Road Grant (MRRG) Program, also consider the possibility of widening lanes and improving accommodation for bikes on this street (in the section between Charles St and the North Perth town centre). SL recommended pursuing the L17 Charles Street kerb ramps – FS to inspect with Engineering Technical Officer.

**ACTION FS**



## PEDESTRIAN AND CYCLING ADVISORY GROUP



CITY OF VINCENT

L35 – FS advised cannot proceed on cut throughs from Baker Ave onto Brisbane Street and re L37A (Robinson Ave onto William Street) until two-way conversions are progressed. CW advised he has finally received approved drawings from Main Roads for the traffic control signals, which will include the new pedestrian standards, lines and signs, and that the works are planned for 2017 - 18 – FS to note in the Minutes.

MB queried the funding status of Loftus Street Bike Lanes. AM recommended tying into the recently announced new Central high School plans (in Subiaco). FS meeting with DoT first week of July to consider ways of linking the Design funding to the Construction funding needs.

**ACTION FS**

### 4.2 Major Projects (see PaCAG Projects Map & Action Items excel)

AM – what should be the future consideration projects? SL – PBN NE4 (Norfolk Street & connections) & Loftus Street bike lanes. AM Norfolk Street; Claverton / Leake Streets (E-W connections) and Bourke Street - Charles Street to Britannia Road.

GB – suggested removal of speed cushions at in Bulwer Street at Palmerston Street – no perceived reduction in speed and there is a lack of predictability in driver's actions. AM, SL & MB commented on the need to create a budget that could be applied to projects. MB advised the budget is very tight in the new financial year. CW advised that while the 2017/18 budget is yet to be adopted there is potentially some flexibility in several annual program budgets, such as the footpath upgrade program, to accommodate pedestrian and cycling improvements.

**ACTION – CW/FS**

### 4.3 Pedestrian Projects (see PaCAG Projects Map & Action Items excel)

CW – recommended waiting for budget adoption and then identify what pedestrian infrastructure has received poor ratings from recent audit and then develop a plan to address the immediate priorities.

**ACTION – CW/FS**

### 4.4 Bike Boulevard Learnings

No meeting held as yet – once done, FS will report back to the Group.

**ACTION - FS**

## 5. Business

### 5.1 Integrated Transport Strategy (ITS)

Vincent Strategic Planning are preparing an RFQ to develop an Integrated Transport Strategy. This will also be informed by the Strategic Community Plan research. PaCAG will be invited to comment upon the draft ITS in due course.

**NO ACTION**

### 5.2 Health Activity Plan/Public Health Act

FS relayed that the City is no longer pursuing the Physical Activity Strategy. Consultation in IMAGINE process to identify possible 'Health' related actions. MB advised IMAGINE consultants want to meet with PaCAG – possible separate meeting or at the next PaCAG.

**ACTION – MB/FS**

### 5.3 Status of current and upcoming road projects

CW advised of the committed MRRG Road Rehabilitation Projects for 2017/18, which are 2/3 State funded and specially targeted at District Distributor Roads, and subject to strict criteria. However in respect of the Local Roads Program and the R2R Program these will be developed once the 2017-18 budget is adopted.

**NO ACTION**



## PEDESTRIAN AND CYCLING ADVISORY GROUP



CITY OF VINCENT

### 5.4 Bike Boulevard Stage 2

The City has reached an in principle agreement with DoT that this is to be funded 100% by the State (through DoT). Consultation will begin in new financial year with construction (if approved by Council), in early 2018. FS to keep PaCAG advised of progress.

**ACTION - FS**

## 6. General Business

### 6.1 Status of 40KMH Trial

FS advised that the trial is in hiatus pending Road Safety Commission agreeing their contribution to the consultation budget, which is yet to be determined by their (ORS) finance department.

## 7. Close / Next Meeting

Meeting closed at 8.35pm

Next meeting: Monday, 17 July 5.30pm.

These minutes are confirmed as a true and accurate record of the meeting of the Pedestrian and Cycling Advisory Group (PaCAG) held on 19 June 2017.

Signed:..... Chairman

Dated this:..... day of .....2017



# **SUMMARY MINUTES**

## **STATE COUNCIL MEETING**

July 2017



## NOTICE OF MEETING

Meeting No. 3 of 2017 of the Western Australian Local Government Association State Council held at WALGA, 170 Railway Parade, West Leederville on Wednesday 5 July 2017 beginning at 4.06pm.

### 1. ATTENDANCE, APOLOGIES & ANNOUNCEMENTS

#### 1.1 Attendance

Chair	President of WALGA Deputy President of WALGA North Metropolitan Zone	Cr Lynne Craigie Mayor Tracey Roberts JP
Members	Central Country Zone Central Metropolitan Zone  East Metropolitan Zone  Goldfields Esperance Country Zone Gascoyne Country Zone Great Eastern Country Zone  Great Southern Country Zone Kimberley Country Zone Murchison Country Zone North Metropolitan Zone  Northern Country Zone Peel Country Zone Pilbara Country Zone South East Metropolitan Zone  South Metropolitan Zone	President Cr Philip Blight Cr Janet Davidson OAM JP Mayor Heather Henderson Cr Sue Bilich Cr Catherine Ehrhardt (Deputy) President Cr Malcolm Cullen President Cr Cheryl Cowell President Cr Eileen O'Connell (Deputy) President Cr Ken Clements President Cr Elsie Archer OAM Cr Les Price Cr Russ Fishwick JP Mayor Giovanni Italiano President Cr Karen Chappel Cr Wally Barrett Mayor Peter Long Mayor Henry Zelones OAM JP Cr Fiona Reid Mayor Carol Adams Cr Doug Thompson Mayor Logan Howlett President Cr Wayne Sanford Commissioner, Public Sector Commission Public Sector Commission Mr Jonathan Throssell
Guests	South West Country Zone Mr Mal Wauchope AO	
Ex-Officio	Mr Steve Tweedie Local Government Professionals (WA)	
Secretariat	Chief Executive Officer Deputy Chief Executive Officer EM Environment & Waste EM Governance & Organisational Services EM Finance & Marketing EM Planning & Community Development EM Infrastructure Manager Governance Manager Strategy & Association Governance	Ms Ricky Burges Mr Wayne Scheggia Mr Mark Batty Mr Tony Brown Mr Zac Donovan Ms Jo Burges Mr Ian Duncan Mr James McGovern Mr Tim Lane
Observer	Deputy Chief Executive Officer, Pilbara Regional Council	Mr Alexis Guillot

#### 1.2 Apologies

Members	Great Eastern Country Zone Avon Midland Zone	President Cr Stephen Strange Cr Darren Slyn Cr Stephen Pollard (Deputy) Cr Darryl Trease JP
Secretariat	East Metropolitan Zone EM Business Solutions Finance Controller	Mr John Filippone Mr Rick Murray
Ex-Officio	The Rt Hon Lord Mayor of the City of Perth	Ms Lisa Scaffidi





### 1.3 Announcement

The President, Cr Lynne Craigie congratulated the City of Kalamunda for becoming a City.

#### **Public Sector Commissioner, Mal Wauchope AO**

The Public Sector Commissioner provided a presentation to State Council.

*Mr Mal Wauchope and Mr Steve Tweedie left the meeting at 4.45pm.*

### MEETING ASSESSMENT

President Cr Karen Chappel was invited to undertake meeting assessment at the conclusion of the meeting.

## 2. MINUTES OF THE PREVIOUS MEETINGS

### 2.1 Minutes of May 2017 State Council Meeting

**Moved:** Cr Doug Thompson  
**Seconded:** Cr Wally Barrett

**That the Minutes of the Western Australian Local Government Association (WALGA) State Council Meeting held on Friday 5 May, 2017 be confirmed as a true and correct record of proceedings.**

**RESOLUTION 55.7/2017**

**CARRIED**

#### 2.1.1 Business Arising from the Minutes of the May State Council Meeting

Nil

### 2.2 Minutes of June 2017 State Council Meeting

**Moved:** Cr Janet Davidson  
**Seconded:** President Cr Phillip Blight

**That the Minutes of the Western Australian Local Government Association (WALGA) Special State Council Meeting held on Wednesday 7 June, 2017 be confirmed as a true and correct record of proceedings.**

**RESOLUTION 56.7/2017**

**CARRIED**

#### 2.2.2 Business Arising from the Minutes of the June Special State Council Meeting

Nil



### 3. DECLARATION OF INTEREST

Pursuant to our Code of Conduct, the following State Councillors declared an interest:

- Cr Janet Davidson – Item 4.2 State Councillor Eligibility
- Cr Sue Bilich – Item 5.11 Honours Panel
- Mayor Henry Zelones – Item 5.11 Honours Panel
- Mayor Logan Howlett – Item 5.11 Honours Panel
- Mayor Giovanni Italiano – Item 5.11 Honours Panel
- Cr Catherine Ehrhardt – Item 6.4 Short Term Rental Accommodation

### PAPERS

State Councillors were distributed the following papers under separate cover:

- President's Report (previously emailed to your Zone meeting)
- Item 5.8 – Executive Committee Minutes (01-006-03-0006 TB);
- Item 5.9 - Selection Committee Minutes (01-006-03-0011 MD);
- Item 5.10 – Use of Common Seal (01-004-07-0001 RB);
- Item 5.11 – Association Honours 2017 Minutes of WALGA Honours Panel and Flying Minute
- CEO' s report to State Council



## 4. EMERGING ISSUES

### 4.1 State and Local Government Partnership Agreement (04-001-03-0001 RB)

*By Ricky Burges, Chief Executive Officer*

As per WALGA's Corporate Governance Charter a State Council resolution is required to consider an Emerging Issue.

**Moved:** President Cr Karen Chappel

**Seconded:** Cr Doug Thompson

**That the Emerging Issue on the State/Local Government Partnership Agreement be considered by the meeting.**

**CARRIED**

#### **In Brief**

- Establishment of a formal agreement between the Western Australian State Government and the Western Australian Local Government sector has been an ongoing goal of WALGA and the Local Government sector and was a key priority of the sector in the lead up to the 2017 State Election;
- Following the State Election, the secretariat has been in negotiations with the State to commit to a partnership agreement;
- The attached agreement, largely based on a draft developed by the WALGA secretariat, has been agreed to by the State Government;
- The partnership agreement:
  1. Establishes a State and Local Government Partnership Group comprising the Premier, Treasurer, other Senior Government Ministers, the WALGA President and Local Government Professionals President; and,
  2. Outlines specific guidelines for the State Government to consult with Local Government.

#### **Attachment**

Proposed State and Local Government Partnership Agreement.

#### **Relevance to Strategic Plan**

#### **Key Strategies**

##### Engagement with Members

- Deliver a broad range of benefits and services that enhance the capacity of member Local Governments;
- Improve communication and build relationships at all levels of member Local Governments;
- Provide ongoing professional development and interactive opportunities for Elected Members to contribute to debate on sector issues;
- Build a strong sense of WALGA ownership and alignment.



#### Sustainable Local Government

- Continue to build capacity to deliver sustainable Local Government;
- Provide support to all members, according to need;
- Represent the diversity of members' aspirations in the further development of Local Government in Western Australia;
- Foster economic and regional development in Local Government.

#### Enhanced Reputation and Relationships

- Communicate and market the profile and reputation of Local Government and WALGA;
- Promote WALGA's advocacy successes with the sector and the wider community;
- Strengthen effective relationships with external peak bodies and key decision makers in State and Federal Government;
- Develop simple and consistent messages that are effectively articulated;
- Promote WALGA's supplier agreements to assist Local Governments.

#### **Policy Implications**

Establishment of a Partnership Agreement has been an ongoing goal of the Local Government sector and was a key priority of WALGA in advance of the 2017 State Election.

#### **Budgetary Implications**

Nil.

#### **Background**

Establishment of a formal agreement between the Western Australian State Government and the Western Australian Local Government sector has been an ongoing goal of WALGA and the Local Government sector and was a key priority of the sector in the lead up to the 2017 State Election.

The Local Government sector has had formal agreements with the State Government in the past, which have varied significantly in terms of content and commitment.

There was no formal agreement with the State Government between 2013 and 2017.

During the first term of the Barnett Government, a 'minimalist' agreement was signed in 2010, which stated that a communication and consultation protocol would be developed in the future, however this did not occur.

A comprehensive agreement was signed during the first term of the Gallop Government in 2002. This agreement established a State/Local Government Council comprising the Premier, Treasurer, other key Ministers as well as the Presidents of WALGA and the LGMA (WA). A communication and consultation protocol, which was signed in 2004, was developed as a result of this agreement.

#### **Comment**

Establishment of a formal Partnership Agreement with the State Government represents completion of a significant aim of the Local Government sector. The proposed agreement incorporates principles and practices relating to consultation and communication to mitigate against a delay in the development of a consultation protocol.

The attached agreement, which has been agreed to by the State, incorporates a number of tangible outcomes that will aid the sector's advocacy in a number of ways.



Firstly, the agreement establishes the State and Local Government Partnership Group that will aim to meet at least once per year. The Group comprises key State and Local Government leaders, as follows:

- Premier;
- Treasurer;
- Minister for Local Government;
- Minister for Planning and Transport;
- WALGA President;
- LGPA WA President; and,
- Such other Ministers and Local Government representatives as appropriate to the subject matter on the agenda.

Secondly, the agreement states that the State Government should consult with Local Government, where practicable for:

- 12 weeks – for proposals that will have a significant impact on Local Government responsibilities and operations;
- 8 weeks – for proposals to amend regulations or other compliance requirements that will have an impact on Local Government's responsibilities or operations; and,
- 4 weeks – for proposals relating to changes in operating procedure or practice which will have a limited impact.

The full text of the proposed Partnership Agreement is attached for State Council consideration.

**Moved:** President Cr Karen Chappel  
**Seconded:** President Cr Malcolm Cullen

**That the State and Local Government Partnership Agreement (as attached) be endorsed for signing by the WALGA President.**

#### **AMENDMENT**

**Moved:** Cr Fiona Reid  
**Seconded:** President Cr Malcolm Cullen

**That**

1. The State and Local Government Partnership Agreement (as attached) be endorsed for signing by the WALGA President.
2. That WALGA review the Partnership Agreement annually and report to State Council.

**CARRIED**

**THE MOTION AS AMENDED WAS PUT AND**

**RESOLUTION 57.7/2017**

**CARRIED**



## **State and Local Government Partnership Agreement**

### **Preamble**

The State Government and the Local Government sector are fully committed to working together in partnership to improve the quality of life for citizens and communities throughout Western Australia. Improved quality of life relies on workforce participation, social inclusion, a healthy environment, a growing economy, improving productivity and vibrant communities.

Working together, the two spheres of government are more equipped to confront the major challenges facing Western Australia as well as everyday issues affecting local communities. The State Government, with its leadership and ability to set policy and implement programs for all of Western Australia, and the Local Government sector, with a presence in all Western Australian communities, have complementary strengths that can be combined to benefit Western Australia.

In a large and diverse State, working together is necessary to address challenges and to use government resources efficiently. In this way, a partnership approach improves public sector efficiency and can ensure our communities remain inclusive and vibrant. A robust partnership, built on trust and mutual respect, ensures good governance and better decision-making across both spheres of government. By combining resources, shared objectives to develop local and regional economies, improve communities and ensure a healthy environment can be achieved.

State and Local Government political and administrative leaders are encouraged to work with their public sector colleagues across both spheres of government in a collegiate spirit, based on trust and mutual respect, to achieve outcomes for the benefit of all Western Australians.

### **Partners**

Partners to this agreement include:

- The Government of Western Australia;
- The Western Australian Local Government Association (WALGA); and
- Local Government Professionals Australia (WA) (LGPA WA).

Signed:

Hon Mark McGowan  
MLA  
Premier of Western  
Australia

Hon David  
Templeman MLA  
Minister for Local  
Government

Cr Lynne Craigie  
WALGA President

Mr Jonathan  
Throssell  
LG Professionals  
WA President

### **Objectives**

The State Government and the Local Government sector will work together to:

- enhance communication between both spheres of Government to promote—
  - transparent and accountable government
  - community engagement
  - seamless legislation and compliance requirements
  - better service delivery outcomes for communities across Western Australia;
- ensure appropriate consultation is undertaken between the two spheres of government; and



- provide good governance for, and on behalf of, the people of Western Australia.

### **Principles**

This Partnership Agreement is based on the following principles:

#### **1. Partnerships**

- a. Both spheres of government recognise the importance and benefits of working together in partnership; and
- b. The complementary strengths of both spheres of government are acknowledged.

#### **2. Communication**

- a. Both spheres of government undertake open and timely communication in relation to matters affecting the other sector.

#### **3. Consultation**

- a. Both spheres of government undertake timely consultation regarding matters affecting the other sector; and
- b. Consultation timelines and processes will be guided by this Agreement.

#### **4. Accountability**

- a. Both spheres of government accept accountability for their decisions and decision-making processes.

#### **5. Service delivery**

- a. Both spheres of government aim to deliver appropriate services efficiently and effectively; and
- b. Both spheres of government aim to avoid duplication of services.

#### **6. Community engagement**

- a. Both spheres of government acknowledge the importance of appropriate community engagement practices; and
- b. The opportunity for Local Government Community Strategic Plans to inform State initiatives is considered.

#### **7. Reciprocity**

- a. A two way partnership conveying respect and consideration for engaging the other sector when matters arise.

#### **8. Roles and responsibilities**

- a. Both spheres of government acknowledge the roles and responsibilities of each sphere.

### **State and Local Government Partnership Group**

A State and Local Government Partnership Group shall be formed and will aim to meet at least once per year to discuss matters of importance to both sectors.

The State and Local Government Partnership Group shall comprise:

- Premier;
- Treasurer;





- Minister for Local Government;
- Minister for Planning / Transport;
- WALGA President;
- LGPA WA President; and
- Such other Ministers and Local Government representatives as appropriate to the subject matter on the agenda.

The Partnership Group will address:

- Strategic issues relating to the relationship between State and Local Government;
- Strategic policy and program matters where State and Local Government are key stakeholders; and
- Policy formation of a State or community interest to Local Government or where Local Government will be impacted.

### **Meetings at Other Times**

To facilitate robust relationships, it is important that senior figures from both spheres of government are available to meet as issues arise.

### **Communication and Consultation Principles and Protocol**

Sufficient time for consultation and to identify stakeholders should be included in the planning stages for developing or amending legislation, policy and programs to ensure considered input and informed decision making.

### **Consulting with Local Government**

Local Government is a major stakeholder in many State Government decisions relating to legislation, policy and programs. As a party to the Agreement, the State Government, in good faith, will endeavour to consult with Local Government where it is appropriate to do so. Both spheres of government acknowledge circumstances where consultation may be limited or not possible.

The State Government should consult with Local Government when developing, amending or reviewing State legislation and regulations, policies or programs that will significantly impact Local Government operations or resources.

Where appropriate and practicable, consultation should be for:

- **12 weeks** – for proposals that will have a significant impact on Local Government responsibilities or operations. Examples include:
  - New legislation and amendments to existing legislation that will impact Local Government; and
  - Proposals and policy decisions that will have an impact on Local Government expenditure.
- **8 weeks** – for proposals to amend regulations or other compliance requirements that will have an impact on Local Government's responsibilities or operations. Examples include:
  - Regulatory change that will affect Local Governments – for example, regulations relating to the *Local Government Act 1995*, *Planning and Development Act 2005*, *Health Act 1911*, etc.



- **4 weeks** – for proposals relating to changes in operating procedure or practice which will have a limited impact. Examples include:
  - Changes to operating guidelines; and
  - Circulars or policies clarifying or codifying existing responsibilities or arrangements.

When consulting at a State level, WALGA and LGPA WA should be the first point of contact. These two peak bodies are able, through formal and informal policy development processes, to develop representative responses and submissions on behalf of their respective memberships.

For more localised issues, it may be appropriate for Local Governments to be consulted individually or in groups. WALGA Zone groupings and WALGA Zone meetings may present opportunities for groups of Local Governments to be consulted.

Local Government should be consulted as early as possible in the process to elicit meaningful contributions.

### **Consulting with the State Government**

The State Government is an important stakeholder in many Local Government decisions.

Individual Local Governments should consult with the State Government when developing or reviewing Local Government or Council policies, as well as local laws or planning schemes, which will impact State Government operations or resources.

For significant or State-wide issues, WALGA will liaise with the Department of Local Government, Sport and Cultural Industries or the appropriate government agency. Individual Local Governments or regional groups of Local Governments will consult with the relevant government agency in relation to local or regional matters.

The State Government should be consulted as early as possible, with twelve weeks being the minimum suggested consultation period.

### **Governance and Transparency**

State and Local Government must lead by example and demonstrate an unequivocal commitment to high standards of governance and transparency to maintain community confidence in government decision making.

Both spheres of government commit to working together to improve decision making processes that deliver greater transparency and community accountability: recognising and respecting that each sphere of government and the community are a partner in this process.

**4.2 Confidential Item - WALGA State Councillor Eligibility**

As per WALGA's Corporate Governance Charter a State Council resolution is required to consider an Emerging Issue.

**Moved:** Cr Doug Thompson

**Seconded:** Cr Fiona Reid

**That the Emerging Issue on the WALGA State Councillor Eligibility be considered by the meeting and that the meeting go behind closed doors.**

*Mr Jonathan Throssell, Mr Mark Batty, Mr Zac Donovan, Ms Jo Burges, Mr Ian Duncan, Mr James McGovern and Mr Alexis Guillot left the meeting at 4.54pm.*

*Cr Janet Davidson declared an interest in item 4.2 and departed the meeting at 4:55pm.*

**Moved:** Cr Doug Thompson

**Seconded:** President Cr Wayne Sanford

**That:**

- 1. The issue of amending the Constitution relating to State Councillor, ordinary or ex officio, eligibility be considered by the Governance Policy Team;**
- 2. The Policy Team to consider the implications of amending the Constitution so that if any State Councillor, ordinary or ex officio, is found guilty of a serious breach of the *Local Government Act 1995*, as amended, that person will become ineligible to become or continue as a State Councillor, ordinary or ex officio.**

**RESOLUTION 58.7/2017**

**CARRIED**

*Cr Janet Davidson, Mr Jonathan Throssell, Mr Mark Batty, Mr Zac Donovan, Ms Jo Burges, Mr Ian Duncan, Mr James McGovern and Mr Alexis Guillot returned to the meeting at 5:20pm.*

**4.3 Emergency Management and Bushfire Management (05-001-03-0059 MP)**

*By Melissa Pexton, Manager Emergency Management*

**Moved:** Cr Wally Barrett

**Seconded:** Cr Les Price

**That the meeting return from behind closed doors**

**CARRIED**

**Moved:** President Cr Phillip Blight

**Seconded:** Cr Wally Barrett

**That the Emerging Issue relating to Emergency Management and Bushfire Management be considered by the meeting.**

**CARRIED**

**In Brief**

- Recommendations and opportunities for change are being implemented following the Special Inquiry into the Waroona Fire (January 2016).
- Members have raised concern over the time in which the recommendations are being implemented.
- The current activities and advocacy undertaken by WALGA in the areas of Emergency Management and Rural Fire management are presented for noting by State Council.

**Attachment**

Status of Recommendations from the Special Inquiry into the Waroona Fire (January 2016)

<https://oem.wa.gov.au/Documents/FergusonReportProgress.pdf>

**Relevance to Strategic Plan**

**Key Strategies**

Engagement with Members

- Improve communication and build relationships at all levels of member Local Governments;
- Build a strong sense of WALGA ownership and alignment.

Enhanced Reputation and Relationships

- Communicate and market the profile and reputation of Local Government and WALGA;
- Strengthen effective relationships with external peak bodies and key decision makers in State and Federal Government;
- Develop simple and consistent messages that are effectively articulated;

**Background**

WALGA President, Cr Lynne Craigie issued an email (Thursday 15 June 2017) acknowledging members' concerns regarding the issues of rural fire management in the state. A range of issues have been raised with the President and WALGA Chief Executive Officer on various interactions with members and reinforced in part due to the Minister for Emergency Services, Hon Fran Logan MLA, hosting an 'invite only' Bushfire Summit, with little representation from Local Governments and local bushfire expertise including Chief Bushfire Control Officers and volunteers.

There is no doubt the emergency management and rural bushfire management landscape is overdue for change. Numerous reviews and inquiries, including the most recent Special Inquiry



into the Waroona Fire led by Euan Ferguson, have recommended a number of transformational changes to the sector, along with opportunities for improvement.

The Special Inquiry into the Waroona Fire, was tabled in Parliament on 23 June 2016 and the government of the day accepted all recommendations. Following a change of government in March 2017, the government are awaiting outcomes of a number of recommendations, to inform their decision making. A range of activities and effort are underway to deliver on the recommendations, however of upmost significance to the sector are the following three bodies of work:

1. Funding for Bushfire Risk Management
2. Review of the Emergency Services Levy
3. Establishment of a Rural Fire Service

These three items have both an immediate and long term impact on the bushfire service delivery to communities within Western Australia and impact the way in which Local Governments interact with state departments before, during and after an emergency.

#### **Comment**

WALGA has requested and obtained a status report of all the recommendations from the State Government to ensure State Council is provided with the most recent update on progress towards implementing recommendations from the Special Inquiry into the Waroona Fire. The status report can be accessed at the following link:

<https://oem.wa.gov.au/Documents/FergusonReportProgress.pdf>

It is important to note that the Office of Emergency Management have officially been handed oversight of the recommendations and will chair the Ferguson report implementation working group which was previously undertaken by the Department of Premier and Cabinet. The Office of Emergency Management provide secretariat support to the State Emergency Management Committee of which WALGA Chief Executive Officer, Ricky Burges, is a member representing the sector.

As noted earlier the following bodies of work are critical for the sector and WALGA are involved in discussions on these matters.

#### **1. Funding for Bushfire Risk Management**

Three members wrote to WALGA to request support in gaining ongoing funding for the continuation of Bushfire Risk Management Planning. WALGA continues to advocate through formal and informal representation and have undertaken the following activities in support of this request:

- WALGA provide member representation on the State Bushfire Coordinating Committee and at their meeting 24 May 2017 gained agreement from the committee to support a recommendation to the Minister to approve ongoing funding to continue the momentum and strategic approach to Bushfire Risk planning in WA.
- Met with the Minister Emergency Services to discuss this issue and the Minister has asked WALGA to provide recommendations in writing for his consideration.
- WALGA gained four additional invites to allow Local Government representation at the Bushfire Mitigation Summit. There was broad support for the continuation of the Bushfire Risk Management Program.

#### **2. Review of the Emergency Services Levy**

WALGA has had extensive engagement with the sector on the review of the Emergency Services Levy (ESL) being undertaken by the Economic Regulation Authority (ERA). The Association provided a written submission to the ERA with input from 119 Local Governments and are currently awaiting the release of the draft report, which is scheduled for this Friday 7 July 2017.



WALGA have built a strong relationship with the ERA and have secured Nikki Cusworth, Chair ERA, to present the Draft Report at the WALGA Convention (Friday 5 August) to provide members with direct access to the ERA enabling a two way conversation on the recommendations within the report. WALGA will also have a 'pop-up' policy display to answer questions and discuss the report with members throughout the convention. Further to the Convention, WALGA are working with the ERA to develop face to face opportunities within the regions to provide further opportunities for members to discuss this important issue.

WALGA will again facilitate the development of a submission to the ERA, who have requested that where possible the sector put forward a sector position on the key recommendations. Local Governments are able to provide their own submission as some did in the first phase of the review. It is important to note that the ERA is an independent statutory authority established by the Parliament of Western Australia. They work independently of industry, government and other interests to ensure decisions and recommendations are free from bias. The *Economic Regulation Authority Act 2003* articulates legislative obligations for the ERA and its Minister. Of interest to members is that the final report produced by the ERA is to be laid before each House of Parliament within 28 days after the Minister receives the report. (*ERA Act 2006*, s.26 (6)). WALGA encourages all members to feed into the ERA process so that it can be dealt with by the Government in a formal manner.

Further information will be communicated once the draft report has been released and official timelines have been set by the ERA for consultation and submission deadlines.

### 3. Establishment of a Rural Fire Service

The Minister has advised at both the Bushfire Mitigation Summit and the Association's meeting that it is unlikely that an independent rural fire service will be created given the financial constraints of Government. Invitees at the Bushfire Mitigation Summit were asked to provide thoughts on a model through the public submissions following the summit. No model was put forward or discussed in detail at the summit.

In some instances, individual Councils have come to their own resolution on a preferred model and have made the Minister aware of these. The Minister has indicated that he is awaiting the outcomes of the Review of the ESL to guide his decision. Furthermore, the machinery of government changes and public services reform currently underway are also feeding into this decision.

The Association has requested that the Minister factor in timely consultation with Local Governments given their current legislative responsibilities for bushfire brigades and the impact changes would have on volunteers and the safety of our communities in readiness for this bushfire season.

**Moved: Cr Doug Thompson**

**Second: Cr Fiona Reid**

**That State Council:**

- 1. Note the status of the recommendations of the Ferguson inquiry as provided by the Office of Emergency Management.**
- 2. Note the advocacy and representation provided by WALGA on behalf of members.**

**RESOLUTION 59.7/2017**

**CARRIED**

*Mr Wayne Scheggia left the meeting at 5:22pm and returned at 5:25pm.*



## 5. MATTERS FOR DECISION

### 5.1 Local Government Act and Regulations Review (05-034-01-0007 TB)

#### WALGA RECOMMENDATION

That WALGA

1. Note the Local Government Act Review process announced by the Minister for Local Government.
2. Endorse the consultation process outlined in this report.

Avon Midland Country Zone	WALGA Recommendation Supported
Central Country Zone	WALGA Recommendation Supported
Central Metropolitan Zone	WALGA Recommendation Supported
East Metropolitan Zone	WALGA Recommendation Supported
Gascoyne Zone	WALGA Recommendation Supported
Goldfields Esperance Country Zone	WALGA Recommendation Supported
Great Eastern Country Zone	WALGA Recommendation Supported
Great Southern Country Zone	WALGA Recommendation Supported
Kimberley Zone	WALGA Recommendation Supported
Murchison Country Zone	WALGA Recommendation Supported
North Metropolitan Zone	WALGA Recommendation Supported
Northern Country Zone	WALGA Recommendation Supported
Peel Zone	WALGA Recommendation Supported
Pilbara Zone	No Minutes Received
South East Metropolitan Zone	WALGA Recommendation Supported
South Metropolitan Zone	WALGA Recommendation Supported
South West Country Zone	WALGA Recommendation Supported

Moved: President Cr Karen Chappel  
Seconded: Mayor Logan Howlett

That WALGA:

1. Note the Local Government Act Review process announced by the Minister for Local Government.
2. Endorse the consultation process outlined in this report.

**RESOLUTION 60.7/2017**

**CARRIED**




**5.2 Heavy Vehicle Cost Recovery Policy Guideline for Sealed Roads (05-006-03-0008 MB)**
**WALGA RECOMMENDATION**

That the Heavy Vehicle Cost Recovery Policy Guideline for Sealed Roads be endorsed as a model policy for Local Government adoption.

<b>Avon Midland Country Zone</b>	WALGA Recommendation Supported
<b>Central Country Zone</b>	WALGA Recommendation Supported
<b>Central Metropolitan Zone</b>	WALGA Recommendation Supported
<b>East Metropolitan Zone</b>	WALGA Recommendation Supported
<b>Gascoyne Zone</b>	WALGA Recommendation Supported
<b>Goldfields Esperance Country Zone</b>	WALGA Recommendation Supported
<b>Great Eastern Country Zone</b>	WALGA Recommendation Supported
<b>Great Southern Country Zone</b>	WALGA Recommendation Supported
<b>Kimberley Zone</b>	WALGA Recommendation Supported
<b>Murchison Country Zone</b>	WALGA Recommendation Supported
<b>North Metropolitan Zone</b>	WALGA Recommendation Supported
<b>Northern Country Zone</b>	WALGA Recommendation Supported
<b>Peel Zone</b>	WALGA Recommendation Supported
<b>Pilbara Zone</b>	No Minutes Received
<b>South East Metropolitan Zone</b>	WALGA Recommendation Supported
<b>South Metropolitan Zone</b>	WALGA Recommendation Supported
<b>South West Country Zone</b>	WALGA Recommendation Supported

**Moved:** President Cr Phillip Blight  
**Seconded:** Cr Les Price

That the Heavy Vehicle Cost Recovery Policy Guideline for Sealed Roads be endorsed as a model policy for Local Government adoption.

**RESOLUTION 61.7/2017**

**CARRIED**



### 5.3 Single Use Plastic Bag Ban (05-070-01-0001 RNB)

#### WALGA RECOMMENDATION

That WALGA:

1. Advocate for a state wide ban for single use plastic bags.
2. Support members seeking to implement a Local Law to ban single use plastic bags.

Central Country Zone	WALGA Recommendation Supported
Central Metropolitan Zone	WALGA Recommendation Supported
East Metropolitan Zone	WALGA Recommendation Supported
Gascoyne Zone	WALGA Recommendation Supported
Goldfields Esperance Country Zone	WALGA Recommendation Supported
Great Eastern Country Zone	WALGA Recommendation Supported
Kimberley Zone	WALGA Recommendation Supported
Murchison Country Zone	WALGA Recommendation Supported
Northern Country Zone	WALGA Recommendation Supported
Pilbara Zone	No Minutes Received
South East Metropolitan Zone	WALGA Recommendation Supported
South Metropolitan Zone	WALGA Recommendation Supported

#### GREAT SOUTHERN COUNTRY ZONE

That, in relation to item 5.3 – Single Use Plastic Bag Ban, the Great Southern Zone of WALGA accepts Point 1 of the recommendation but proposes that Point 2 be deleted and replaced with the words:

2. The ban needs to be implemented by WA State Government legislation rather than by Local Law.

#### PEEL ZONE

That the Peel Zone amends item 5.3 to include point 3, to read as follows:

1. Advocate for a state wide ban for single use plastic bags
2. Support members seeking to implement a Local Law to ban single use plastic bags.
3. Strongly advocate that all products be biodegradable and request WALGA to refer this issue back to the State Government for the preparation of appropriate legislation.

#### NORTH METROPOLITAN ZONE

1. Advocate for a state wide ban for single use plastic bags.
2. That WALGA supports urgent advice being obtained from the Joint Standing Committee on Delegated Legislation as well as independent legal advice in terms of its views of Local Governments' lawful ability to enter private land to enforce the local law.

#### SECRETARIAT COMMENT

Seeking legal advice on a model Local Law will form part of WALGA's support to members on implementing a Local Law.



### **SOUTH WEST COUNTRY ZONE**

That:

The SW Zone reiterates position that That the South West Zone of WALGA advise the WA Local Government Association that it supports the principle of a ban on one use plastic bags, thin (supermarket) shopping bags, on the basis that a considered State-wide or National implementation and consultation plan is developed which covers issues such as community education, environmental alternatives and an equitable transition period.

### **AVON MIDLAND COUNTRY ZONE**

- (a) Amend part 1 of the recommendation to read "That the WA Local Government Association advocate for the State Government to introduce a state wide ban on single use plastic bags,"; and
- (b) Delete part 2 of the recommendation.

**Moved: Cr Catherine Ehrhardt**  
**Seconded: Mayor Henry Zelones**

1. Advocate for a state wide ban for single use plastic bags.
2. Support members seeking to implement a Local Law to ban single use plastic bags.
3. Strongly advocate that all products be biodegradable and request WALGA to refer this issue back to the State Government for the preparation of appropriate legislation.
4. Any state wide ban to be supported by community education, environmental alternatives and an equitable transition period.

### **AMENDMENT**

**Moved: Mayor Peter Long**  
**Seconded: Cr Fiona Reid**

That WALGA:

1. Advocate for the State Government to introduce a state wide ban of single use plastic bags.
2. Ensure any state wide ban is supported by community education, environmental alternatives and an equitable transition period.
3. Refer the matter of biodegradable products to the Municipal Waste Advisory Council for investigation and determination.
4. Note that while a state-wide approach is preferred some Local Governments are progressing Local Laws and WALGA has a role supporting these Local Governments to ensure consistency of approach.

**CARRIED**

**RESOLUTION 62.7/2017**

**THE MOTION AS AMENDED WAS PUT AND CARRIED**



**5.4 Interim Submission on the Australian Government's Review of Climate Change Policies (05-028-03-0018 LS)**

**WALGA RECOMMENDATION**

That the interim submission in response to the Australian Government's Review of Climate Change Policies Discussion Paper be endorsed.

Avon Midland Country Zone	WALGA Recommendation Supported
Central Country Zone	WALGA Recommendation Supported
Central Metropolitan Zone	WALGA Recommendation Supported
East Metropolitan Zone	WALGA Recommendation Supported
Gascoyne Zone	WALGA Recommendation Supported
Goldfields Esperance Country Zone	WALGA Recommendation Supported
Great Eastern Country Zone	WALGA Recommendation Supported
Great Southern Country Zone	WALGA Recommendation Supported
Kimberley Zone	WALGA Recommendation Supported
Murchison Country Zone	WALGA Recommendation Supported
North Metropolitan Zone	WALGA Recommendation Supported
Northern Country Zone	WALGA Recommendation Supported
Peel Zone	WALGA Recommendation Supported
Pilbara Zone	No Minutes Received
South East Metropolitan Zone	WALGA Recommendation Supported
South West Country Zone	WALGA Recommendation Supported

**SOUTH METRO ZONE**

That the interim submission in response to the Australian Government 's review of Climate Change Policies Discussion Paper be endorsed subject to WALGA State Councils believes that situation brought about a motion stating Climate Action Should Be Immediate in June 2009, is today reaching a climate emergency.

**CENTRAL COUNTRY ZONE**

That the WALGA Recommendation be supported however the Central Country Zone express its continuing concern at the number of WALGA State Council items that relate to seeking endorsement of a submission that has been submitted some time earlier.

**Moved: Cr Doug Thompson**  
**Seconded: President Cr Cheryl Cowell**

That the interim submission in response to the Australian Government's Review of Climate Change Policies Discussion Paper be endorsed.

**RESOLUTION 63.7/2017**

**CARRIED**



## 5.5 Coordinated Corella Project (05-046-02-0003 MH)

### WALGA RECOMMENDATION

That State Council:

1. Note the outcomes of the Coordinated Corella Control pilot program.
2. Endorse WALGA's proposed approach to the continuation and expansion of the Program in 2017/18.

Avon Midland Country Zone	WALGA Recommendation Supported
Central Country Zone	WALGA Recommendation Supported
Central Metropolitan Zone	WALGA Recommendation Supported
East Metropolitan Zone	WALGA Recommendation Supported
Gascoyne Zone	WALGA Recommendation Supported
Goldfields Esperance Country Zone	WALGA Recommendation Supported
Great Eastern Country Zone	WALGA Recommendation Supported
Kimberley Zone	WALGA Recommendation Supported
Murchison Country Zone	WALGA Recommendation Supported
North Metropolitan Zone	WALGA Recommendation Supported
Peel Zone	WALGA Recommendation Supported
Pilbara Zone	No Minutes Received
South East Metropolitan Zone	WALGA Recommendation Supported
South Metropolitan Zone	WALGA Recommendation Supported

### SOUTH WEST COUNTRY ZONE

That:

The item be amended by the addition of a further point

- That DPAWS provide adequate funding to support the project, as that is a wildlife control issue

### NORTHERN COUNTRY ZONE

1. Note the outcomes of the Coordinated Corella Control pilot program.
2. Endorse WALGA's proposed approach to the continuation and expansion of the Program in 2017/18.
3. *Expand the program to include the whole of State. (addition to the recommendation)*

Moved: President Cr Karen Chappel

Seconded: Mayor Logan Howlett

That State Council

1. Note the outcomes of the Coordinated Corella Control pilot program.
2. Endorse WALGA's proposed approach to the continuation and expansion of the Program in 2017/18.
3. Seek to have the program expanded to the whole of the State, including the provision of adequate resources.

RESOLUTION 64.7/2017

CARRIED



**5.6 Productivity Commission Inquiry into Horizontal Fiscal Equalisation 05-001-03-0006 DM)**

**WALGA RECOMMENDATION**

That State Council endorse WALGA's submission to the Productivity Commission Inquiry into Horizontal Fiscal Equalisation in Australia.

Central Country Zone	WALGA Recommendation Supported
Central Metropolitan Zone	WALGA Recommendation Supported
East Metropolitan Zone	WALGA Recommendation Supported
Gascoyne Zone	WALGA Recommendation Supported
Goldfields Esperance Country Zone	WALGA Recommendation Supported
Great Eastern Country Zone	WALGA Recommendation Supported
Great Southern Country Zone	WALGA Recommendation Supported
Kimberley Zone	WALGA Recommendation Supported
Murchison Country Zone	WALGA Recommendation Supported
North Metropolitan Zone	WALGA Recommendation Supported
Northern Country Zone	WALGA Recommendation Supported
Peel Zone	WALGA Recommendation Supported
Pilbara Zone	No Minutes Received
South Metropolitan Zone	WALGA Recommendation Supported

**SOUTH EAST METROPOLITAN ZONE**

That WALGA be requested to review its draft submission with a view of focussing on improving the existing methods of calculation of the GST as a matter of urgency rather than just focusing on increasing the level of tax collected.

**SOUTH WEST COUNTRY ZONE**

That WALGA be requested to review its draft submission with a view to focusing on the existing methods of calculation of the GST as a matter of urgency rather than focusing on increasing the level of tax collected.

**AVON MIDLAND COUNTRY ZONE**

That the Zone requests the removal in the Comment section of the Agenda item of the reference to poor financial management on the part of the previous State Government.

**SECRETARIAT COMMENT**

The submission canvasses both the scope and amount of the GST.

*Cr Doug Thompson left the meeting at 5:42pm and returned at 5:44pm.*

**Moved: President Cr Phillip Blight**  
**Seconded: Mayor Logan Howlett**

That State Council endorse WALGA's submission to the Productivity Commission Inquiry into Horizontal Fiscal Equalisation in Australia with an amendment to remove the reference to the loss of the vehicle licensing concessions.

**RESOLUTION 65.7/2017**

**CARRIED**



### 5.7 WALGA Draft Housing Strategy Guide and Housing and Community Profile Database (05-036-03-0020 CG)

#### WALGA RECOMMENDATION

That WALGA;

1. Note the Draft Housing Strategy Guide and Housing and Community Profile Database currently out for members comment;
2. Liaise with all relevant State Government agencies to seek feedback on the draft Housing Strategy Guide; and
3. Seek a commitment from these agencies that the Draft Housing Strategy Guide is a suitable best practice guide for Local Governments in preparing their Housing Strategies.

Avon Midland Country Zone	WALGA Recommendation Supported
Central Country Zone	WALGA Recommendation Supported
Central Metropolitan Zone	WALGA Recommendation Supported
East Metropolitan Zone	WALGA Recommendation Supported
Gascoyne Zone	WALGA Recommendation Supported
Goldfields Esperance Country Zone	WALGA Recommendation Supported
Great Eastern Country Zone	WALGA Recommendation Supported
Great Southern Country Zone	WALGA Recommendation Supported
Murchison Country Zone	WALGA Recommendation Supported
North Metropolitan Zone	WALGA Recommendation Supported
Northern Country Zone	Not Mentioned
Peel Zone	WALGA Recommendation Supported
Pilbara Zone	No Minutes Received
South East Metropolitan Zone	WALGA Recommendation Supported
South Metropolitan Zone	WALGA Recommendation Supported
South West Country Zone	WALGA Recommendation Supported

#### KIMBERLEY ZONE

That the Kimberley Zone of WALGA;

1. Notes the State Council Meeting Agenda and Presidents Report, and
2. To refer item 5.7 of the State Council Agenda to WALGA to seek further advice.

Moved: Cr Doug Thompson  
Seconded: Mayor Heather Henderson

That WALGA;

1. Note the Draft Housing Strategy Guide and Housing and Community Profile Database currently out for members comment;
2. Liaise with all relevant State Government agencies to seek feedback on the draft Housing Strategy Guide; and
3. Seek a commitment from these agencies that the Draft Housing Strategy Guide is a suitable best practice guide for Local Governments in preparing their Housing Strategies.

**RESOLUTION 66.7/2017**

**CARRIED**

*Mayor Carol Adams left the meeting at 5:48pm and did not return.*





## **MATTERS FOR CONSIDERATION BY STATE COUNCILLORS (UNDER SEPARATE COVER)**

### **5.8 Executive Committee Minutes (01-006-03-0006 TB)**

Moved: Cr Doug Thompson  
Seconded: Cr Wally Barrett

That the Minutes of the Executive Committee meeting held 28 June 2017 be endorsed.

**RESOLUTION 67.7/2017**

**CARRIED**

### **5.9 Selection Committee Minutes (01-006-03-0011 MD)**

Moved: Mayor Henry Zelones  
Seconded: President Cr Ken Clements

1. The recommendations from the Selection Committee Minutes of 27 June 2017 be endorsed by State Council,
2. The resolutions from the Selection Committee Minutes of 27 June 2017 be noted by State Council.

**RESOLUTION 68.7/2017**

**CARRIED**

### **5.10 Use of the Association's Common Seal (01-004-07-0001 RB)**

Moved: Mayor Logan Howlett  
Seconded: President Cr Karen Chappel

That the use of the Association's common seal for the following purpose be noted:

Document	Document Description	Signatories	State Council prior approval
Letter of Offer	Letter of Offer (Restatement) - Western Australian Local Government Association as trustee for the LGIS Local Government Insurance Scheme	Cr Lynne Craigie Ricky Burges	No

**RESOLUTION 69.7/2017**

**CARRIED**

**5.11 Honours Panel Committee Minutes (01-006-03-0006 TL)**

*Mayor Henry Zelones, Mayor Giovanni Italiano, Cr Sue Bilich, Mayor Logan Howlett declared an interest and left the meeting at 5:50pm.*

*President Cr Wayne Sanford left the meeting at 5:50pm and did not return.*

**Moved: Mayor Heather Henderson**  
**Seconded: President Cr Cheryl Cowell**

**That the Minutes of the Honours Panel meeting held 19 May 2017 and the Flying Minute of the Honours Panel held on 4 July 2017 be received.**

**RESOLUTION 70.7/2017**

**CARRIED**

*Mayor Henry Zelones, Mayor Giovanni Italiano, Cr Sue Bilich, Mayor Logan Howlett returned to the meeting at 5:51pm.*



## 6. MATTERS FOR NOTING / INFORMATION

### 6.1 Discussion Paper - Third Party Appeal Rights in Planning (06-03-01-0001 GC)

That State Council note that feedback on the *Third Party Appeal Rights in Planning* discussion paper has been extended until 14 July 2017.

Avon Midland Country Zone	WALGA Recommendation Noted
Central Country Zone	WALGA Recommendation Noted
Central Metropolitan Zone	WALGA Recommendation Noted
East Metropolitan Zone	WALGA Recommendation Noted
Gascoyne Zone	WALGA Recommendation Noted
Goldfields Esperance Country Zone	WALGA Recommendation Noted
Great Eastern Country Zone	WALGA Recommendation Noted
Great Southern Country Zone	WALGA Recommendation Noted
Kimberley Zone	WALGA Recommendation Noted
Murchison Country Zone	WALGA Recommendation Noted
North Metropolitan Zone	WALGA Recommendation Noted
Northern Country Zone	WALGA Recommendation Noted
Pilbara Zone	No Minutes Received
South East Metropolitan Zone	WALGA Recommendation Noted
South Metropolitan Zone	WALGA Recommendation Noted
South West Country Zone	WALGA Recommendation Noted

### PEEL ZONE

That the Peel Zone requests that an extension on *Third Party Appeal Rights in Planning* be extended to 31 July 2017.

### SECRETARIAT COMMENT

The Zones request can be administered by the secretariat.

Moved: Cr Les Price  
Seconded: Cr Fiona Reid

That State Council note that feedback on the *Third Party Appeal Rights in Planning* discussion paper has been extended until 14 July 2017.

RESOLUTION 71.7/2017

CARRIED



## 6.2 Bushfire Risk Mitigation Program (05-24-02-0001 MP)

### WALGA RECOMMENDATION

That State Council note WALGAs advocacy for the Bushfire Risk Mitigation Program to receive ongoing funding to enhance bushfire mitigation in Western Australia.

Avon Midland Country Zone	WALGA Recommendation Noted
Central Country Zone	WALGA Recommendation Noted
Central Metropolitan Zone	WALGA Recommendation Noted
East Metropolitan Zone	WALGA Recommendation Noted
Gascoyne Zone	WALGA Recommendation Noted
Goldfields Esperance Country Zone	WALGA Recommendation Noted
Great Eastern Country Zone	WALGA Recommendation Noted
Great Southern Country Zone	WALGA Recommendation Noted
Kimberley Zone	WALGA Recommendation Noted
Murchison Country Zone	WALGA Recommendation Noted
North Metropolitan Zone	WALGA Recommendation Noted
Northern Country Zone	WALGA Recommendation Noted
Pilbara Zone	No Minutes Received
South East Metropolitan Zone	WALGA Recommendation Noted
South Metropolitan Zone	WALGA Recommendation Noted
South West Country Zone	WALGA Recommendation Noted

### PEEL ZONE

That the Peel Zone amends Item 6.2 to read as follows:

That State Council note WALGA's advocacy for the Bushfire Risk Mitigation Program to receive ongoing funding to enhance bushfire Mitigation in Western Australia and that this program funding be provided directly to Local Government authorities, or alternatively, bushfire mitigation be included as an eligible fund under the ESL Grants Manual.

Moved: Mayor Logan Howlett  
Seconded: President Cr Ken Clements

That State Council note WALGA's advocacy for the Bushfire Risk Mitigation Program to receive ongoing funding to enhance bushfire Mitigation in Western Australia and that this program funding be provided directly to Local Government authorities, or alternatively, bushfire mitigation be included as an eligible fund under the ESL Grants Manual.

RESOLUTION 72.7/2017

CARRIED



### 6.3 Control of off-road vehicles (05-053-03-008 NH)

#### WALGA RECOMMENDATION

That State Council note WALGA's further initiatives to address Local Government feedback concerning the control of off-road vehicles.

Avon Midland Country Zone	WALGA Recommendation Noted
Central Country Zone	WALGA Recommendation Noted
Central Metropolitan Zone	WALGA Recommendation Noted
East Metropolitan Zone	WALGA Recommendation Noted
Gascoyne Zone	WALGA Recommendation Noted
Goldfields Esperance Country Zone	WALGA Recommendation Noted
Great Eastern Country Zone	WALGA Recommendation Noted
Great Southern Country Zone	WALGA Recommendation Noted
Kimberley Zone	WALGA Recommendation Noted
Murchison Country Zone	WALGA Recommendation Noted
North Metropolitan Zone	WALGA Recommendation Noted
Northern Country Zone	WALGA Recommendation Noted
Peel Zone	WALGA Recommendation Noted
Pilbara Zone	No Minutes Received
South East Metropolitan Zone	WALGA Recommendation Noted
South Metropolitan Zone	WALGA Recommendation Noted
South West Country Zone	WALGA Recommendation Noted

Moved: Mayor Henry Zelones  
Seconded: Mayor Tracey Roberts

That:

1. State Council note WALGA's further initiatives to address Local Government feedback concerning the control of off-road vehicles;
2. WALGA undertake further consultation with members to consider the options to extend the 'control areas' as provided for in the *Control of Vehicles (Off Road) Act 1978*; and,
3. WALGA present this feedback to the Department of Local Government, Sport and Cultural Industries for action.

**RESOLUTION 73.7/2017**

**CARRIED**



#### 6.4 Short-Term Rental Accommodation and the Sharing Economy Discussion Paper (05-036-03-0016 CG)

##### WALGA RECOMMENDATION

That State Council note the '*Short-Term Rental Accommodation and the Sharing Economy Discussion Paper*' and request for feedback on the paper.

Avon Midland Country Zone	WALGA Recommendation Noted
Central Country Zone	WALGA Recommendation Noted
Central Metropolitan Zone	WALGA Recommendation Noted
East Metropolitan Zone	WALGA Recommendation Noted
Gascoyne Zone	WALGA Recommendation Noted
Goldfields Esperance Country Zone	WALGA Recommendation Noted
Great Eastern Country Zone	WALGA Recommendation Noted
Great Southern Country Zone	WALGA Recommendation Noted
Kimberley Zone	WALGA Recommendation Noted
Murchison Country Zone	WALGA Recommendation Noted
North Metropolitan Zone	WALGA Recommendation Noted
Northern Country Zone	WALGA Recommendation Noted
Peel Zone	WALGA Recommendation Noted
Pilbara Zone	No Minutes Received
South East Metropolitan Zone	WALGA Recommendation Noted
South Metropolitan Zone	WALGA Recommendation Noted
South West Country Zone	WALGA Recommendation Noted

*Cr Catherine Ehrhardt declared an interest and left the meeting at 5:58pm*

Moved: Mayor Heather Henderson  
Seconded: Cr Fiona Reid

That State Council note the '*Short-Term Rental Accommodation and the Sharing Economy Discussion Paper*' and request for feedback on the paper.

**RESOLUTION 74.7/2017**

**CARRIED**

*Cr Catherine Ehrhardt returned to the meeting at 5.59pm.*



<b>6.5 Report on Local Government Road Assets and Expenditure 2015/16 (06007030016 MB)</b>
--------------------------------------------------------------------------------------------

**WALGA RECOMMENDATION**

That State Council note the Report on Local Government Road Assets and Expenditure 2015 /16.

Avon Midland Country Zone	WALGA Recommendation Noted
Central Country Zone	WALGA Recommendation Noted
Central Metropolitan Zone	WALGA Recommendation Noted
East Metropolitan Zone	WALGA Recommendation Noted
Gascoyne Zone	WALGA Recommendation Noted
Goldfields Esperance Country Zone	WALGA Recommendation Noted
Great Eastern Country Zone	WALGA Recommendation Noted
Great Southern Country Zone	WALGA Recommendation Noted
Kimberley Zone	WALGA Recommendation Noted
Murchison Country Zone	WALGA Recommendation Noted
North Metropolitan Zone	WALGA Recommendation Noted
Northern Country Zone	WALGA Recommendation Noted
Peel Zone	WALGA Recommendation Noted
Pilbara Zone	No Minutes Received
South East Metropolitan Zone	WALGA Recommendation Noted
South Metropolitan Zone	WALGA Recommendation Noted
South West Country Zone	WALGA Recommendation Noted

Moved: President Cr Karen Chappel  
 Seconded: President Cr Phillip Blight

That State Council note the Report on Local Government Road Assets and Expenditure 2015 /16.

**RESOLUTION 75.7/2017**

**CARRIED**


**6.6 Report Municipal Waste Advisory Council (MWAC) (01-006-03-0008 RNB)**
**WALGA RECOMMENDATION**

That State Council note the resolution of the Municipal Waste Advisory Council at its 26 April 2017 meeting.

Avon Midland Country Zone	WALGA Recommendation Noted
Central Country Zone	WALGA Recommendation Noted
Central Metropolitan Zone	WALGA Recommendation Noted
East Metropolitan Zone	WALGA Recommendation Noted
Gascoyne Zone	WALGA Recommendation Noted
Goldfields Esperance Country Zone	WALGA Recommendation Noted
Great Eastern Country Zone	WALGA Recommendation Noted
Great Southern Country Zone	WALGA Recommendation Noted
Kimberley Zone	WALGA Recommendation Noted
Murchison Country Zone	WALGA Recommendation Noted
North Metropolitan Zone	WALGA Recommendation Noted
Northern Country Zone	WALGA Recommendation Noted
Peel Zone	WALGA Recommendation Noted
Pilbara Zone	No Minutes Received
South East Metropolitan Zone	WALGA Recommendation Noted
South Metropolitan Zone	WALGA Recommendation Noted
South West Country Zone	WALGA Recommendation Noted

Moved: President Cr Karen Chappel  
 Seconded: Cr Doug Thompson

That State Council note the resolution of the Municipal Waste Advisory Council at its 26 April 2017 meeting.

**RESOLUTION 76.7/2017**

**CARRIED**





## **7. ORGANISATIONAL REPORTS**

### **7.1 Key Activity Reports**

#### **7.1.1 Report on Key Activities, Environment and Waste (01-006-03-0017 MJB)**

Moved: Cr Doug Thompson  
Seconded: Mayor Logan Howlett

That the Key Activities Report from the Environment and Waste Unit to the July 2017 State Council meeting be noted.

**RESOLUTION 77.7/2017**

**CARRIED**

#### **7.1.2 Report on Key Activities, Governance and Organisational Services (01-006-03-0007 TB)**

Moved: Cr Doug Thompson  
Seconded: Mayor Logan Howlett

That the Key Activities Report from the Governance and Organisational Services Unit to the July 2017 State Council meeting be noted.

**RESOLUTION 78.7/2017**

**CARRIED**

#### **7.1.3. Report on Key Activities, Infrastructure (05-001-02-0003 ID)**

Moved: Cr Doug Thompson  
Seconded: Mayor Logan Howlett

That the Key Activities Report from the Infrastructure Unit to the July 2017 State Council meeting be noted.

**RESOLUTION 79.7/2017**

**CARRIED**

#### **7.1.4 Report on Key Activities, Planning and Community Development (01-006-03-0014 JB)**

Moved: Cr Doug Thompson  
Seconded: Mayor Logan Howlett

That the Key Activities Report from the Planning and Community Development Unit to July 2017 State Council meeting be noted.

**RESOLUTION 80.7/2017**

**CARRIED**

### **7.2 Policy Forum Report (01-006-03-0007 TB)**

Moved: Cr Doug Thompson  
Seconded: Mayor Logan Howlett

That the report on the key activities of the Association's Policy Forums to the July 2017 State Council meeting be noted.

**RESOLUTION 81.7/2017**

**CARRIED**

**7.3 President's Report**

Moved: President Cr Karen Chappel  
Seconded: Cr Janet Davidson

That the President's Report for July 2017 be received.

**RESOLUTION 82.7/2017**

**CARRIED**

**7.4 CEO's Report**

Moved: Cr Janet Davidson  
Seconded: Mayor Tracey Roberts

That the CEO's Report for July 2017 be received.

**RESOLUTION 83.7/2017**

**CARRIED**

**7.5 Local Government Professionals (WA) Report**

Local Government Professionals (WA) President Mr Jonathan Throssell presented on the activities of the Local Government Professionals (WA).



## **8. ADDITIONAL ZONE RESOLUTIONS**

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*Mayor Logan Howlett left the meeting at 6:06pm and returned at 6:08pm.*

**Moved:** Mayor Henry Zelones

**Seconded:** Cr Fiona Reid

**That the South East Metro Zone item on media coverage on rate increases be discussed.**

### **RESOLUTION 84.7/2017**

**CARRIED**

**Moved:** Mayor Henry Zelones

**Seconded:** Mayor Peter Long

**That WALGA implement a media response to the negative press that arises annually regarding Local Government rate increases.**

### **RESOLUTION 85.7/2017**

**CARRIED**

**Moved:** Cr Janet Davidson

**Seconded:** Cr Doug Thompson

**That the additional Zone Resolutions from the July 2017 round of Zones meetings as follows be referred to the appropriate policy area for consideration.**

### **RESOLUTION 86.7/2017**

**CARRIED**

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#### **PEEL ZONE (Governance and Organisational Services)**

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##### **Capping of Rates Rebate to Seniors Card Holders**

**That the Peel Zone requests WALGA to urgently express its concerns to the State Treasurer in relation to the announced capping of the rates rebate available to Seniors Card Holders, both in terms of the impact on the Community and the impact on Local Governments to deliver this change through their corporate computer systems.**

---

#### **SOUTH EAST METRO ZONE (Environment)**

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##### **WALGA Policy Statement on Climate Change**

**That the South East Metropolitan Zone:**

- 1. Requests WALGA review its Policy Statement on Climate Change, to include considerations of awareness and behaviour change strategies for climate change mitigation and energy efficiency.**
- 2. Forwards the motion, as detailed in Part 1 above, to the State Council, requesting a review of the Policy Statement on Climate Change to address climate change mitigation and to consider actions and targets for behaviour change and awareness in this regard.**

---

#### **SOUTH EAST METRO ZONE (Finance and Marketing)**

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##### **WALGA Response – Negative Media Local Government Rate Increases**

**South East Metropolitan Zone requests WALGA implement a media response to the negative press that arises annually regarding Local Government rate increases.**




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**EAST METRO ZONE (Infrastructure)**


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**LED Street Lighting**

That WALGA bring pressure to bear on the new State Government to consider installation and funding of LED Street Lighting particularly on major highways.

---

**SOUTH WEST COUNTRY ZONE (Economics)**


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That:

The key priorities as identified by WALGA as the proposed priorities for WALGA's 2018-19 State Budget Submission be endorsed

---

**NORTHERN COUNTRY ZONE (People and Place)**


---

**Shire of Chapman Valley – Discussion Paper - Registration of Farmer Firefighting Units**

1. NCZ express its serious concerns with WALGA on Office of Emergency Management's "*Registration of Farmer Firefighting Units*" Discussion Paper and lobby for this matter to be discussed at the forthcoming WALGA AGM.
2. Seek a further extension of the debate to the 31st December 2017.

---

**SOUTH METRO ZONE (Governance and Organisational Services)**


---

**Council Resolution Advocating for Changes to the Local Government Act – Silent Electors**

That the Zone requests that WALGA consider changes in which the *Local Government Act 1995* and Regulations treat silent electors on the Federal and State electoral rolls who may wish to stand for election, or be elected, to Councils *or employed by a Local Government*.

---

**SOUTH METRO ZONE (Environment)**


---

**Urban Forest Strategy – Request for Collaborative Approach**

That the South Metropolitan Zone request the Western Australian Local Government Association to coordinate a collective approach by Local Governments to commissioning or participate in research to support Local Government Urban Forest Management specifically:

- the vulnerability of existing urban tree species in Perth to predicted climate change impacts;
- the identification of potential new street tree species with climatic tolerance suitable for predicted Perth conditions to 2100;
- the relationship between the urban forest and local hydrology, and urban forest sustainability models under predicted climate scenarios.




---

**GASCOYNE ZONE (Economics)**


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**2018-19 State Budget Submission**

That the proposed approach be endorsed with the inclusion of the following programs:

- i. Funding for the capacity building component of the Country Local Government Fund;
- ii. Funding for Ageing in Place;
- iii. Increase in emergency services funding;
- iv. Funding for country ambulance upgrades;
- v. Funding for implementation of the *Public Health Act 2016*; and
- vi. Continuation of the funding identified in the report, as follows:
  - a. State Road Funds to Local Government Agreement
  - b. Road Trauma Trust Account
  - c. Community Sport and Recreation Facilities Fund
  - d. DFES Local Government Grants Scheme

---

**GREAT EASTERN COUNTRY ZONE (Governance and Organisational Services)**


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**Changes to Accounting Standards – Implementation of Related Party Disclosures**

That Great Eastern Country Zone through WALGA seek, as a matter of urgency, an exemption from the implementation of AASB 124 for local government in Western Australia.

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**CENTRAL COUNTRY ZONE (Economics)**


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That the Central Country Zone note the proposed submission for the 2018/2019 Budget and seek input from individual members Councils, subject to the Zone expressing concern to WALGA at the limited opportunity for improved funding for primary health and mental health in the region.

**9. MEETING ASSESSMENT**

President Cr Karen Chappel provided feedback as to the effectiveness of the meeting.

**10. DATE OF NEXT MEETING**

That the next meeting of the Western Australia Local Government Association State Council be held in the North Metropolitan Zone at a location and time to be advised on Wednesday 8 September 2017.

**11. CLOSURE**

There being no further business the President declared the meeting closed at 6:15pm.



## MINUTES

### ORDINARY COUNCIL MEETING

TIME: 5.30PM

THURSDAY 6 JULY 2017

CITY OF STIRLING

---

*Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo  
Towns of Cambridge and Victoria Park*



**MINDARIE REGIONAL COUNCIL  
ORDINARY COUNCIL MEETING MINUTES – 6 July 2017**

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*Prior to taking their seats for the meeting each member elected by the Member Councils, made the required Declaration of Elected Member for the position of Councillor of the Mindarie Regional Council (MRC) in accordance with the Transitional Provisions of the Local Government Act 1995 (Schedule 9.3) using s.702 of the Local Government Act 1960 (repealed).*

**1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

The CEO declared the meeting open at 5.33pm

**2 ELECTION OF CHAIR**

*Cr MacRae arrived at 5.34pm*

The meeting was suspended to allow time for Cr MacRae to complete the required Declaration of Elected Member Form for the position of Councillor of the MRC.

The CEO advised Council that he had received a nomination form from Cr Proud nominating Cr Fishwick for the Chairman's role. Cr Fishwick confirmed acceptance of the nomination. The CEO asked if there were any further nominations. No further nominations were received.

Cr Fishwick was declared elected as Chairman unopposed and resumed the role of Chairman of the meeting.

**3 ELECTION OF DEPUTY CHAIR**

*Cr Jenkinson arrived at 5.40pm*

The meeting was suspended to allow time for Cr Jenkinson to complete the required Declaration of Elected Member form for the position of Councillor of the MRC.

The Chairman advised that two nominations for the Deputy Chairman position were received from Cr Maxwell and Cr Boothman (nominated by Cr Proud). Cr Boothman confirmed acceptance of the nomination. The Chairman asked if there were any further nominations. No further nominations were received.

In accordance with the Transitional Provisions of the *Local Government Act 1995 (schedule 3)* an election was conducted using the relevant clauses of the *Local government Act 1960 (repealed)*. Once the votes were counted the Chairman advised the Council that Cr Boothman received the required amount of votes and declared Cr Boothman elected as the Deputy Chairman.

**4 ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE**

**Councillor Attendance**

Cr R Fishwick JP (Chairman)	City of Joondalup
Cr D Boothman JP (Deputy Chairman)	City of Stirling
Cr J Adamos ( <i>arrived at 5.52pm</i> )	City of Perth
Cr E Cole	City of Vincent
Cr R Driver	City of Wanneroo
Cr A Guilfoyle	City of Stirling
Cr S Jenkinson ( <i>arrived 5.40pm</i> )	City of Stirling
Cr C MacRae ( <i>arrived at 5.34pm</i> )	Town of Cambridge



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Cr V Maxwell	Town of Victoria Park
Cr D Newton JP	City of Wanneroo
Cr M Norman	City of Joondalup
Cr S Proud JP	City of Stirling

**Apologies**

Nil

**Leave of Absence**

Nil

**Absent**

Nil

**MRC Officers**

Mr B Callander (Chief Executive Officer)  
Mr G Hoppe (Director Corporate Services)  
Ms A Slater (Finance Manager)  
Ms L Nyssen (Executive Support)

**MRC Observers**

Nil

**Member Council Observers**

Mr N Claassen (City of Joondalup)  
Mr C Colyer (Town of Cambridge)  
Ms C Jacques (City of Wanneroo)  
Mr P Kellick (City of Stirling)  
Ms R March (City of Joondalup)  
Mr M Mileham (City of Perth)  
Mr K Rickman (City of Stirling)  
Mr H Singh (City of Wanneroo)  
Mr J Wong (Town of Victoria Park)

**Visitors**

Mr L James (Kott Gunning)  
Ms D Toward

**Members of the Public**

Nil

**Press**

Nil

**5 DECLARATION OF INTERESTS**

<b>Interest Type</b>	Interest that may affect impartiality
<b>Name and Position of Person</b>	Councillor Fishwick, Chairman
<b>Report Item No. and Topic</b>	11.5 – Request for Research Funding
<b>Nature of Interest</b>	Graduate of ECU and an Alumni Member

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<b>Interest Type</b>	Interest that may affect impartiality
<b>Name and Position of Person</b>	Councillor Fishwick, Chairman
<b>Report Item No. and Topic</b>	16.2 Stage 2 Phase 3 Liner
<b>Nature of Interest</b>	The Law Firm Kott Gunning has been engaged by me for a private matter

<b>Interest Type</b>	Interest that may affect impartiality
<b>Name and Position of Person</b>	Councillor Guilfoyle
<b>Report Item No. and Topic</b>	11.5 – Request for Research Funding
<b>Nature of Interest</b>	Former employee of ECU

*Cr Adamos arrived at 5.52pm*

The meeting was suspended to allow time for Cr Adamos to complete the required Declaration of Elected Member Form for the position of Councillor of the MRC.

**6 PUBLIC QUESTION TIME**

Nil

**7 ANNOUNCEMENTS BY THE PRESIDING PERSON**

*The chairman thanked the elected members, the MRC staff and member council staff for their support over the past year and congratulated Cr Boothman on his return as Deputy and for the support he provided in the previous year.*

*The Chairman and CEO acknowledged Ms Lynda Nyssen (MRC Executive Support) retirement and thanked her for services provided over the past ten years to the Mindarie Regional Council and Councillors and wished her well.*

**8 APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

**9 PETITIONS / DEPUTATIONS / PRESENTATIONS**

Nil

**10 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

**10.1 ORDINARY COUNCIL MEETING – 6 APRIL 2017**

The Minutes of the Ordinary Council Meeting held on 6 April 2017 have been printed and circulated to members of the Council.

**RESPONSIBLE OFFICER RECOMMENDATION**

**That the Minutes of the Ordinary Council Meeting of Council held on 6 April 2017 be confirmed as a true record of the proceedings.**

**RESOLVED**

**Cr Proud moved, Cr Norman seconded  
That the recommendation be adopted.**

*(CARRIED UNANIMOUSLY (12/0))*

**10.2 SPECIAL COUNCIL MEETING – 18 MAY 2017**

The Minutes of the Special Council Meeting held on 18 May 2017 have been printed and circulated to members of the Council.

**RESPONSIBLE OFFICER RECOMMENDATION**

**That the Minutes of the Special Council Meeting of Council held on 18 May 2017 be confirmed as a true record of the proceedings.**

**RESOLVED**

**Cr Proud moved, Cr Norman seconded  
That the recommendation be adopted.**

*(CARRIED UNANIMOUSLY (12/0))*

**11 CHIEF EXECUTIVE OFFICER REPORTS**

<b>11.1</b>	<b>FINANCIAL STATEMENTS FOR THE MONTHS ENDED 31 MARCH 2017 and 30 APRIL 2017</b>
<b>File No:</b>	<b>FIN/5-07</b>
<b>Appendix(s):</b>	<b>Appendix No. 1 Appendix No. 2 Appendix No. 3</b>
<b>Date:</b>	<b>19 June 2017</b>
<b>Responsible Officer:</b>	<b>A/Director Corporate Services</b>

**SUMMARY**

The purpose of this report is to provide financial reporting in line with statutory requirements which provides useful information to stakeholders of the Council.

**BACKGROUND**

Reporting requirements are defined by Financial Management Regulations 34 of the Local Government (Financial Management) Regulations 1996.

The financial statements presented for each month consist of:

- Operating Statement by Nature – Combined
- Operating Statement by Nature – RRF Only
- Operating Statement by Function
- Statement of Financial Activity
- Statement of Reserves
- Statement of Financial Position
- Statement of Investing Activities
- Information on Borrowings
- Tonnage Report

**DETAIL**

The Financial Statements attached are for the months ended 31 March 2017 and 30 April 2017 and are attached at **Appendix No. 1 and 2** to this Item. The Tonnage Report for the 10 months to 30 April 2017 is attached at **Appendix No. 3**.

The complete suite of Financial Statements which includes the Operating Statements, Statement of Financial Position, Statement of Financial Activity and other related information are reported on a monthly basis.

The estimates for Provisions for Amortisation of Cell Development, Capping and Post Closure expenditure are based on the estimated rates per tonne calculated with reference to estimated excavation cost of various stages of the landfill and the life of the landfill. An adjustment is made (if necessary) at the end of the year based on actual tonnages on a survey carried out to assess the “air space” remaining and other relevant information.

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Summary of results for the ten month period ended 30 April 2017

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
	<b>t</b>	<b>t</b>	<b>t</b>
Tonnes – Members	239,978	252,474	(12,496)
Tonnes – Others	12,963	14,193	(1,230)
<b>TOTAL TONNES</b>	<b>252,941</b>	<b>266,667</b>	<b>(13,726)</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>
Revenue – Members	41,711,959	44,004,983	(2,293,024)
Revenue – Other	2,654,391	1,967,634	686,757
<b>TOTAL REVENUE</b>	<b>44,366,350</b>	<b>45,972,617</b>	<b>(1,606,267)</b>
<b>Expenses</b>	<b>42,867,094</b>	<b>45,300,683</b>	<b>2,433,589</b>
<b>Profit on sale of assets</b>	<b>62,277</b>	<b>49,207</b>	<b>13,070</b>
<b>Loss on sale of assets</b>	<b>1,167</b>	<b>-</b>	<b>(1,167)</b>
<b>NET SURPLUS</b>	<b>1,560,366</b>	<b>721,140</b>	<b>839,225</b>

Commentary

Member tonnes for the year to April 2017 are tracking 9% behind budget, which is directly attributable to the change in systems for bulk/verge collection implemented by various councils. Trade and casuals are 1,230 tonnes behind budget.

The net surplus of \$839,225 relates mainly to less than budgeted tonnage related expenditure (DER Levy) due to the member tonnes being lower than budgeted.

This reduction in waste to landfill is consistent with the MRC's vision of 'Winning Back Waste' but will over time see the cost per tonne to landfill for the remaining waste increasing proportionally.

Overall, the MRC has still generated a strong surplus of \$1.56 million for the year to date.

**VOTING REQUIREMENT**

Simple Majority

**RESPONSIBLE OFFICER RECOMMENDATION**

**That the Financial Statements set out in Appendix No. 1 and 2 for the months ended 31 March 2017 and 30 April 2017, respectively, be received.**

**RESOLVED**

**Cr Norman moved, Cr Adamos seconded**

**That the recommendation be adopted.**

*(CARRIED UNANIMOUSLY (12/0))*

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<b>11.2</b>	<b>LIST OF PAYMENTS MADE FOR THE MONTHS ENDED 31 MARCH 2017 AND 30 APRIL 2017</b>
<b>File No:</b>	<b>FIN/5-06</b>
<b>Appendix(s):</b>	<b>Appendix No. 4 Appendix No. 5</b>
<b>Date:</b>	<b>19 June 2017</b>
<b>Responsible Officer:</b>	<b>A/Director Corporate Services</b>

**SUMMARY**

The purpose of this report is to provide details of payments made during the periods identified. This is in line with the requirement under the delegated authority to the Chief Executive Officer (CEO), that a list of payments made from the Municipal Fund since the last Ordinary Council meeting be presented to Council.

**COMMENT**

The lists of payments for the months ended 31 March 2017 and 30 April 2017 are at **Appendix 4 and 5** to this Item and are presented to Council for noting. Payments have been made in accordance with the delegated authority to the CEO which allows payments to be made between meetings. At the Ordinary Council Meeting held on 1 September 2016, the Council delegated to the CEO the exercise of its power to make payments from the Municipal Fund. In order to satisfy the requirements of Clause 13(2) of the Local Government (Financial Management) Regulations, a list of payments made must be submitted to the next Council meeting following such payments.

It should be noted that generally all payments are GST inclusive and the Mindarie Regional Council (MRC) is able to claim this tax as an input credit when GST remittances are made each month to the Australian Tax Office.

<b>Months Ended</b>	<b>Account</b>	<b>Vouchers</b>	<b>Amount</b>
31 March 2017	General Municipal	Cheques	\$9,617.03
		EFT	\$3,242,331.20
		DP	\$215,361.57
		Inter account transfers	<u>\$3,700,000.00</u>
		<b>Total</b>	<b>\$7,167,309.80</b>
30 April 2017	General Municipal	Cheques	\$5,494.95
		EFT	\$5,728,348.78
		DP	\$361,817.92
		Inter account transfers	<u>\$0.00</u>
		<b>Total</b>	<b>\$6,095,661.65</b>

During the interim audit by the MRC's external auditors, Macri Partners, which was conducted in April 2017, it was highlighted that a previous council report had three EFT payments missing from it. The payments related to EFTs dated 1 and 2 September 2016 and totalled \$358,683.81. *Refer Appendix 5 for details of the actual payments.*

**VOTING REQUIREMENT**

Simple Majority

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**RESPONSIBLE OFFICER RECOMMENDATION**

That the list of payments made under delegated authority to the Chief Executive Officer, for the months ended 31 March 2017 and 30 April 2017, be noted.

**RESOLVED**

Cr Newton moved, Cr Jenkinson seconded

That the recommendation be adopted.

*(CARRIED UNANIMOUSLY (12/0))*

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11.3	<b>WESTERN METROPOLITAN REGIONAL COUNCIL – REQUEST FOR AN EXTENSION TO THE AGREEMENT FOR THE SUPPLY OF MUNICIPAL SOLID WASTE</b>
<b>File No:</b>	<b>WST/101-03</b>
<b>Appendix(s):</b>	<b>Appendix No. 6 - Deed regarding the delivery of Waste – updated 04/10/2016</b>
<b>Date:</b>	<b>15 June 2017</b>
<b>Responsible Officer:</b>	<b>A/Chief Executive Officer</b>

### SUMMARY

The report seeks consideration of a request from the Western Metropolitan Regional Council (WMRC) to extend an agreement previously provided by the Mindarie Regional Council (MRC) for the supply of 18,500 tonnes of Municipal Solid Waste (MSW) to assist the WMRC in meeting its contract obligations to supply MSW to the DiCOM Plant (now trading as Brockwaste).

### BACKGROUND

On 14 January 2015 correspondence was received from the Chief Executive Officer of the WMRC requesting that the MRC make 18,500 tonnes of MSW available to help the WMRC meet its supply obligations to the Brockwaste Plant.

The WMRC advised that it was committed to supplying 33,000 tonnes of MSW to the Brockwaste Plant, but that it could only source/supply 14,500 tonnes from its own councils. The correspondence went on to seek assistance from the MRC for the supply of up to an additional 18,500 tonnes to enable the WMRC to meet its supply obligations to the Brockwaste Plant.

The details of the request are as follows:

1. *The MRC commit 18,500 tonnes of MSW to the WMRC, but with contractual flexibility to ensure MRC continues to meet its own RRF contractual obligations.*
2. *The MRC and its member Councils experience no financial loss, that is the agreement is at least revenue neutral to the MRC. To achieve this the WMRC will:*
  - *Charge a gate fee for MSW received equal to the MRC member gate fee for landfill.*
  - *Deliver at least an equal tonnage of waste each month for disposal at the MRC landfill and pay the MRC member gate fee for landfill. The waste would consist of residual waste from the Brockwaste Plant and be topped up where required with waste that is not processed*
3. *Price to be directly linked to the member gate fee or to annual CPI if this is greater.*

The MRC at its meeting on 19 February 2015 considered the request and resolved to enter in a deed with the WMRC, which would facilitate the proposed swap of tonnes. A deed was duly drafted by the MRC's solicitors, Castledine Gregory and signed by both parties on 26 June 2015.



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On 29 March 2016, the then A/CEO of the WMRC, Mr Gunther Hoppe, requested a 12 month extension to the agreement between the WMRC and the MRC for the supply of 18,500 tonnes of MSW per annum.

There had been a number of issues that prevented the Brockwaste Plant from being commissioned, thus preventing the plant from going into full production. As a result, the waste supply anticipated in the agreement was not called upon by the WMRC.

In response to this request, at its ordinary council meeting of 14 April 2016, the MRC granted an extension to the term of the agreement with the WMRC for a further twelve (12) months until 26 June 2017, on the same terms and conditions as before, except for the addition of a requirement for the WMRC to use its best endeavours to facilitate a 20 minute turnaround time for trucks delivering waste from the MRC.

The amended deed was executed by both parties on 4 October 2016.

**DETAIL**

The Brockwaste plant is still not in production and as a result, the waste contemplated in the second contract extension has not been called on. In April 2017, the WMRC has requested a further 12 month extension to the agreement between the WMRC and the MRC for the supply of 18,500 tonnes of MSW.

The requested extension to the term of the agreement with the WMRC would be for a further twelve (12) months until 26 June 2018.

The request for this second extension is supportable as it is cost neutral for the MRC and provides a benefit to the WMRC by enabling it to meet its requirements for the supply of the committed waste to the Brockwaste Plant. The commitment of this waste does not negatively impact on any of the MRC's other supply obligations. This continues to provide a positive example of how regional councils can work together to achieve good waste outcomes in the Perth Metropolitan area.

The WMRC will require a flexible arrangement for the supply of the waste initially to allow them to provide the committed tonnes to the Brockwaste Plant through the plant's commissioning phase. The City of Stirling is able to provide this flexibility and has previously acknowledged that it is capable of supplying the waste as required by the WMRC.

**CONSULTATION**

The MRC has previously consulted with the City of Stirling on the supply arrangements required to accommodate this request.

**LEGAL COMPLIANCE**

The request for a 12 month extension for the supply of 18,500 tonnes of waste from the WMRC, if approved by the MRC, will require minor amendment of the "Deed regarding the delivery of waste" (the Deed) entered into in by the MRC and WMRC, as with the last extension.

The amendments will require the deletion of the number (2) after "on the" and inserting number 3 in its place as highlighted below:

**Clause 2.2**

"(a) on the **2 3** year anniversary of its commencement of this Deed, as determined by clause 2.1(a)"

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The WMRC should be notified of the change by formal letter confirming the extension of time, which is to accompany a revised copy of the Deed for signing by both parties in the same manner as the original Deed was signed to meet the requirements of clause 8.2 of the Deed, which reads as follows:

**“8.2 Review and variation**

*Where this Deed is to be modified, amended or varied, then this Deed may only be amended by a document in writing signed by the Parties to the agreed amendment.”*

**POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

The provision of waste to the WMRC as proposed is cost neutral for the MRC, as the same amount of waste will be returned to Tamala Park by the WMRC at a gate fee that will be the same value as the supply cost.

**STRATEGIC/COMMUNITY AND CORPORATE/BUSINESS PLAN IMPLICATIONS**

Strategic Community Plan 2013/14 - 2033/34	
<b>Strategy 1.2</b>	<p><b>Review and improve collaboration between participating councils as primary stakeholders on matters associated with waste management</b></p> <p>The collaboration between the MRC and the City of Stirling has produced an outcome of regional benefit.</p>
<b>Strategy 3.3</b>	<p><b>Identify opportunities for the MRC to participate in the operation of additional waste management ventures based on existing technologies</b></p> <p>The provision of waste to the WMRC demonstrates that the MRC is willing to participate and assist other regional councils.</p>
Corporate Business Plan 2013/14 – 2016/17	
<b>Strategic Action 3.3.1</b>	<p><b>Collaborate with peer organisations with like facilities to benefit from each other's intellectual property or identify opportunities for shared projects</b></p> <p>This agreement demonstrates the MRC's ability to collaborate with the WMRC and assist them in finding a solution for the challenges they are facing with their new resource recovery facility.</p>

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**COMMENT**

Given that the provision of MSW to the WMRC in the manner proposed is cost neutral to the MRC and is supported by the main supplier of the waste, being the City of Stirling, the extension of the Deed to supply waste is acceptable and is therefore recommended for approval.

**VOTING REQUIREMENT**

Simple Majority

**RESPONSIBLE OFFICER RECOMMENDATION**

That the Council:

1. advise the WMRC that it is prepared to extend the agreement entitled “Deed regarding the delivery of waste” (the Deed) to supply 18,500 tonnes of waste for a further twelve (12) months until 26 June 2018;
2. will formalise the time extension referred to in (1) above by varying clause 2.2(a) of the Deed by deleting the number “2” after “on the” and inserting the number “3” so that it reads:  

“2.2(a) on the 3 year anniversary of its commencement of this Deed, as determined by clause 2.1(a)”; and
3. will prepare a formal letter confirming the extension of time, which is to accompany a revised copy of the Deed for signing by both parties.

**RESOLVED**

Cr Norman moved, Cr Boothman seconded

That the recommendation be adopted.

*(CARRIED UNANIMOUSLY (12/0))*

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<b>11.4 BUDGET APPROVAL - FINANCIAL YEAR 2017/18</b>	
<b>File No:</b>	<b>FIN/146</b>
<b>Appendix(s):</b>	<b>Appendix No. 7</b>
<b>Date:</b>	<b>20 June 2017</b>
<b>Responsible Officer:</b>	<b>A/Director of Corporate Services</b>

**SUMMARY**

The purpose of this Item is to present the Budget for 2017/18 to the Council for approval and adoption.

**BACKGROUND**

The 2017/18 budget process commenced in February 2017 and included one workshop held with Councillors and Officers on 6 April 2017.

The underlying operating budget has been developed from a 'zero base' in discussion with the managers across the business and has been reviewed in detail to ensure that the Mindarie Regional Council (MRC) continues to deliver its current service offering in an efficient, cost effective manner.

The budget has been premised largely on a 'business-as-usual' basis. In addition to the MRC's normal operations however, the extension of the recycling shop area at Tamala Park has been included in this year's budget at \$150k, in addition to a prior year carry forward of \$275K for the same project.

The budget also contemplates the MRC continuing in its waste supply deed with the Western Metropolitan Regional Council (WMRC), whereby the MRC will supply up to 18,500 tonnes of Municipal Solid Waste (MSW) to the WMRC and in return, the WMRC will supply the MRC with an equivalent amount of processed residues. This will assist the WMRC in meeting its contractual obligations in respect of the DiCom facility. The arrangement has been structured in such a way that it has no impact on the MRC's gate fee. No tonnes have been supplied during the 2016/17 financial year.

Some of the significant changes between the 2016/17 and 2017/18 budgets include:

- A decrease in expected Member tonnes from 273,000 to 252,100 tonnes (6%) based on information provided by the member councils;
- The inclusion of \$100k of project costs to commence work updating the MRC's IT systems
- The inclusion of \$120k of project costs for environmental monitoring programs
- The inclusion of the transfer station project consultant costs of \$50k.
- The inclusion of \$150k of capital expenditure to fund the next stage of the recycling area redevelopment at Tamala Park; in addition to a prior year carry forward of \$275k
- The increase of the landfill levy from \$60 to \$65 per tonne landfilled, effective from 1 July 2017.

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The table below outlines the changes in the Members' and Non-members' gate fees (excluding GST) for the 2017/18 financial year.

	2017/18	2016/17
Members' Gate Fee	<b>\$174.00</b>	\$165.00
Non-members' Gate Fee	<b>\$190.91</b>	\$181.82

This represents an increase of \$9 per tonne (5.5%) year-on-year in the Members' gate fee. This increase in the Members' gate fee is driven primarily by the \$5 per tonne increase in the landfill levy and a small inflationary increase.

The Non-members' gate fee has been increased by a similar inflationary increment, coupled with the increase in landfill levy (\$9 per tonne or 5%).

## **DETAIL**

### **Budget 2017/18**

The Budget for 2017/18 has been set to achieve a \$1 million surplus. The proposed surplus has been set intentionally to assist with the funding of long-term site post closure liabilities.

Significant changes in year-on-year operating costs are outlined in more detail below.

### **Employee costs**

Employee costs have decreased by \$75k which is primarily driven by savings in the Resource Recovery area, mainly a decrease in casual hours.

### **Consultants and contract labour**

Consultants and contract labour has increased by \$110k (9%)

- |                                                           |           |
|-----------------------------------------------------------|-----------|
| - Environmental monitoring risk assessment - stages 1 & 2 | \$120,000 |
| - IT Systems refresh project                              | \$100,000 |
| - Transfer Station redevelopment project                  | \$50,000  |

This is offset by savings in various technical consultants that were included in the 2016/17 budget.

### **RRF costs**

The RRF costs have increased by \$881,700 directly attributed to the increase in the MRC members' gate fee which affects the RRF residuals to Tamala Park, and the contractual indexed increase in the contractor's fees.

### **WMRC processing costs**

The 2017/18 budget includes a \$3,219,000 expense in respect of the 18,500 tonnes which the MRC is contracting to deliver to the WMRC for processing, which is the subject of a separate report to Council. These tonnes will be processed by the WMRC and they will charge the MRC a fee equivalent to the MRC Members' gate fee of \$174 per tonne.

This expense is offset by an equal revenue amount whereby the MRC will receive 18,500 tonnes of residue from the WMRC for landfilling at Tamala Park, for which the WMRC will

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be charged the MRC Members' gate fee of \$174 per tonne. The net financial effect of the transaction will be nil.

The year-on-year increase in the overall cost/revenue simply reflects the increase in the MRC's members' gate fee.

**Borrowing costs**

Borrowing costs have decreased by a net \$319k primarily as a result of a reduction in the amount of external debt which will be held by the MRC at 30 June 2018. The MRC paid down approximately \$4 million in high cost external bank debt during the course of the 2016/17 year.

Capital expenditures and associated borrowings for the creation of new waste treatment infrastructure (\$6 million) have been budgeted to occur in the middle of the financial year.

**DER Landfill Levy**

The Department of Environment Regulation (DER) landfill levy expense has decreased by \$150,200 which primarily reflects the increase in the levy from \$60 to \$65 per tonne offset by a reduction in the number of tonnes being landfilled for the year.

The levy is set to increase next year as follows:

- 1 July 2018 - \$70 per tonne

**Tonnages**

Approximately 251,880 tonnes (Budget 2016/17: 272,910 tonnes) of waste is expected to be delivered to the MRC by Member Councils during the course of the year.

Of this, 100,000 tonnes (Budget 2016/17: 100,000 tonnes) is expected to be diverted to the RRF, which will in turn generate 48,700 tonnes (Budget 2016/17: 48,700 tonnes) of residue which will be sent back to Tamala Park. The RRF waste diversion target is set at 51.3%.

Non-members are expected to deliver 16,400 tonnes (Budget 2016/17: 16,400 tonnes) to Tamala Park which has stayed consistent over the past couple of years.

**Carbon price**

The Carbon Price Mechanism (CPM) was repealed effective from 1 July 2014. In February 2015, the MRC made its final acquittal under the CPM scheme.

The Federal Government and the Australian Landfill Owners Association agreed on a voluntary protocol to govern how these funds should be acquitted. Landfill operators were free to adopt the protocol or not.

The Council of the MRC approved for the MRC to act in line with the requirements of the protocol without formally adopting the protocol.

As a consequence, funds received from member councils in respect of future carbon price liabilities were repaid to the respective councils in 2015/16 in line with the protocol. Residual funds received from members of the public or commercial operators (\$491,076) have been retained in a reserve to fund future carbon abatement projects, in line with the spirit of the protocol.

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### Capital Expenditure

The following capital expenditures have been included in the Budget for 2017/18:

#### New capital expenditures

			\$
•	Buildings		210,000
	- Upgrades to Tip face and WB	40,000	
	- Upgrades to RRF WB	20,000	
	- Recycling Redevelopment – II	150,000	
•	Office furniture and equipment		23,500
	- Furniture and equipment	8,500	
	- New telephone system	15,000	
•	Computer equipment		156,000
	- Server upgrades	50,000	
	- Networking upgrades/replace.	56,000	
	- Telemetry software	50,000	
•	Plant and equipment		310,000
	- Cardboard compactors	50,000	
	- Odour monitoring units	45,000	
	- EPS baler	50,000	
	- Landfill gas monitoring units	39,500	
	- Hook lift bins	25,000	
	- Tarpomatic tarps	35,000	
	- Pumps (leachate, airwell)	40,000	
	- Minor equipment (various)	25,500	
•	Infrastructure		3,907,548
	- Gas well installations	28,000	
	- Leachate compressor station	497,500	
	- Litter fencing	42,000	
	- Environmental drilling	172,500	
	- Evaporation mat	30,000	
	- Evaporation mat – pumps	10,000	
	- Degassing shed slab	3,000	
	- Landfill: Phase 2 and 3 capping	1,721,823	
	- Landfill: Cell development lining	1,402,725	
•	Vehicles		1,368,000
	- 30t Dump truck	360,000	
	- Komatsu WA470 (2 of)	580,000	
	- Excavator	200,000	
	- Skidsteer	90,000	
	- Forklift	28,000	
	- Education vehicle	45,000	
	- Foton dual cab	24,000	
	- Foton single cab	24,000	
	- Education events trailer	10,000	
	- Portable generator	2,000	
	- Kubota lawnmower	5,000	
			<b>5,975,048</b>

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Carried forward capital expenditures

• Waste facility precinct	6,000,000
• Hino Truck replacement	286,000
• Recycling centre realignment Phase 2	275,000
	<b>6,561,000</b>

**Total Capital expenditure** **12,536,048**

**Reserves**

The revised Cash Backed Reserves with the projected balances at 30 June 2018 are expected to be as follows:

Site rehabilitation Reserve

Estimated balance at 30 June 2018: \$10,188,694

Purpose: *To be used to fund post closure site rehabilitation costs associated with the Tamala Park landfill site.*

A transfer of \$616,538 to this reserve is anticipated during the course of the 2017/18 financial year with no anticipated drawdowns on the reserve.

This will result in a funded reserve of approximately \$10 million to cover an estimated post closure liability of approximately \$15.4 million. As a result, the post closure liabilities will be 65% funded. This means that funding for these liabilities is lagging behind where it should be when compared with the amount of the landfill capacity that has been consumed (approximately 78%). The unfunded portion of the post closure liabilities will need to be funded over the remaining life of the landfill.

Reserve for Capital Expenditure

Estimated balance at 30 June 2018: \$517,863

Purpose: *To be used to fund the ongoing capital expenditure requirements.*

A transfer of \$6,000,000 to this reserve is anticipated during the course of the year with drawdowns to fund capital expenditures of \$6,536,048 withdrawn from the reserve.

Participants' Surplus Reserve Account

Estimated balance at 30 June 2018: \$2,000,000

Purpose: *To be used to fund any deficit or part of a deficit as shown in the annual financial report of the MRC.*

No allocations are proposed to this reserve in the 2017/18 financial year.

Carbon Abatement Reserve

Estimated balance at 30 June 2018: \$491,076

Purpose: *To be used to fund carbon abatement projects.*



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No drawdowns have been budgeted for 2017/18, however the protocol would expect the MRC to have identified suitable projects during the course of the financial year.

**Surplus**

The budget shows a forecast surplus of \$1 million. It is proposed that the surplus will be allocated in full to the Site Rehabilitation Reserve.

**Funding Plan**

- Operational expenditures will be funded from the proceeds of the Members' and Non-members' gate fees.
- Capital Expenditure (excluding the new waste facility precinct) will be funded from the Capital Expenditure Reserve.
- Other Capital expenditure relating to the new waste facility precinct and infrastructure will be funded from dedicated new loans.

**SUMMARY OF APPENDICES**

Attachment to this Item is as follows:

- Appendix No. 7 – Statutory Budget and Supplementary Information

**CONSULTATION**

One workshop for Councillors and Officers was conducted in April 2017 to discuss the 2017/18 Budget. The detailed budget pack was distributed afterward to the participants who indicated that they did not feel a second budget workshop was required. Feedback from the workshop has been taken into account in compiling this final draft of the budget.

**STATUTORY ENVIRONMENT**

Budget approval is required by end of August 2017 in accordance with section 6.2 of the Local Government Act 1995 (as amended).

Modifications of existing reserves and creation of new reserves is done in compliance with section 6.11 of the Local Government Act 1995 (as amended).

**POLICY IMPLICATIONS**

The 2017/18 budget process is consistent with existing MRC policy.

**FINANCIAL IMPLICATIONS**

The Members' gate fee will be set at \$174 per tonne (excluding GST) for the 2017/18 financial year.

The Non-members' gate fee will be set at \$190.91 per tonne (excluding GST) for the 2017/18 financial year.

An estimated surplus of \$1.034 million is budgeted for the 2017/18 financial year.

Capital expenditure of \$12,536,048 is budgeted for the 2017/18 financial year, of which \$6,561,000 is carry forward expenditure.

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**STRATEGIC IMPLICATIONS**

The Budget for 2017/18 has been derived from the MRC's Strategic Community Plan, the Corporate Business Plan, the Asset Management Plan, the Workforce Plan and the 20 year Financial Plan and is consistent with these documents, in compliance with section 6.2(2) of the Local Government Act 1995 (as amended).

Notably this makes provision for redevelopment work to occur at the Tamala Park facility, as well as the commencement of work in respect of the MRC's Waste Precinct.

In developing the 2017/18 budget, the funding required for the activities outlined in the Corporate Business Plan have been taken into account.

**VOTING REQUIREMENT**

Absolute Majority

**ADDITIONAL COMMENTS**

Subsequent to the budget workshop held on 6 April 2016, the following material adjustments have been made to the budget:

- Insurance costs have increased by \$90k due to suitable pollution liability cover having been found.
- Electricity expenses have increased by \$68k after closer analysis of current year actuals
- Employee costs have decreased by \$78k due to a lesser expected superannuation uptake

The Members' gate fee has not been adjusted for the impacts of any of these changes.

**RESPONSIBLE OFFICER RECOMMENDATION**

That Council:

- (i) adopt the Budget for the Mindarie Regional Council for 2017/18 financial year
- (ii) endorse the on-going strategy of deferred payment of operational surpluses, as approved by Council at its August 2005 meeting, for the 2005/06 financial year and future years to meet its on-going capital requirements
- (iii) approve the use of an on-going overdraft facility of \$1 million to manage cashflow 'short falls' during the 2017/18 financial year and future years
- (iv) Approve the Capital Budget Program of \$12,536,048 for 2017/178 as follows:

**New capital expenditures**

	\$
• Buildings	210,000
• Office furniture and equipment	23,500
• Computer equipment	156,000
• Plant and equipment	310,000
• Infrastructure	3,907,548
• Vehicles	1,368,000
	<u>5,975,048</u>

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**Carried forward capital expenditures**

• Waste facility precinct	6,000,000
• Hino Bin truck replacement	286,000
• Recycling centre realignment phase 2	275,000
	<u>6,561,000</u>
<b>Total Capital expenditure</b>	<b>12,536,048</b>

- (v) approve that \$616,538 will be transferred from the Operating Surplus to the Site Rehabilitation Reserve.
- (vi) approve that \$6,000,000 will be transferred from the Operating Surplus to the Reserve for Capital Expenditure.
- (vii) approve that \$6,536,048 be transferred from the Reserve for Capital Expenditure to Operating Surplus to fund capital expenditures.
- (viii) approve that any funds required for carbon abatement projects be transferred from the Carbon Abatement Reserve to the Operating Surplus.
- (ix) approve that all interest earned on cash funds associated with cash-backed reserves will not be credited to the respective reserves.

***(Absolute Majority Required)***

**RESOLVED**

Cr Boothman moved, Cr Proud seconded  
That the recommendation be adopted.

*(CARRIED UNANIMOUSLY (12/0))*

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11.5 REQUEST FOR RESEARCH FUNDING	
File No:	COP/6-05
Appendix(s):	Appendix 8 – Draft ECU scholarship application Appendix 9 – Draft detailed proposal
Date:	16 June 2017
Responsible Officer:	A/Chief Executive Officer

#### SUMMARY

This report is seeking the Mindarie Regional Council's (MRC) approval for a \$7,000 contribution to a research project evaluating the use of Vetiver Grass for the treatment of landfill leachate.

#### BACKGROUND

The MRC has been using Vetiver Grass for many years as part of the waste water treatment system attached to its truck wash down bay facility at Tamala Park.

The waste water effluent generated by the washing down of waste collection vehicles at Tamala Park is channelled through beds of Vetiver Grass. These grasses are considered to be highly effective at extracting the contaminants from the effluent water, thus creating a very effective low cost, passive waste water treatment system.

This system was first introduced when Mr Simeon Kendall was the environmental officer at the MRC and as such, he has a long-standing involvement with this initiative.

#### DETAIL

The MRC received a request for funding support from Mr Kendall for a research project he is contemplating undertaking for his PHD studies through Edith Cowan University (ECU).

The project proposal centres around the question of *"Can the Vetiver system provide (part of) an effective system for the treatment of landfill leachates in Perth and the surrounding regions?"*

Landfills, including the Tamala Park landfill, generate leachate (liquid) as the waste which has been deposited in the landfill, breaks down. This leachate requires active management to prevent unwanted environmental impacts. The build of leachate is typically managed through leachate evaporation ponds or costly leachate processing plants.

Mr Kendall's research will evaluate the viability of using the Vetiver Grass as part of such a leachate management system.

Where this research is successful, there is a direct potential positive benefit for the MRC in helping the MRC develop and improve its own leachate management system.

Mr Kendall has been able to garner quite wide support from industry for his project and as a result, is only looking for a relatively small financial commitment from each project participant.

He has approached each of the Cockburn City Council, the City of Rockingham, Cleanaway, the Eastern Metropolitan Regional Council, Instant Waste and the MRC for a

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\$7,000 contribution and the City of Busselton for a \$6,000 contribution, to be paid over the period of the research which would be 3.5 years.

**CONSULTATION**

The Administration has discussed the proposal with Mr Simeon Kendall and the Waste Management Association of Australia (WMAA).

**LEGAL COMPLIANCE**

Nil

**POLICY IMPLICATIONS**

This type of activity does not fall within the scope of any of the MRC's existing policies and it is the MRC's strong preference that future requests of this type be addressed by way of a research scholarship administered by an industry body such as the WMAA.

Any contribution the MRC then chooses to make, would go to the industry body for them to support research into initiatives for the better design, management and remediation of landfills for the benefit of their members, of which the MRC is one.

This has been discussed with the WMAA as a possible way forward.

**FINANCIAL IMPLICATIONS**

The financial support the MRC would be making to the research project is \$7,000 in total, which would be spread equally over the 3.5 years of the project. The year 1 contribution of \$2,000 can be funded from the 2017/18 budget.

**STRATEGIC IMPLICATIONS**

This type of industry collaboration is aligned with the MRC's strategic and business plans as outlined below.

As one of the largest landfills in WA, the MRC is a key industry player and it is appropriate for the MRC to be involved in supporting the development of new technologies relating to waste management and landfill.

<b>Strategic Community Plan 2013/14 - 2033/34</b>	
<b>Strategy 3.4</b>	<p><b>Partner with organisations in order to further develop new and innovative approaches to waste minimisation and resource recovery</b></p> <p>Partnering with this project proponent, ECU and the WMAA has the potential to develop a new technique for leachate management for Tamala Park.</p>
<b>Corporate Business Plan 2013/14 – 2016/17</b>	
<b>Strategic Action 3.3.2</b>	<p><b>Collaborate with peer organisations with like facilities to benefit from each other's intellectual property or identify opportunities for shared projects</b></p> <p>Partnering with this project proponent, ECU and the WMAA has the potential to develop a new technique for leachate management for Tamala Park.</p>

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**COMMENT**

The MRC stands to gain from the research into the viability and effectiveness of this new process for a small financial investment, given the number of other co-contributing industry participants.

The research relates directly to landfill management challenges that the MRC is facing, and as a result, the MRC is of the view, that the proposed support of this project is worthwhile.

However, this type of activity does not fall within the scope of any of the MRC's existing policies and it is the MRC's strong preference that future requests of this type be addressed by way of a research scholarship administered by an industry body such as the WMAA, rather than the MRC being approached by, and providing funding to, specific individuals as has happened in this instance.

Any contribution the MRC then chooses to make to fund research, would go to the industry body for them to support research into initiatives for the better design, management and remediation of landfills for the benefit of their members, of which the MRC is one.

This has been discussed with the WMAA as a possible way forward.

**VOTING REQUIREMENT**

Simple Majority / Absolute Majority

**RESPONSIBLE OFFICER RECOMMENDATION**

**That the Council:**

1. **Write to the Waste Management Association of Australia advocating for the creation of an industry scholarship for research into initiatives for the better design, management and remediation of landfills.**

**(Simple Majority Required)**

2. **Approve the requested \$7,000 of funding for the Vetiver Grass Treatment of Landfill Leachate project**

**(Absolute Majority Required)**

**RESOLVED**

**Cr Jenkinson moved, Cr Proud seconded**

**That the recommendation be adopted.**

*(CARRIED UNANIMOUSLY (12/0))*

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**12 MEMBERS INFORMATION BULLETIN – ISSUE NO. 35****RESPONSIBLE OFFICER RECOMMENDATION**

That the Members Information Bulletin Issue No. 35 be received.

**RESOLVED**

Cr Norman moved, Cr Newton seconded  
That the recommendation be adopted.

(CARRIED UNANIMOUSLY (12/0))

**13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN****NOTICE OF MOTION – CR RUSS FISHWICK – MRC CLASSIFICATION TO BAND 2**

In accordance with clause 3.13(2) of the *Mindarie Regional Council Standing Orders Local Law 2010* I hereby give notice of my intention to move the following motion at the meeting of the Council to be held on 6 July 2017.

That the Chief Executive Officer be requested to conduct a review of the Mindarie Regional Council's (MRC) band classification as determined by the Salaries and Allowances Tribunal (SAT) to ascertain if there is justification for the MRC in making a submission to the SAT to be reclassified from a band 3 Regional Council to a band 2 Regional Council.

**Reason for Motion**

This purpose of this Notice of Motion is to request the Chief Executive Officer (CEO) of the Mindarie Regional Council (MRC) to submit a report to the Council on reviewing the Band classification of the MRC as determined by the Salaries and Allowances Tribunal (SAT) to ascertain if there is justification in forwarding a submission to the SAT to reclassify the MRC from Band 3 to Band 2.

The SAT has determined the band classification for all local governments in Western Australia and a total reward package range for the CEO's which includes regional local governments.

The current local government classification for regional councils and the subsequent total reward package range is shown in table 1 and table 2 below respectively:

*Table 1: Regional Local Government band classification*

<b>Regional Local Government</b>	<b>Band</b>
Bunbury-Harvey Regional Council	4
Eastern Metropolitan Regional Council	2
Mindarie Regional Council	3
Murchison Regional Vermin Council	4
Pilbara Regional Council	4
Rivers Regional Council	3
Southern Metropolitan Regional Council	2
Tamala Park Regional Council	2
Western Metropolitan Regional Council	4

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*Table 2: Local Government band classification – Total Reward Package range*

Band	Total Reward Package
1	\$247,896 - \$375,774
2	\$204,455 - \$316,586
3	\$156,356 - \$256,711
4	\$126,956 - \$198,210

In reviewing the data in Table 1 above there is no parity between the MRC and Tamala Park Regional Council (TPRC) as MRC is a Band 3 classification and TPRC is a Band 2 classification. The operations and assets owned and or managed by the MRC are far in excess of those undertaken by the TPRC.

Similarly, when reviewing the Southern Metropolitan Regional Council (SMRC) and MRC, the SMRC which performs similar services to MRC is a Band 2 classification.

The Rivers Regional Council (RRC) which is a band 3 classification only provides a management service with limited staff and assets to manage whereas MRC has a larger number of staff and considerable assets to manage such as the landfill site at Tamala Park and the Resource Recovery Facility at Neerabup.

The State Government has recently advised that it will direct the SAT to freeze all increases to salaries for a period of four (4) years for its senior State Government employees and politicians and also local government elected members and their CEO's. Local governments may increase CEO's salaries where they are not at the maximum of their band range.

Giving consideration to staff retention and succession planning and taking cognisance of proposed changes to alternate waste management infrastructure it is considered that a review of the MRC's band classification should be undertaken.

**The Motion was Put by Cr Fishwick and seconded by Cr Proud**

*CARRIED UNANIMOUSLY (12/0)*

**14 URGENT BUSINESS**

Nil

**15 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil

**16 MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC**

The Chairman requested that in accordance with clause 7.9 of the *Mindarie Regional council Standing orders local law 2010* and s.5.23 of the *Local government Act 1995*, Council proceed to meet "behind closed doors" to allow the Council to consider Items 16.1 and 16.2 as they were of a confidential nature.



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**Cr Fishwick moved, Cr Jenkinson seconded***CARRIED UNANIMOUSLY (12/0)**No public were in attendance. Member Council Officers, MRC staff and Laurie James, Kott Gunning were invited to stay. Ms Toward and Ms Slater left the chambers.**Doors were closed at 6.15pm*

This report is **Confidential** in accordance with Section 5.23 (c) of the Local Government Act 1995 as Council's decision may result in a contract being entered into.

**16.1 APPOINTMENT OF EXTERNAL AUDITORS****File No:** FIN/135-03**Attachment(s):** Nil**Date:** 16 June 2017**Responsible Officer:** A/DIRECTOR COPORATE SERVICES**AUDIT COMMITTEE RECOMMENDATION**

**That Macri Partners be appointed as the Mindarie Regional Council's external auditors for a period of 2 years, commencing on 1 July 2017.**

*(Absolute Majority Required)***RESOLVED**

**Cr Boothman moved, Cr Cole seconded  
That the recommendation be adopted.**

*(CARRIED UNANIMOUSLY (12/0))*

NOTE: The Chief Executive Officer has NOT released Report 16.1 for Public information as council's decision may result in a contract being entered into.

This report is **Confidential** in accordance with Section 5.23 (d) of the Local Government Act 1995 where legal advice has been obtained, or may be obtained by the Local Government, which relates to this matter

16.2 STAGE 2 PHASE 3 LINER	
File No:	WST/206-02
Attachment(s):	Nil
Date:	22 June 2017
Responsible Officer:	A/CEO

#### RESPONSIBLE OFFICER RECOMMENDATION

That the Council:

1. Agree to the proposed 'without prejudice' settlement outlined in the body of the report
2. Authorise the Chairman and the Chief Executive Officer to execute such documents as may be necessary to give effect to the settlement.

#### RESOLVED

Cr Norman moved, Cr Boothman seconded  
That the recommendation be adopted.

*(CARRIED UNANIMOUSLY (12/0))*

NOTE: The Chief Executive Officer has NOT released Report 16.2 for Public information as it contains legal advice obtained by the local government which relates to this matter.

The Chairman, Cr Fishwick moved to have the meeting reopened.

#### RESOLVED

Cr Fishwick moved, Cr Cole seconded  
That the meeting be reopened

*CARRIED UNANIMOUSLY (12/0)*

*The meeting was reopened at 6.34pm*

As no public entered the chamber on the reopening of the meeting the resolution and the votes, made behind closed doors, of the Council item 16.1 and 16.2 as detailed above were taken as being read.

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**17 NEXT MEETING**

*Next meeting to be held on Thursday 14 September 2017 in the Council Chambers at City of Vincent commencing at 5.30pm.*

**18 CLOSURE**

*The Chairman closed the meeting at 6.35pm and thanked City of Stirling for their hospitality and use of their meeting facilities.*

*These Minutes were confirmed by the Council as a true and accurate record of the Ordinary Meeting of the Council held on 6 July 2017.*

*Signed ..... Chairman*

*Dated this ..... day of ..... 2017*



## INFORMATION BULLETIN



CITY OF VINCENT

	<b>2017 Environmental Grants – Successful Submissions</b>
<b>Author:</b>	<b>Sarah Hill, Project Officer – Parks &amp; Environment</b>
<b>Authoriser:</b>	<b>Craig Wilson, A/Director Technical Services</b>

### DETAILS:

The City's Environmental Grants program is designed to assist and encourage schools and community groups in carrying out environmental projects within Vincent. In order to be considered for a grant, proposed projects must have a demonstrated outcome for at least one of the objectives of the City's *Sustainable Environment Strategy 2011-2016*.

This year the City awarded a total of eight Environmental Grants. The successful applicants and a summary of their project are outlined below:

#### Perth Bike Hub:

Perth Bike Hub has received funding to bring Sydney-based sustainable transport and cities consultant Mark Ames of Strategic Cities to Perth for a series of presentations, talks and tours. He will explore how Perth's inner-city communities can facilitate increased walking, biking and public transport; how to grow public support for such initiatives and how more walkable and bike-friendly initiatives can promote a more resilient and people-friendly Perth.

#### Mount Hawthorn Primary School Parents & Citizens Association Inc.:

The Mount Hawthorn Primary School P& C has received funding to assist in the transformation of a currently underutilised area into ten raised garden beds for the Pre-Primary classrooms. The garden beds will increase the green space in the school and provide an area for the vitally important play-based learning in nature for the children.

#### Leederville Gardens Residents Association:

The Leederville Gardens Residents association has received funding to reduce the villages residential waste that goes to landfill through the development of a composting hub and sustainable vegetable garden. Residents will contribute kitchen and garden waste to be composted, which when finished, will then be incorporated into the vegetable garden.

#### Transition Town Vincent – 'Boomerang Bag':

Transition Town Vincent has received funding to set up a 'Boomerang Bag' box within the shopping precinct of Mount Hawthorn to reduce the number of single use plastic bags consumed by the community.

The concept of a 'Boomerang Bag' is the reusable bag is borrowed when you forget to bring your personal reusable bags shopping, and the bag is returned next time you go to the shop. The bags are free and in an attractive box (ideally near the checkout), making them an environmentally friendly, convenient alternative to single use plastic bags.

#### Transition Town Vincent – Movie Nights:

Transition Town Vincent has received funding to screen a series of free-admission sustainability themed films for the community. Grant funding will be used to pay for screening rights of twelve films which will be screened between August 2017 and July 2018. Foyer Oxford will provide the venue for the movie screenings free of charge.

#### Windich Place Residents:

Windich Place residents have received funding to construct 'wicking' garden beds in the green laneway at the end of the Windich Place. This project links in with an existing Memorandum of Understanding between the residents and the City to construct a hub for composting and worm farming with the new addition of the 'wicking' garden beds.

Sacred Herat Primary School:

Sacred Heart Primary School has received funding to transform an unused area into an 'Outdoor Classroom' garden. The project will also involve the installation of an herb and vegetable garden that the students will design and establish. The garden will enable the integration of classroom learning with real life activities and opportunities so that the students understand the importance of their learning and make connections to their world around them.

North Perth Primary School:

North Perth Primary school has received funding to support and assist in their annual olive oil production and environmental awareness campaign. This project involves the recycling of unwanted olives by turning them into bottled olive oil and will involve the North Perth Primary School P&C committee, students and their families and various members and organisations within the local community.

**CONSULTATION/ADVERTISING:**

The Environmental grants were advertised on the City's website, e-News and social media. Community groups and schools within Vincent were notified of the grants via email.

A summary of the successful submissions will be publicised via the City website, social media and e-News.

**LEGAL/POLICY:**

The Environmental Grants were advertised and assessed as per Policy 4.1.21 – Environmental Grants and Awards.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** There is a low risk to schools and community groups when implementing their projects.

**STRATEGIC IMPLICATIONS:**

The City's *Strategic Community Plan 2013-2023 Plan for the Future* states the following objectives:

*"Natural and Built Environment*

*1.1 Improve and maintain the natural and built environment and infrastructure:*

*1.1.3 Take action to reduce the City's environmental impacts and provide leadership on environmental matters*

*3.1 Enhance and promote community development and wellbeing:*

*3.1.6 Build capacity within the community to meet its needs."*

**SUSTAINABILITY IMPLICATIONS:**

The City's *Sustainable Environment Strategy – 2011 – 2016* states the following objectives:

*"3.0 Encourage, empower and support the City's community to live in an environmentally sustainable manner:*

*G. Continue, and effectively publicise the City's Environmental Grants and Awards and Building Design Awards Program*

**DATE: 19 June 2017**

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- H. *Identify and support green initiatives being undertaken by community groups, schools and other government and non-government organisations."*

**FINANCIAL/BUDGET IMPLICATIONS:**

The Environmental Grants and Awards program has an allocated budget of \$10,000 for the 2016/17 financial Year. In order to fund all of the eight successful applications \$16,000 of funding was required. The remaining funding was therefore obtained from the Environmental Initiatives budget.

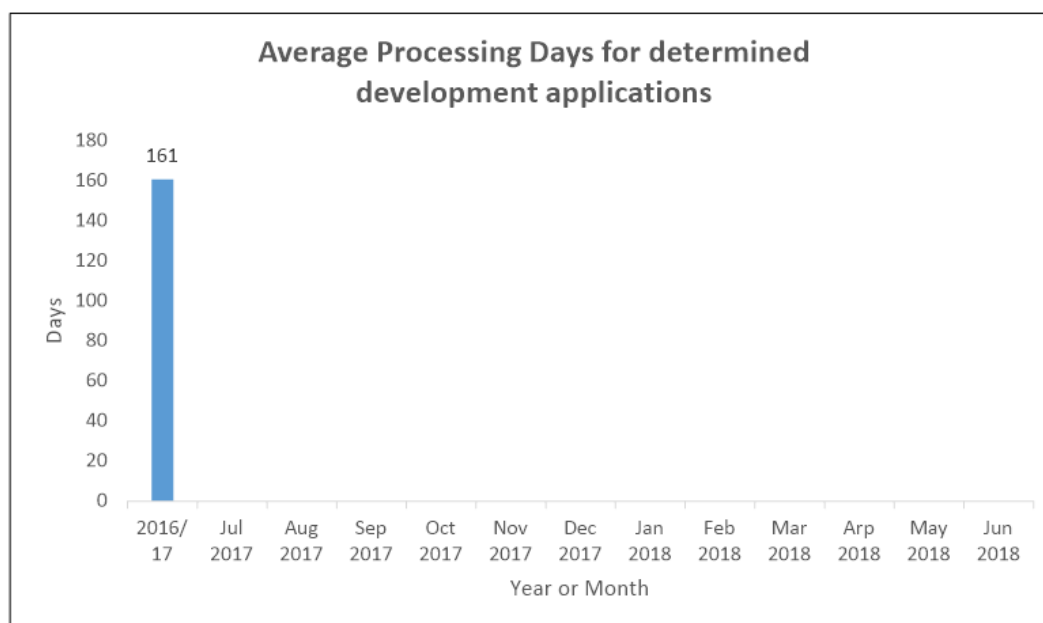
Project account	2016/17 budget	Funds remaining	Amount for grants
Environmental Grants & Awards	\$10,000	\$10,000	\$10,000
Environmental Initiatives	\$15,000	\$12,397	\$6,000
Total funding amount			\$16,000

**DATE:** 19 June 2017

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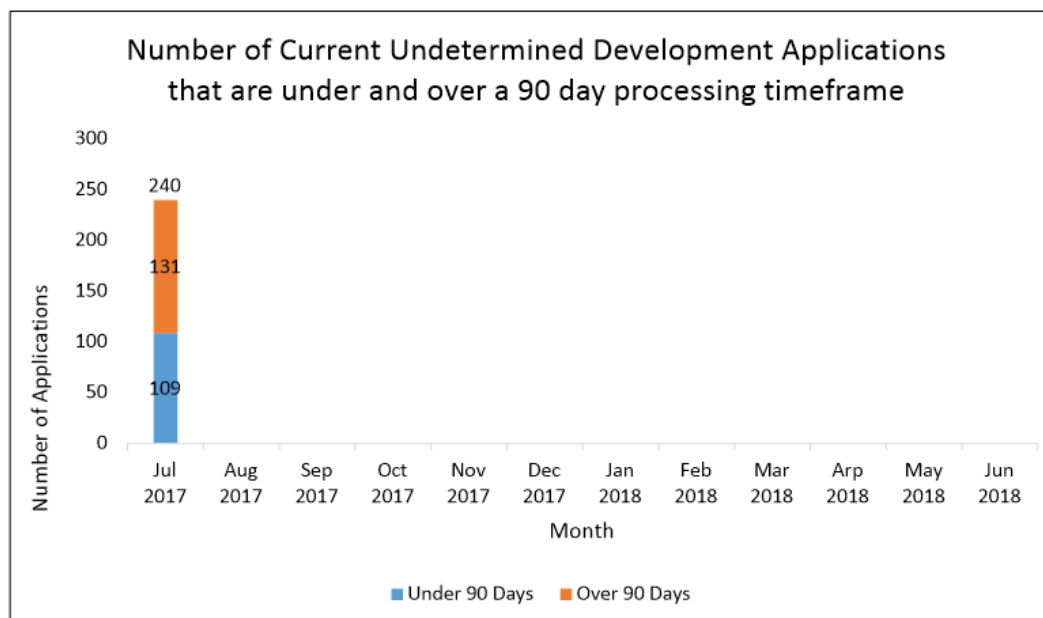
## Development Application Statistics

As at the end of June 2017



Processing Days	2016 /17	Jul 2017	Aug 2017	Aug 2017	Aug 2017	Aug 2017	Aug 2017	Aug 2017	Aug 2017	Aug 2017	Aug 2017	Aug 2017	Aug 2017
Minimum	7												
Median	119												
Average	161												
Maximum	924												

**Table 1:** Minimum, Median, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2017.





## INFORMATION BULLETIN



CITY OF VINCENT

**ORDINARY MEETING OF COUNCIL:** 25 July 2017

<b>Title:</b>	<b>Litis Stadium Master Plan – Final Progress Update</b>
<b>Directorate:</b>	<b>Community Engagement</b>

### PURPOSE OF REPORT

To provide Council with a final progress update on the Litis Stadium Master Plan being undertaken by Floreat Athena Football Club (FAFC).

The current lease for Floreat Athena Football Club at Litis Stadium expired on 31 December 2016. As such, Administration presented a report to the OMC on 13 December 2016 recommending that FAFC be granted a short-term (12 month) lease from 1 January 2017. A subsequent Notice of Motion was endorsed at the Ordinary Meeting of Council held on 7 March 2017 confirming Council's position as follows:

*"That Council:*

- 1. REAFFIRMS its resolution from the Ordinary Meeting of Council held on 13 December 2016 which noted that the Club is preparing a Master Plan entirely at its own cost for Litis Stadium in support of its request for longer-term lease over the premises;*
- 2. REAFFIRMS that the Club only has and will only have a lease over Litis Stadium and therefore permission to occupy the premises up to 31 December 2017 and no later until or unless Council decides otherwise;*
- 3. REAFFIRMS that the Club's preparation of a Master Plan for Litis Stadium will in no way be deemed a warranty or representation that the Council will grant a future lease or allow the Club to remain in occupation of the leased premises beyond 31 December 2017;*
- 4. REQUESTS that upon submission of the Master Plan by the Club no later than 30 June 2017 the City assess the Plan against the community benefit, value, or need for what the Club proposes and, in doing so the City will itself independently consult with the community on the Plan before determining a position on both that Master Plan and the future of the Club at Litis Stadium; and*
- 5. REQUESTS that the Director Community Engagement provide Council with a Litis Stadium Master Plan monthly progress report based upon key project milestones."*

### DETAILS:

The Master Plan was submitted by the Club on 30 June 2017 and the Club President also formally presented to the Master Plan to Administration on 6 July 2017. Prior to submission of the Master Plan the Consultants working on behalf of the Club provided the following progress update:

#### Community Consultation

- Draft concept plans were uploaded to the Club's website on 29 May 2017 seeking public comment.
- A focus group meeting was held with community members who registered their interest from the initial survey on 30 May 2017. There were six (6) attendees.
- Comments and feedback was collected from community groups, government agencies and stakeholders who have been engaged during the Master Plan process.
- Communications were sent to all people who provided feedback during the initial consultation period seeking comment on the draft concept plans.
- Online community engagement was undertaken from 29 May to 13 June 2017 seeking comment on the draft concept plans. The opportunity for providing feedback was also advertised on the City's Facebook page and website.
- A total of 26 responses were received through this phase of community consultation.



**Master Plan**

- Concept plans were reviewed and refined following community consultation.
- The Master Plan (final draft) was prepared and presented to the Club Board for endorsement on 26 June 2017.

**Organisational Capacity**

- Evaluation of the Club business model was progressed focussing on governance, finance and operations.
- An expanded Club Board met weekly to work with the Consultant and determine business improvement strategies to be implemented over the next six months and beyond.
- Following the Club governance self-audit in April/May, 2017 a Governance Action Plan has been prepared for implementation over the next 6 months to 2 years. This will see governance standards imbedded into the operations of the Club to ensure that they become standard practice.

**Community Impact**

- Consultation has been completed with 26 community groups and organisations located throughout Vincent.
- The Club Project Reference Group has identified a range of strategies to achieve greater community benefits both Litis Stadium and the Club. These are now being evaluated against agreed criteria and an Implementation Plan is being finalised.
- The Club has prepared a draft Access and Usage Policy based on a 'cost recovery model', that is, they will not generate income from sharing spaces with other not-for-profit groups within Vincent.

**CONSULTATION/ADVERTISING:**

Nil.

**LEGAL/POLICY:**

Nil.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** All costs and expenses incurred for and during the Master Plan process are the responsibility of Floreat Athena Football Club.

**STRATEGIC IMPLICATIONS:**

The requirement for Floreat Athena Football Club to complete a Master Plan of Litis Stadium aligns with key objectives within the City's *Strategic Community Plan 2013-2023* as follows:

"1. Natural and Build Environment

*Improve and maintain the natural and build environment and infrastructure.*

1.1.4 *Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment.*

1.1.6 *Enhance and maintain the City's parks, landscaping and the natural environment.*

2. Economic Development

*Develop and promote partnerships and alliances with key stakeholders.*

2.1.3 *Develop business strategies that reduce reliance on rates revenue.*

3. Community Development and Wellbeing

*Enhance and promote community development and wellbeing.*

3.1.2 *Promote and foster community safety and security.*

3.1.3 *Promote health and wellbeing in the community.*

3.1.4 *Continue to implement the principles of universal access.*

3.1.5 *Promote and provide a range of community events to bring people together and to foster a community way of life.*

3.1.6 *Build capacity within the community to meet its needs.*

4. Leadership, Governance and Management

*Provide good strategic decision-making, governance, leadership and professional management.*

4.1.2 *Manage the organisation in a responsible, efficient and accountable manner.*

4.1.4 *Plan effectively for the future.*

4.1.5 *Focus on stakeholder needs, values, engagement and involvement."*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

**COMMENTS:**

Administration has now received the Master Plan and commenced a review of all documentation to ensure it meets the requirements as articulated through the December 2016 Council resolution. As part of this initial review Administration will seek clarity and additional information from the Club where required, and Master Plan Overview will then be provided to Councillors for information purposes.

Over the next six months a more detailed analysis will be undertaken including (but not limited to) the following:

- Technical review by all relevant Teams/Officers;
- Consultation with Football West and Department of Sport & Recreation;
- Determination of community benefit, value and need;
- Community consultation; and
- Preliminary investigation of suitable land uses.

A report will then be presented to Council for consideration no later than December 2017 given that the current Club lease for Litis Stadium expires in January 2018.



CITY OF VINCENT

**ORDINARY MEETING OF COUNCIL: 25 July 2017**

<b>Title:</b>	<b>Manna Inc. Free Meal Services at Weld Square – Quarterly Update 1 April to 30 June 2017</b>
<b>Directorate:</b>	<b>Community Engagement</b>

**Purpose of Report:**

The use of Weld Square by Manna Inc. for the provision of free meal services for the homeless was approved for a 12 month period by Council at its Ordinary Meeting held on 15 November 2016 with the following requirement:

*“Administration will provide a quarterly update through the Council Information Bulletin detailing key statistics related to the Manna Inc. free meal service at Weld Square including any complaints, issues and associated actions.”*

Administration has monitored any complaints, issues and actions in consultation with Manna Inc., Nyoongar Outreach Service and the City's Rangers as well as WA Police where required.

**Details:**

The Manna Inc. free meal service operates at Weld Square from 1:30pm to 2.30pm, six (6) days per week excluding Saturdays until 30 November 2017. Through the 160 volunteers at Manna Inc. they prepare, cook, pack, deliver and serve on average 250 meals per day. Manna Inc. has provided the following number of meals over the April – June 2017 period to people in need at Weld Square:

Soup	2,540
Veg	845
Salads	1,048
Mains	3,458
Dessert	2,475

**Complaints**

The City did not receive any formal complaints regarding the Manna Inc. service in the quarter from April – June 2017:

Manna Inc.	Nil
Police	Nil – it should be noted that the Police cannot provide specific statistics relating to Manna Inc. or Weld Square, however they will advise the City of any significant issues.
Nyoongar Outreach Services	Nil
City Of Vincent Rangers	Nil

**Issues**

The City did not receive advice regarding any specific issues in the quarter from April – June 2017, however a range of actions have been implemented in response to issues from the previous quarterly period:

Concerns of violence and unrest involving aggressive behaviour	- Look into possibility of other outreach workers attending site	- The City has progressed discussions with Street Connect to establish a partnership agreement that would enable them to work more closely with street present youth in Vincent including periodic attendance at the Manna Inc. meal service.
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<p>Reports of office workers and locals accessing the free meals has increased tension between those experiencing homelessness and those who do not fit this target group of the service</p> <p>Manna Inc. are relying on Nyoongar Outreach Services to resolve conflict and not calling police when conflict arises</p>	<ul style="list-style-type: none"> <li>- Inform local businesses and worksites of Manna Inc.'s purpose and discourage them attending Manna Inc.'s service</li> <li>- Manna Inc. to define who their target group is and to discourage people outside this target group from coming simply for a free meal</li> <li>- Manna Inc. to take more responsibility to resolve conflict and call police when necessary</li> <li>- Manna Inc. to develop list of key contacts to display inside van for volunteers to call when necessary</li> </ul>	<ul style="list-style-type: none"> <li>- This issue appears to have been associated with a particular worksite, and has now been resolved with workers no longer seeking to access the Manna Inc. meal service.</li> <li>- Nyoongar Outreach Services will monitor the situation to ensure that it does not re-emerge.</li> <li>- Administration has advised Manna Inc. of the role and responsibilities of Nyoongar Outreach Services, and provided them with a range of key contacts that are now displayed with their van. Volunteers have since been taking a more proactive role in contacting Police should their assistance be required.</li> <li>- Administration has sought the opportunity to attend future Manna Inc. volunteer training sessions to discuss topical issues, and explain the role of both the City of Vincent and Nyoongar Outreach Services.</li> </ul>
<p><b>Consultation/Advertising:</b></p> <p>Nil.</p>		
<p><b>Legal/Policy:</b></p> <p>Nil.</p>		
<p><b>Risk Management Implications:</b></p> <p><b>Medium:</b> The nature of homelessness and at-risk people within our community remains a topical issue to residents and businesses within close proximity to Weld Square, and therefore the effective management of any complaints and issues remains an important risk management strategy.</p>		
<p><b>Strategic Implications:</b></p> <p>The delivery of a free meal service at Weld Square by Manna Inc. aligns with key objectives within the City's <i>Strategic Community Plan 2013-2023</i> as follows:</p> <p><u>'Economic Development</u></p> <p>2.1.2 <i>Develop and promote partnerships and alliances with key stakeholders.</i></p> <p><u>Community Development and Wellbeing</u></p> <p>3.1.2 <i>Promote and foster community safety and security.</i></p> <p>3.1.3 <i>Promote health and wellbeing in the community.'</i></p>		
<p><b>Sustainability Implications:</b></p> <p>Nil.</p>		
<p><b>Financial/Budget Implications:</b></p> <p>Manna Inc. has been granted a fee waiver up to the amount of \$13,125 for usage of Weld Square during the period November 2016 to November 2017.</p>		
<p><b>Comments:</b></p> <p>Administration will provide another quarterly update to Council for the July to September 2017 period through the Information Bulletin.</p>		

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS  
AS AT 28 JUNE 2017**

1.	No. 86 Hobart Street Mount Hawthorn DR 389 of 2015	28 October 2015	Domination Homes	Review in relation to refusal of proposal to remove window screening. ***** Directions Hearing held at SAT on 18 November 2015. Mediation held on 11 February 2016. Hearing held on 27 and 30 May 2016. Application for review was dismissed on 22 September 2016. Applicant lodged an Appeal with the Supreme Court WA. Hearing held on 28 February 2017. Awaiting Supreme Court determination. <i>Representation by: McLeods Barristers and Solicitors</i>
2.	Nos. 2-4 Vincent Street Mount Lawley DR 261 of 2016	6 September 2016	Bobjoy Pty Ltd	Review in relation to refusal of eight multiple dwellings. ***** Application refused by Council on 26 July 2016. SAT Orders were issued for both the applicant and the City to make submissions on preliminary issues. All parties made submissions on the matter for determination of preliminary issues by SAT. Directions Hearing called by SAT and held on 9 June 2017. Applicant subsequently withdrew the application for review. <b>Completed.</b> <i>Representation by: City of Vincent Administration</i>
3.	No. 14 Harley Street Highgate DR 251 of 2016	20 April 2016	O'Brian and Anor	Review in relation to refusal for a two storey single house. ***** An application seeking costs be awarded against the City was lodged with SAT. A Directions Hearing was held on the 23 March 2017. SAT Orders were issued for both the applicant and the City to make submissions. All parties have made submissions on the matter and are awaiting determination by SAT. <i>Representation by: City of Vincent Administration</i>
4.	No. 120 Richmond Street Leederville DR 23 of 2017	13 February 2017	Kevin Dorn	Review in relation to refusal for a two storey single house. ***** Application refused under Delegated Authority on 16 December 2016. Mediation held on 3 March 2017 onsite. Directions Hearing scheduled for 5 May 2017 has been adjourned and relisted for 7 July 2017 to allow time for consideration of additional information. <i>Representation by: City of Vincent Administration</i>
5.	No. 65 Scarborough Beach Road North Perth (DR 101 of 2017)	3 April 2017	Robinson	Review in relation to the refusal of Signage (Billboard) addition to Commercial Building. ***** Directions Hearing held on 28 April 2017 where SAT invited the City to reconsider its decision by 10 May 2017. The City reaffirmed its refusal of the application which has now been scheduled for a full hearing on 18 July 2017. <i>Representation by: City of Vincent Administration</i>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS  
AS AT 28 JUNE 2017**

6.	No. 131 Coogee Street, Mount Hawthorn (DR 194 of 2017)	9 June 2017	Van Der Feltz	<p>Review in relation to the refusal of additions (Carport) to Single House.</p> <p>*****</p> <p>Directions Hearing held on 23 June 2017 where SAT deferred consideration of the matter to a Directions Hearing for 30 June 2017 to consider submissions regarding if and/or how the matter should proceed further.</p>
7.	No. 395 Bulwer Street West Perth (DR 117 of 2017)	5 April 2017	Moschopoulos	<p>Review in relation to refusal of two storey multiple dwelling comprising of four multiple dwellings and associated car parking.</p> <p>*****</p> <p>Application refused by Council on 7 March 2017. Mediation conference held on 4 May 2017 where the SAT invited the applicant to provide a revised proposal and for Council to reconsider the application by 25 July 2017. Matter has been adjourned for further Directions Hearing on 4 August 2017.</p> <p><i>Representation by: City of Vincent Administration</i></p>

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)  
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT**

1.	Nos. 61-73 Cleaver Street, West Perth – 5.2016.495.1	<b>Applicant:</b> TPG Place Match	Demolition of Existing Residential Care Facility, Retention of Heritage Building and Construction of a Six Storey Institutional Building	17 November 2016	15 February 2017	<p>Application was recommended for approval on 15 February 2017</p> <p>Deferred For: Mr Higham, Mr Syme, Cr Topelberg Against: Ms Adair, Cr Buckels</p> <p>Minutes available <a href="#">here</a></p> <p>Application is subject to a State Administrative Tribunal (SAT) Review.</p>
2.	No. 484 Fitzgerald Street, North Perth 5.2017.13.1	<b>Applicant:</b> Celsius Developments	Three Storey Development comprising of 37 Multiple Dwellings (Amendment to Planning Approval) (Retrospective)	12 January 2017	9 June 2017	<p>Application was recommended for approval on 9 June 2017.</p> <p>Approved unanimously.</p> <p>Minutes available <a href="#">here</a></p>
3.	Nos. 248 – 252 Newcastle Street, Perth – 5.2017.124.1	<b>Applicant:</b> Urbanista	Seven Storey Mixed Use Development (Amendment to Planning Approval)	7 April 2017	15 June 2017	<p>Application was recommended for refusal on 15 June 2017.</p> <p>The refusal motion lapsed for want of a mover and seconder.</p> <p>An Alternative Recommendation for approval was carried unanimously.</p> <p>Minutes available <a href="#">here</a></p>
4.	No. 304 Fitzgerald Street, Perth – 5.2017.160.1	<b>Applicant:</b> Emco Building	Four Storey Office Building and Associated Car Parking (Amendment to Planning Approval)	5 May 2017	To be confirmed	To be advised
5.	No. 234 Stirling Street, Perth	<b>Applicant:</b> Archiplan	Demolition of Existing Buildings and Construction of Five Storey Mixed Use Development (Amendment to approval)	12 May 2017	To be confirmed	To be confirmed

**CITY OF VINCENT DESIGN ADVISORY COMMITTEE (DAC)  
REGISTER OF APPLICATIONS CONSIDERED BY DAC**

1.	No. 12 Anderson Street, Mount Hawthorn	Daniel Cassettai Design	2 Storey Multiple Dwelling Development	5/7/17		The proposal will likely benefit from the referral to the DAC in terms of City's Local Planning Policy No. 7.1.1 – Built Form (LPP7.1.1).
2.	No. 137 West Parade, Mount Lawley	Aaron Sice	2 Storey Multiple Dwelling Development	5/7/17		The proposal will likely benefit from the referral to the DAC in terms of the City's Local Planning Policy No. 7.1.1 – Built Form (LPP7.1.1).
3.	No. 6 London Street, North Perth	ANB Design	4 Storey Multiple Dwelling Development	5/7/17		The proposal had previously been referred to the DAC and as revised drawings have been submitted the proposal will benefit from the referral to the DAC in relation to the remaining mandatory items.
4.	No. 214 Scarborough Beach Road, Mount Hawthorn	ANB Design	4 Storey Mixed Use Development	5/7/17		The proposal had previously been referred to the DAC and as revised drawings have been submitted the proposal will benefit from the referral to the DAC in relation to the remaining mandatory items.





## INFORMATION BULLETIN



CITY OF VINCENT

### REGISTER OF PETITIONS - PROGRESS REPORT – JULY 2017

**Directorate:** Chief Executive Officer

**Details:**

Petitions received by the City of Vincent are read out at the Council Meeting and are referred to the appropriate Director for investigation and report. This normally takes 6-8 weeks and the purpose of this report is to keep the Council informed on the progress of the petitions which have been reported to the Council.

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following petitions still require action or are in the process of being actioned.

**Key Index:**

CEO: Chief Executive Officer  
 DCE: Director Community Engagement  
 DCorpS: Director Corporate Services  
 DDS: Director Development Services  
 DTS: Director Technical Services

Date Rcd	Subject	Action Officer	Action Taken
<b>Council Meeting – 7 February 2017</b>			
12/12/16	Petition received from Mr B Dainton of Harley Street, Highgate, along with 146 signatures, requesting that Council “urgently collaborate with the Federal Government of Australia and the State Government of Western Australia to provide a multi-purpose outdoor sports, basketball, netball and futsal facility at southern side of Birdwood Square near Brisbane Street, Perth or a similar location. A multi-purpose facility will not only provide a venue for local children and adult sporting programs, but also much needed facilities for overflow demand from Highgate Primary School.”	DCE	City's Officers have completed investigations on the feasibility of the proposal and it is proposed for discussion at the Council Workshop on 11 July 2017 prior to reporting to Council on 22 August 2017.



# INFORMATION BULLETIN



CITY OF VINCENT

## REGISTER OF NOTICES OF MOTION - PROGRESS REPORT – JULY 2017

**Directorate:** Chief Executive Officer

### Details:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.  
The following Notices of Motion still require action or are in the process of being actioned.

### Key Index:

CEO: Chief Executive Officer  
DCE: Director Community Engagement  
DCorps: Director Corporate Services  
DDS: Director Development Services  
DTS: Director Technical Services

Details	Action Officer	Comment
<b>27 June 2017 – Submitted by Cr Hallett</b>		
Workforce Gender Pay Equity Reporting	DCE/ DCorps	Information relating to gender pay equity to be incorporated into the City's Annual Report due for release in October 2017. The City's Manager Governance & Risk is preparing to write to the WA Local Government Association (WALGA) to encourage WA local governments to report on workforce gender pay equity, along with a request to the Minister for Local Government and Department to consider mandatory reporting on workforce gender pay equity.
<b>30 May 2017 – Submitted by Mayor Cole</b>		
Single Use Plastic Bags	DCorps	The Mayor has written to the Minister for the Environment notifying them of Council's in-principle support. Administration will prepare a report back to Council, once Town of East Fremantle or City of Fremantle's Local Law relating to this matter has been gazetted.
<b>30 May 2017 – Submitted by Cr Loden</b>		
Request for Information Bulletin on Development Applications	DDS	<b>Completed.</b> An Information Bulletin will be provided as part of the July Council Meeting Agenda.
Asset Utilisation, report by February 2018	DCE/ DTS	Administration to measure asset utilisation in preparation for February 2018 report.
<b>7 March 2017 – Submitted by Cr Topelberg</b>		
Litis Stadium Master Plan, by 30 June 2017	DCE	Monthly Progress Report No. 2 included in Council Information Bulletin on 27 June 2017. Further progress reports to follow.
<b>13 December 2016 – Submitted by Cr Gontaszewski/Cr Cole/Cr Loden</b>		
Development of a City of Vincent Public Open Space Strategy, by April 2017	DCE	<b>Completed.</b> Council approved Project Plan on 27 June 2017. Funding allocated in draft 2017/18 Budget to develop the Strategy.
<b>5 April 2016 – Submitted by Cr Harley/Cr Cole</b>		
Request for a new Plan for Axford Park, by July 2016	DTS/ DDS	Report presented to OMC 26 July 2016. Project currently being progressed in line with Project Plan outlined in 26 July Council report.
<b>8 March 2016 – Submitted by former Mayor Carey/Cr Cole</b>		
Review of Development Assessment Panels (DAPs)	DDS	A meeting occurred between the City and Minister for Planning, Hon Rita Saffioti, MLA on 2 May 2017 where this matter was discussed. Council reaffirmed its decision on the DAPs at its meeting of 27 June 2017 (Item 9.5). The City will be writing to the Minister for Planning regarding this position in July.
<b>27 October 2015 – Submitted by former Mayor Carey</b>		
Review of Laws, Policies and Practices relating to the impact of construction activity, on the public realm, by May 2016	DTS/ DDS/ DCE	In progress.



# INFORMATION BULLETIN



CITY OF VINCENT

## REGISTER OF REPORTS TO BE ACTIONED - PROGRESS REPORT – JULY 2017

**Directorate:** Chief Executive Officer

**Details:**

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following reports still require action or are in the process of being actioned.

**Key Index:**

CEO: Chief Executive Officer  
DCE: Director Community Engagement  
DCorpS: Director Corporate Services  
DDS: Director Development Services  
DTS: Director Technical Services

Item	Report Details	Action Officer	Comments
<b><u>Council Meeting – 27 June 2017</u></b>			
9.4	Proposed Amended Parking Restrictions – Mount Hawthorn Town Centre	DDS	Administration will now commence implementation of the new parking restrictions including sending letters to affected landowners and businesses, installing parking signage and line marking.  A review of the parking occupancy rates in and around the Mount Hawthorn Town Centre will be conducted by Rangers within six months of the introduction of the parking restriction changes and a report will be presented back to Council.
9.5	Submission to WALGA – Third Party Appeal Rights in Planning	DDS	Administration will now forward its submission to WALGA and draft letters to the Minister for Planning and Attorney General advising of its position.
10.1	Hyde Street Reserve – Proposed Extension	A/DTS	Being actioned as per Council Recommendation.
10.2	Proposed Road Safety and Traffic Management Improvements in Redfern Street, North Perth and randell Street, Perth	A/DTS	Being actioned as per Council Recommendation.
10.3	Beatty Park Leisure Centre – Remedial Works	A/DTS	Being actioned as per Council Recommendation.
11.4	Delegated Authority Review 2017 [ABSOLUTE MAJORITY DECISION REQUIRED]	DCorpS	To be placed on website along with CEO's Delegation Register
12.1	No. 34 (Lot 1) Cheriton Street, Perth – Progress Report No. 8	DCE	City to write to the new Department of Planning, Lands and Heritage on not extending the Management Order and to seek approval for a portion of the site to be exercised to enable the Norwood Neighbourhood Garden to continue.
12.3	Public Open Space Strategy	DCE	Project Team to be formed and consultancy brief prepared to develop Public Open Space Strategy.
18.2	CONFIDENTIAL REPORT: Mindarie Regional Council Joining the Eastern Metropolitan Regional Council Resource Recovery Facility Tender	CEO	Deferred to a Special Council Meeting to be held in July/August 2017.
<b><u>Council Meeting – 30 May 2017</u></b>			
9.1.3	Response to Notice of Motion (Item 10.2 OMC 20 September 2016) – Request to Investigate the Requirements, Conditions and Associated Compliance for Development Applications Involving Tree Retention on Private Land	DDS	Administration has implemented changes in relation to development assessment and enforcement procedures in relation to this report.  Local planning policy provisions will be included in a future amendment to the Built Form Policy following the WAPC's determination of the policy provisions under the R-Codes.
10.1	Water Corporation – Long Term Water Main Replacement Program within the City of Vincent	DTS	Being actioned as per Council Recommendation.

Item	Report Details	Action Officer	Comments
10.2	Proposed Bike Project Shakespeare Street, Mount Hawthorn – Phase 2 (Scarborough Beach Road to Richmond Street)	DTS	Being actioned as per Council Recommendation.
11.4	Differential Rating Strategy 2017/18	DCorpS	Public Notice was advertised 6 June 2017. Closed 28 June 2017. Further report to OMC with Budget adoption 25 July 2017
12.1	Draft City of Vincent Disability Access and Inclusion Plan 2017 – 2022	DCE	DAIP Summary and graphic design being finalised prior to submission to Disability Services Commission and 2017/18 DAIP Implementation Plan being finalised.
12.2	Festival and Events Sponsorship 2017/2018	DCE	<b>Completed.</b> All Applicants advised and funding Agreements executed.
12.3	Reallocation of Capital Budget Funds	DCE	<b>Completed.</b> Pay-by-plate parking machines procured for The Avenue Car Park.
12.4	Endorsement of the City's Art Priorities 2017/2018 and Review of the City's Art Collection	DCE	Advertising of Draft Policies closed on 3 July 2017. Propose to report to Council on outcome of submissions received on 22 August 2017. Art Collection to be distributed across community buildings and Art Priorities 2017/18 progressed.
12.5	Perth Parking Levy	DCE	Correspondence sent to the State Government requesting to meet with the Department of Transport. Administration to identify alternative uses for some bays within the Perth Parking Management Area.
<b>Council Meeting – 2 May 2017</b>			
9.1.1	No. 94 (Lot: 5 & 261; D/P: 1044 & 33978) Bourke Street, Leederville – Proposed Four Grouped Dwellings (5.2016.525.1)	DDS	<b>Completed.</b> Deferred to allow applicants to submit a perspective and amended plans. Perspective and amended plans lodged with the City on 8 May 2017. City officers discussed the amended plans and requested further information from the applicant. A further amended proposal lodged on 2 June 2017. The further amended proposal submitted to the Design Review Committee for comments on 7 June 2017. A report on the amended plans presented to and approved by Council on 27 June 2017.
9.1.3	Draft North Perth Town Centre Place Plan (SC2677)	DDS	Deferred to enable modifications to the language, length of document and general structure. Technical information does not require any changes. Further work on these modifications is currently underway and the draft document is intended to be presented back to Council in 2017.
<b>Council Meeting – 4 April 2017</b>			
9.5.2	Audit Committee Minutes and Appointment of External Auditor	DCorpS	Awaiting return of signed contract. Administration to contact and follow up.
<b>Council Meeting – 7 March 2017</b>			
9.1.4	Submission on Metropolitan Region Scheme Amendment 1310/41 – Guildford Road from East Parade to Tonkin Highway (SC654)	DDS	The submission was forwarded to the Western Australian Planning Commission on 10 March 2017. A meeting between Main Roads, the Department of Transport and the Department of Planning was held on 4 April 2017. A letter to the Minister for Transport, the Minister for Planning and the Western Australian Planning Commission is currently being prepared.
9.1.5	Outcomes of Advertising – Proposed Amended Parking Restrictions – North Perth Town Centre (SC2862)	DDS	A letter to landowners and businesses was sent on 1 May 2017. Parking signs and ticket machines are being installed throughout May and June 2017. The fee change notice was published in the newspaper on 24 June 2017. Parking restrictions will come into effect on 1 July 2017. Distribution of Parking Permits for residents commenced from 21 June 2017. A project to consider the number and location of ACROD bays has been considered as part of the 2017/18 budget process. A periodic review of the parking occupancy rates in and around the North Perth Town Centre will be conducted by Rangers within six months of the introduction of the parking restriction changes and a report will be presented back to Council.

Item	Report Details	Action Officer	Comments
9.3.5	Review of City of Vincent Local Laws under Section 3.16 of the Local Government Act 1995 (SC2688)	DCorpS	To report back to OMC 19 September 2017
9.4.2	Proposed New Community Funding Policy (SC393)	DCE	<b>Completed.</b> Adoption of new Policy approved by Council on 27 June 2017. Opportunities for youth development funding have been referred to the Children and Young People Advisory Group.
<b><u>Council Meeting – 7 February 2017</u></b>			
9.2.4	Charles Veryard Reserve – Installation of Dog Exercise Area Fencing (Full Enclosure)	DTS	Further consultation to be undertaken.
9.3.6	Licence for use of internal carpark, Forrest Park, No. 66 (Lot 143) Harold Street, Mt Lawley – Highgate Forrest Park Playgroup Inc (SC582)	DCorpS	Draft sent to Playgroup for approval.
<b><u>Special Council Meeting – 19 December 2016</u></b>			
5.2	State CCTV Strategy Infrastructure Grant – Oxford Street Precinct, Leederville	DCE	Project commenced for completion in July 2017.
<b><u>Council Meeting – 13 December 2016</u></b>			
9.1.11	Outcomes of Advertising – Draft Policy No. 7.1.1 – Built Form (SC2320)	DDS	Notice of final adoption and revocation published in the Perth Voice on 21 January 2017. Landscaping and setback provisions provided to WAPC at a meeting on 23 January 2017. A follow up meeting with the Department of Planning was held on 2 March 2017 and Administration is working with officers from the Department to assist with their assessment. Review of Claisebrook heights pending adoption of TPS2.
9.3.5	Proposed Parking Restrictions and Car Parking Licence, Mick Michael Park/Royal Park carpark, 413 Bulwer Street, West Perth (corner Charles Street) – WA Volleyball Inc & Bethanie Group Inc (SC613)	DCorpS	<b>Completed.</b> Bethanie Group Inc lease executed 9 June 2017. WA Volleyball Inc lease executed 7 June 2017.
9.3.6	Short-Term Lease of Litis Stadium/Floreat Athena Soccer Club (SC614)	DCorpS	<b>Completed.</b> Lease executed on 19 June 2017.
<b><u>Council Meeting – 15 November 2016</u></b>			
9.2.1	Proposed Parking Improvements – Albert Street, North Perth (SC656, SC1847)	DTS	<b>Completed.</b>
9.3.8	Leederville Gardens Retirement Village – Village Manager (SC313 & SC308)	DCorpS	Board appointed Independent Village Manager subject to contract negotiations. Board Secretarial support function still being determined.
9.4.1	Manna Inc. – Provision of Free Meal Services for the Homeless at Weld Square (SC1789)	DCE	A quarterly Information Bulletin report for the period April to June 2017 submitted to Council for 25 July 2017 meeting. A report on the further use of Weld Square to be submitted to Council in November 2017.
<b><u>Council Meeting – 18 October 2016</u></b>			
9.1.12	Initiation of Amendment to Local Planning Policy No. 7.7.1 – Parking and Access (SC2632)	DDS	Consultation occurred between 14 November 2016 and 12 December 2016. No submissions were received so the consultation period was extended until 27 January 2017. A further report will be presented to Council in 2017.
9.2.1	Proposed Safety Improvement at the Intersection of Walcott and Beaufort Streets, Mount Lawley (SC686, SC986)	DTS	Twelve month trial commenced 1 June 2017
9.2.3	Proposed Parking Restriction Trial – Chelmsford Road, Fitzgerald Street to Ethel Street, North Perth (SC738, SC1201)	DTS	Trial in progress.
9.3.6	Assignment of Lease – Portion of Beatty Park Leisure Centre – NBP Holdings Pty Ltd to Beatty Park Physiotherapy Pty Ltd	DCorpS	Final assignment sent for execution.
<b><u>Council Meeting – 23 August 2016</u></b>			
9.2.3	Proposed 40kph Area Wide Speed Zone Trial – South Vincent Progress Report No 2 (SC466)	DTS	Continuing discussions with the Road Safety Commission being undertaken prior to the consultation scheduled for August 2017.

Item	Report Details	Action Officer	Comments
9.2.4	Proposed Traffic Calming - Anzac Road, Mount Hawthorn (SC673)	DTS	On hold, pending Water Corporation works.
9.2.5	Proposed Parking Restriction Trial – Chelmsford Road, Leake Street and Grosvenor Road, North Perth (SC738, SC850, SC811, SC1201)	DTS	Trial in progress.
9.3.4	Review of Investment Policy (SC1408)	DCorPS	Referred to ad hoc Review Panel for further discussion.
14.1	CONFIDENTIAL REPORT: Belgravia Leisure Option to Renew Loftus Recreation Centre Lease (SC379)	DCorPS	Confirmation received. Deed to be executed.
<b>Council Meeting – 28 June 2016</b>			
9.3.5	Lease of No. 4 Broome Street, Highgate to Minister for Education – Highgate Pre-Primary (Little Citizens) (SC591)	DCorPS	Met with Department. Considering options of land lease.
9.3.6	Consideration of proposed development (Wellness Centre) – Portion of Woodville Reserve, 10 Farmer Street, North Perth	DCE	Awaiting final advice from Department of Health and LotteryWest. Multicultural Services Centre WA (MSCWA) has withdrawn their Development Application.
14.1	CONFIDENTIAL REPORT: Lease of Dorrien Gardens, 3 Lawley Street, West Perth – Perth Soccer Club Inc – Lease Fee (SC529)	DCorPS	Final lease document with Department of Lands for approval.
<b>Council Meeting – 31 May 2016</b>			
9.2.6	Leederville Town Centre – Removal or Relocation of Newcastle Street Taxi Rank	DTS	Further consultation to be undertaken.
<b>Council Meeting – 3 May 2016</b>			
9.3.5	Beatty Park Geothermal and HVAC System Review – Proposed Rectification Works	DCE	<b>Completed.</b> Works complete.
<b>Council Meeting – 5 April 2016</b>			
9.1.6	Review of Licences for Outdoor Eating Areas and Display of Goods on Footpaths	DDS	Policies reviewed and revoked at 23 August 2016 OMC. Administration is preparing the new 'self-assessment' system for Trading in Public Places Local Law permits. The system will come into effect in 2017. A full review of the Local Law will commence in 2017 to identify further efficiencies.
<b>Council Meeting – 8 March 2016</b>			
9.3.5	Leederville Gardens Retirement Village Estate (SC313/SC308)	DCorPS	The City has submitted a request to the Board for consideration of a refund and is awaiting a formal response.
<b>Council Meeting – 9 February 2016</b>			
9.4.2	Parking and Parking Facilities Local Law 2007– Proposed Amendment to Parking Permits (SC112)	DCE	Review of Parking & Parking Facilities Local Law and Local Government Property Local Law has been completed. Administration to bring amended versions of all Local Laws back to Council by September 2017.
<b>Council Meeting – 8 December 2015</b>			
9.2.4	Proposed Parking Restriction Trial at the Flinders Street and Coogee Street Car Parks, Mount Hawthorn (SC2453, SC2517)	DTS	<b>Completed.</b> Refer Item 9.4, OMC 27 June 2017.
<b>Council Meeting – 27 October 2015</b>			
9.3.6	Portion of No. 10 (Lot 2545) Farmer Street, North Perth – Approval of a Sublease to Vincent Men's Shed (Inc.) (SC351/SC2087)	DCorPS	Negotiating terms with Community Engagement.
<b>Council Meeting – 22 September 2015</b>			
9.5.3	Review of Advisory and Working Groups and Committees, <i>specifically</i> : <ul style="list-style-type: none"> <li>Draft Policy for establishment and operation of a new Community Engagement Panel</li> </ul>	DCE	Options for the Community Engagement Panel (CEP) were discussed at the Council Member Workshop held on 30 August 2016. Formation of the CEP is being aligned with the Strategic Community Plan community engagement process which was formerly launched on 8 June 2017.

Item	Report Details	Action Officer	Comments
<b><u>Council Meeting – 30 June 2015</u></b>			
9.3.4	Portion of 1 (Lot 33) The Avenue, Leederville – Proposed Lease area for Telstra Corporation Limited (PR52590)	DCorpS	<b>Completed.</b> Lodged at Landgate 26 June 2017.
<b><u>Council Meeting – 20 January 2015</u></b>			
9.3.4	Lease for Margaret Kindergarten – No 45 (Lot 10349 D/P: Swan L), Richmond Street, Leederville (SC351/SC589)	DCorpS	Met with Department. Considering options of land lease.
<b><u>Council Meeting – 18 November 2014</u></b>			
9.1.4	Car Parking Strategy Implementation – Progress Report No. 1 (PRO0084/SC1345)	DDS/ DTS/ DCE	The option of parking benefit districts will be reviewed as part of the review of the Car Parking Strategy and preparation of an Integrated Transport Plan. The City has a policy to guide the issuing of parking permits and has the ability to issue commercial parking permits. Administration issues permits in accordance with this policy. The City takes an approach to parking restrictions where we receive complaints, conduct parking occupancy surveys and report to Council on the results of these surveys. The replacement of the CALE ticket machines throughout the City is currently underway and machines are replaced on a periodic basis. This process will continue until all CALE machines are replaced. The City consulted on paid parking on William Street in May 2017 and the results of this consultation will be presented back to Council in 2017.
<b><u>Council Meeting – 21 October 2014</u></b>			
9.3.5	Lease for Tuart Hill Cricket Club Inc, Modernians Hockey Club Inc and Cardinals Junior Football Club – Lease of Premises at Charles Veryard Reserve Pavilion and Turf Wickets, Bourke Street, North Perth (SC351)	DCorpS	Preparing report to OMC 27 June 2017 in respect to seasonal licences.
<b><u>Council Meeting – 7 October 2014</u></b>			
9.3.2	Lease for North Perth Tennis Club – Lease of Premises at Woodville Reserve, 10 Farmer Street, North Perth (SC351/SC621)	DCorpS	Lease negotiations have been ongoing and proposed to present item for discussion at Council Workshop.
<b><u>Council Meeting – 23 September 2014</u></b>			
9.3.6	Lease for Leederville Tennis Club – Lease of premises at 150 Richmond Street, Leederville (SC351 & PR25077)	DCorpS	Lease negotiations have been ongoing and proposed to present item for discussion at Council Workshop.
<b><u>Council Meeting – 22 July 2014</u></b>			
9.5.3	Review of Policy No. 4.2.13 relating to Design Advisory Committee (PLA0220)	DDS	Report scheduled to be presented to Council in 2017.
<b><u>Council Meeting – 27 May 2014</u></b>			
9.3.4	LATE ITEM: East Perth Football Club and Subiaco Football Club Lease additional space at Medibank Stadium	DCorpS	Lease discussions being finalised. Drafting Deed of Variation of Lease.
<b><u>Council Meeting – 11 June 2013</u></b>			
9.2.4	Investigation into Possible Daily Closure of the Section of Washing Lane between William Street and Money Street, Perth	DTS	On hold. Applicant has not shown any further interest in the proposal.
<b><u>Council Meeting – 12 February 2013</u></b>			
9.2.12	Request to the Minister for Lands for Acquisition of the Right of Way Bounded By Anzac Road, Oxford, Salisbury and Shakespeare Streets, Leederville as Crown Land	DTS	Still awaiting further advice from Department of Lands.

Item	Report Details	Action Officer	Comments
9.2.13	Request to the Minister for Lands for the Acquisition and Reversion to 'Crown Land' of the Right of Way Named Luce Lane, North Perth (TES0225)	DTS	Still awaiting further advice from Department of Lands.



**10      MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**11      REPRESENTATION ON COMMITTEES AND PUBLIC BODIES**