



CITY OF VINCENT

AGENDA

Council Briefing

22 May 2018

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

Len Kosova
Chief Executive Officer

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PROCEDURE FOR PUBLIC SPEAKING TIME

The City of Vincent Local Law Relating to Meeting Procedures prescribes the procedure for persons to ask questions or make public statements relating to a matter affecting the City, either verbally or in writing, at a Council meeting.

Questions or statements made at an Ordinary Council meeting can relate to matters that affect the City. Questions or statements made at a Special Meeting of the Council must only relate to the purpose for which the meeting has been called.

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 and the suburb in which they reside or, where a member of the public is representing the interests of a business, the suburb in which that business is located 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.
5. Questions/statements are to be directed to the Presiding Member and are to be made politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on a Council Member or City Employee.
6. Where the Presiding Member is of the opinion that a member of the public is making a statement at a Council meeting, that does not affect the City, he may ask the person speaking to promptly cease.
7. Questions/statements and any responses will be summarised and included in the Minutes of the Council meeting.
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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- All Ordinary and Special Council Meetings are electronically recorded except when the Council resolves to go behind closed doors;
- All recordings are retained as part of the City's records in accordance with the General Disposal Authority for Local Government Records produced by the Public Records Office;
- A copy of the recorded proceedings and/or a transcript of a particular section or all of a Council meeting is available in accordance with Policy No. 4.2.4 – Council Meetings – Recording and Web Streaming.
- Ordinary Meetings of Council and Council Briefings are streamed live on the internet in accordance with the City's Policy – 4.2.4 - Council Meetings Recording and Web Streaming. It is another way the City is striving for transparency and accountability in what we do.
- The live stream can be accessed from <http://webcast.vincent.wa.gov.au/video.php>
- Images of the public gallery are not included in the webcast, however the voices of people in attendance may be captured and streamed.
- If you have any issues or concerns with the live streaming of meetings, please contact the City's Manager Governance and Risk on 08 9273 6538.

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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. 101 (LOT: 4 D/P: 1976) ALMA ROAD, NORTH PERTH - PROPOSED DWELLING (GROUPED)

TRIM Ref: D18/53665







Author: Rana Murad, Senior Urban Planner

Authoriser: John Corbellini, Director Development Services

Ward: South

Precinct: 8 – North Perth

Attachments:

1. Attachment 1 - Location and Consultation Map [↓](#) 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Development Perspective [↓](#) 
4. Attachment 4 - Summary of Submissions and Administration's Comments [↓](#) 
5. Attachment 5 - Summary of Submissions and Applicant's Response [↓](#) 
6. Attachment 6 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for a Dwelling (Grouped) at No. 101 (Lot: 4, D/P: 1976) Alma Road, North Perth, in accordance with the plans show in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 6:

1. This approval is for the Dwelling shown on the approved plans only. This approval does not relate to any other development;
2. Landscape and Reticulation Plan

A detailed landscape and reticulation plan for the development site 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:

- 2.1 The location and type of existing and proposed trees and plants;
- 2.2 Areas to be irrigated or reticulated; and
- 2.3 The site area to be provided with a minimum 14.75 percent deep soil zone and 37.29 percent canopy cover at maturity;

All works shall be undertaken to the City's satisfaction, prior to occupation or use of the development and shall be maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

3. Boundary Walls

The owners of the subject land shall finish the surface of the boundary walls in a good and clean condition to the satisfaction of the City prior to the occupation or use of the development and shall thereafter maintain the surface of the boundary walls to the satisfaction of the City;

4. 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 noise impact on surrounding landowners

and shall be screened from view from the street, and where practicable from adjoining buildings to the satisfaction of the City;

5. Stormwater

All stormwater produced on the subject land shall be retained on site, unless otherwise approved in writing by the City. Stormwater retention shall occur by suitable means to the full 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) to the satisfaction of the City shall be submitted to and approved by the City. The development shall be finished in accordance with the approved schedule to the satisfaction of the City prior to the use or occupation of the development;

7. Visually Permeable Fence

The area of the fence shall be a minimum 50 percent visually permeable, as shown on the approved plans, in accordance with the provisions of the Residential Design Codes; and

8. 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 development approval for a Dwelling (Grouped) at No. 101 Alma Road, North Perth (subject site).

PROPOSAL:

The application proposes the development of a three storey dwelling (grouped) at the subject site. The proposed dwelling will gain vehicle access from the eastern right of way adjoining the site.

BACKGROUND:

Landowner:	Andrew Burrell and Rebecca Turner
Applicant:	Logan Joyce
Date of Application:	15 February 2018
Zoning:	MRS: Urban LPS2: Zone: Residential R-Code: R40
Built Form Area:	Residential
Existing Land Use:	Vacant Lot
Proposed Use Class:	Dwelling (Grouped)
Lot Area:	180m ²
Right of Way (ROW):	East: City owned, sealed and drained 5.0m wide South: Privately owned, sealed and drained 4.0m wide West: City owned, sealed and drained 5.0m wide
Heritage List:	Not applicable

The subject site is located on the southern side of Alma Road, in between Fitzgerald Street and Ethel Street, North Perth, as shown in **Attachment 1**. The site is bound by three ROWs to the east, south and west with an existing single house abutting the lot to the north. To the west across the ROW is the North Perth Town Centre with a number of commercial developments fronting Fitzgerald. The subject site and the land to the east and south is Residential zoned land with a density code of R40. The properties to the north of Alma Road are zoned District Centre and have been developed with grouped dwellings. The site has been identified in the Residential Built Form Area under the City's Local Planning Policy No. 7.1.1 – Built Form (Built Form Policy).

A subdivision application was granted conditional approval by the Western Australian Planning Commission on 24 September 2015 to create two survey strata lots with common property. The subject lot is the vacant rear lot approved in this subdivision and is located approximately 23.0 metres from the primary street.

On 15 February 2018, the City received a development application for the construction of a three storey dwelling (grouped) at the subject site. The applicant's development plans are included as **Attachment 2** and a development perspective is included as **Attachment 3**.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes (R 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
Density/Plot Ratio	✓	
Street Setback	✓	
Front Fence		✓
Building Setbacks/Boundary Wall		✓
Building Height/Storeys		✓
Open Space		✓
Outdoor Living Areas	✓	
Landscaping	✓	
Privacy	✓	
Parking & Access	✓	
Bicycle Facilities	✓	
Solar Access	✓	
Setbacks of Garages and Carports		✓
Site Works/Retaining Walls	✓	
Essential Facilities	✓	
External Fixtures	✓	
Surveillance	✓	

Detailed Assessment

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

Street Walls and Fences	
Deemed-to-Comply Standard	Proposal
Clause 5.10 of Policy No. 7.1.1 400mm maximum width of piers	940mm pier proposed for letter box.
Walls Built on Boundary	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.1.3 and Built Form Policy Clause 5.3 Boundary walls with an average height of 3m and a maximum height of 3.5m.	Northern boundary wall has an average height of 3.35m.

Open Space	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.1.4	
45%	43%
Building Height	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.1.6 and Built Form Policy Clause 5.6	
Maximum two storeys	Three storeys proposed.
Maximum wall height of 6m and maximum height to the top of pitched roof of 9m	Maximum wall height under gable roof of 9.6m on northern side and 9.3m on southern side.
	Maximum wall height of 7.8m on eastern side and 7.1m on western side. Height to top of pitched roof 10m on Northern side, 9.7m on southern side, and 10.1m on eastern side and 9.4m on the western side.
Setbacks of Garages and Carports	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 5.7	
Garage to be setback 0.5m behind the dwelling	Garage is 0.5m forward of the dwelling.

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days commencing on 28 March 2018 and concluding on 14 April 2018. Community consultation was undertaken by means of written notifications being sent to surrounding landowners, as show in **Attachment 1** and a notice being published on the City's website. At the conclusion of the community consultation period, five submissions were received by the City, all of which objected to the proposal.

The main issues raised as part of the consultation relate to:

- Concerns regarding the proposed height;
- Impact of building bulk and scale on the surrounding landowners; and
- Concerns regarding loss of privacy.

A summary of the submissions and Administration's responses is included as **Attachment 4**. The applicant has also provided responses to the submissions received and this is included as **Attachment 5**.

Design Advisory Committee (DAC):

Referred to DAC: 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 Policy.

In accordance with Schedule 2 Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant will have the right to apply to the State Administrative Tribunal for a review of Council's determination.

It is noted that the deemed-to-comply landscaping standards set out in the Built Form Policy have not been approved by the Western Australian Planning Commission (WAPC), who have instead issued approval for a modified set of deemed-to-comply landscaping standards that are similar to those set out in Design WA but which have not been approved by Council. As a result the assessment will only have 'due regard' to those deemed-to-comply landscaping approved by Council in the Built Form Policy.

Delegation to Determine Applications:

This matter is being referred to Council as the development proposed is three storeys in height and the CEO has not been delegated the authority to determine development applications proposing new development of three storeys or more in height.

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:

Walls Built on Boundary

The proposal incorporates a boundary wall on the northern boundary which has an average height of 3.35 metres in lieu of the deemed-to-comply average height set by the R Codes of 3.0 metres. The overall maximum height and length of the boundary wall is proposed to be 3.3 metres and 5.0 metres respectively, which is compliant with the deemed-to-comply standards of the R Codes. The subject site and the proposed boundary walls adjoin an existing dwelling which completely screens the development from Alma Road. Therefore, it is considered that the proposed boundary wall will not be visible from Alma Road.

The subject site has a natural slope in the ground level along the northern boundary. Whilst this slope is not significant it is considered to contribute to the proposed average boundary wall height exceeding the deemed-to-comply standard by 0.35 metres.

The proposed boundary wall does not restrict the ability of sun and ventilation to be attained by the subject site or any surrounding sites. The orientation of the subject site ensures that the shadow of the proposed boundary wall 21 June falls onto the site itself. Given the wall meets the maximum wall height and length standards set by the R Codes it is considered that the proposed average height of 3.35 metres does not result in significant bulk and scale. The location of the boundary wall will ensure that it is not easily visible from Alma Road and the surrounding properties.

Open Space

The proposal incorporates 43 percent open space in lieu of the deemed-to-comply 45 percent as per Clause 5.1.4 of the R Codes. The proposed grouped dwelling is located on a site with a total site area of 180 square metres. The proposal has been designed to incorporate an outdoor living area with a total area of 22.0 square metres which is in excess of the requirements of the R Codes. The outdoor living area is located on the northern aspect of the site and is open to winter sun and ventilation. It is considered that the outdoor living area provides ample area for the prospective occupants for outdoor pursuits and is well located and directly accessible from the living area. The proposed grouped dwelling has also incorporated a green space area on the first and second floors. The design of the proposed grouped dwelling has incorporated skylights which will allow for added sun light to the dwelling. In light of this, it is considered that the open space provided on the subject site meets the design principles of Clause 5.1.4 of the R Codes.

Building Height

The proposed development incorporates three storeys, with a maximum wall height of 9.6 metres and roof pitch of 10.1 metres in lieu of the deemed-to-comply building height set for the site of two storeys, 6.0 metres and 9.0 metres respectively.

The subject site adjoins the Fitzgerald Street District Centre zone to the west, where a deemed-to-comply building height of six storeys applies. The properties to the north, south and east are all zoned Residential and have a deemed-to-comply building height of two storeys. The subject site is located behind a single dwelling which fronts Alma Road. The existing single house on the front lot is single storey with a pitched roof what height and will provide some screening to the proposed development which will reduce the visual impact on Alma Road. The property to the south at 130 Raglan Road includes a mature Jacaranda tree which is considered to provide some screening to the proposed development and therefore, the dwelling will not be readily visible from Raglan Street.

The proposal has been designed to contain the third storey within the roof space which has resulted in a roof pitch of 10.1 metres which is 1.1 metres above the deemed to comply roof pitch height of 9.0 metres. This effectively minimises the impact of the third storey as it has been designed to be integrated within the proposed dwelling and as such, presenting as a two storey development.

Alma Road has been developed with single and grouped dwellings with a range of materials including red brick, render and cladding. The proposed development has incorporated a range of materials, textures and finishes into the design of the dwelling. These materials include exposed red brick, steel and cladding. The incorporation of these materials is considered to reinterpret the existing development style which currently exists in the streetscape. The proposed elevations of the grouped dwelling have included a number of openings and are well articulated. The design is considered to be sympathetic to the area and preserve and enhance the visual character of the existing streetscape. The inclusion of the aforementioned materials are considered to reduce the impact of building bulk and scale of the overall development on the streetscape. The inclusion of these materials and the articulation of the elevations contribute to the perception of appropriate massing of the buildings and thus, present an acceptable scale to the streetscape and the surrounding properties.

The design of the proposed grouped dwelling has ensured that visual privacy to the surrounding landowners is not compromised and the proposal complies with all deemed-to-comply requirements of Clause 5.4.1 of the R Codes. The proposed development is compliant with the solar access requirements of Clause 5.4.2 of the R Codes and will not result in excessive overshadowing onto the surrounding landowners.

It is considered that the additional building height has been mitigated through appropriate design measures and will therefore, reduce the perception of building bulk and scale on the locality and the surrounding landowners.

Street Walls and Fences

The proposal incorporates one 0.475 metre wide pier fronting the eastern ROW in lieu of the deemed-to-comply 0.400m as per Clause 5.10 of the Built Form Policy. The 0.475 metre wide pier accommodates the letter box, with the remainder of the front fence complying with the deemed-to-comply standards of the Built Form Policy. At present, the ROW largely incorporates solid wall, fences and garages. The proposed fence incorporates a laser cut screen panel which will be visually permeable and overall the fence will increase surveillance of the ROW. A condition of development approval has been recommended to ensure that the proposed fence is 50 percent visually permeable. Therefore, it is considered that the proposed fence has a negligible impact in terms of building bulk and scale of the streetscape and the locality.

Landscaping

The applicant has provided a landscaping plan which shows 14.75 percent deep soil zone and 37.29 percent canopy cover at maturity. Although the deep soil zones proposed does not meet the deemed-to-comply standard of 15 percent set by the City's Built Form Policy, it is considered that the deep soil zones allow for mature trees to be planted which will provide extensive canopy cover at maturity. The proposed landscaping is considered to provide an increased amenity to the area and a sense of open space for the subject site. A detailed landscaping plan showing irrigated and non-irrigated areas has not been submitted as part of this application, however, a condition requiring this has been recommended. Subject to the condition, it is considered that the proposal is capable of facilitating high quality landscaping which will enhance the appearance of the development and the amenity for residents.

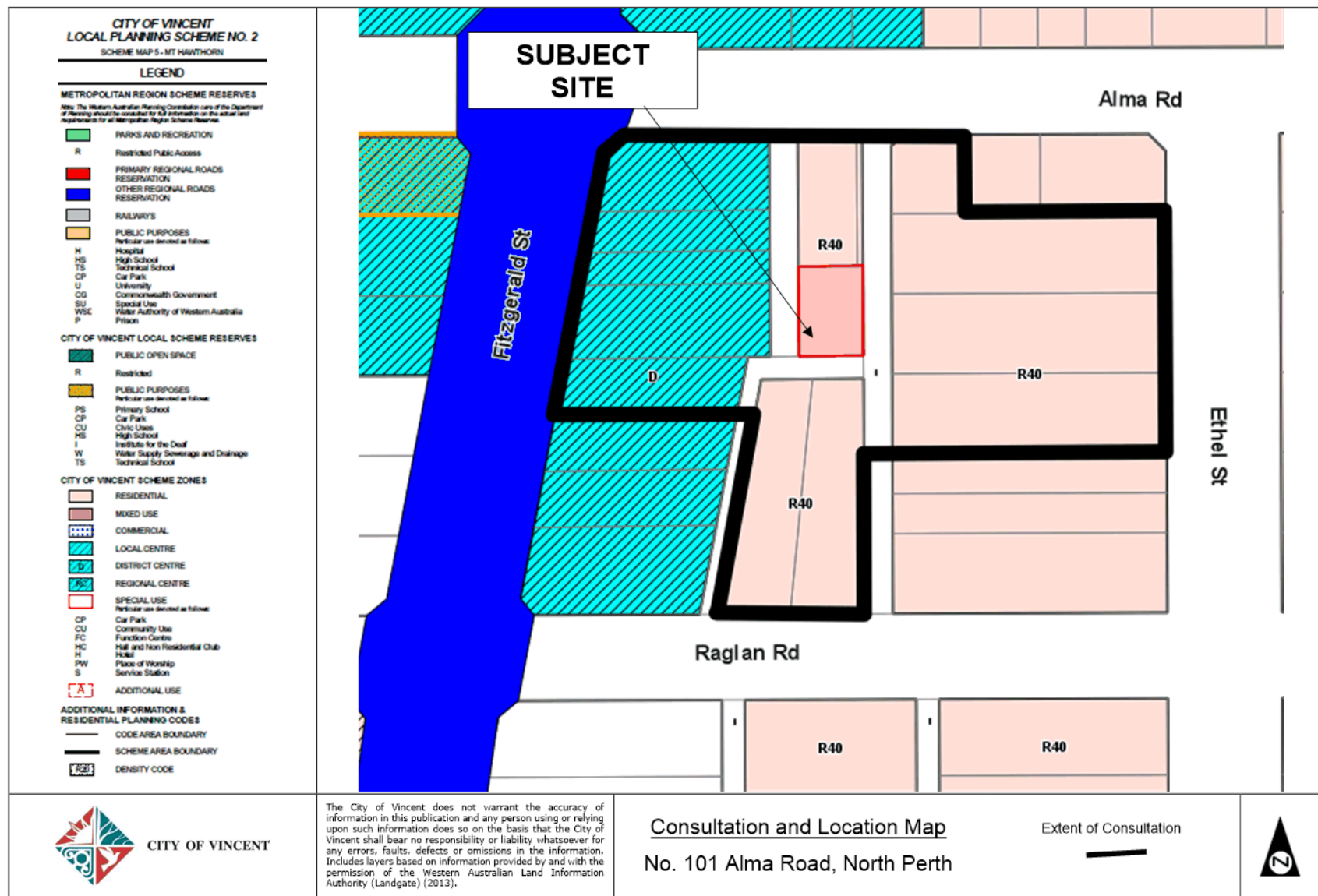
Garages

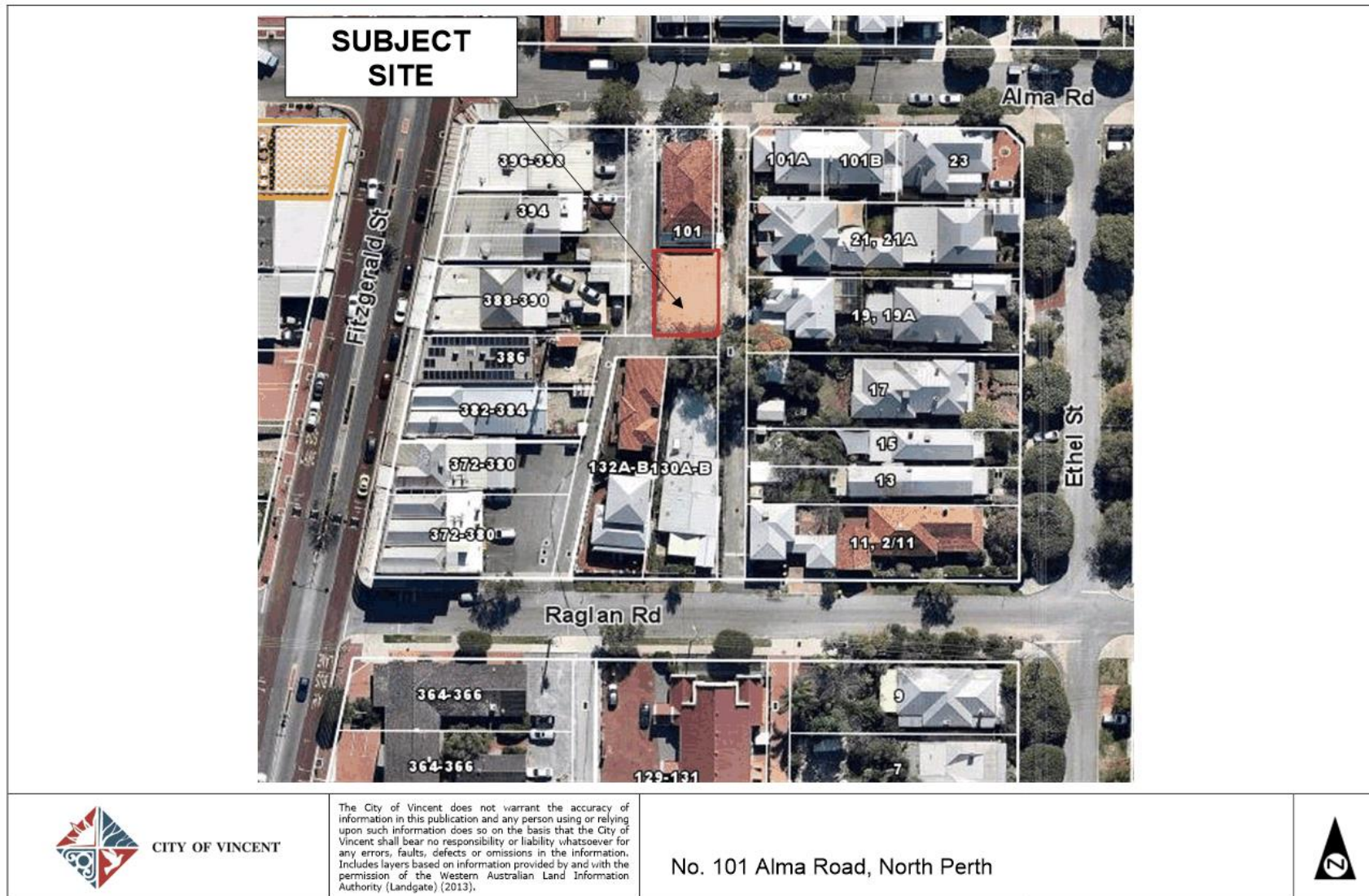
The garage for the proposed dwelling is located 0.5 metres in front of the dwelling line and 1.0 metre from the ROW to the east. The garage is proposed to accommodate one vehicle and has a width of 3.7 metres. The proposed dwelling has a total width of 14.8 metres at the eastern lot boundary and presents a visually permeable fence with major openings looking out to the ROW. Therefore, it is considered that the total frontage taken up by the garage is minor as it equates to only 24 percent of the eastern frontage.

The ROW is currently largely made up of rear fences, blank walls, garages and it is considered that the open fencing proposed will improve the amenity and passive surveillance of the ROW. The garage wall is proposed to be constructed from recycled red brick which is a prominent building material used throughout the locality. The proposed dwelling has ensured that adequate truncations are provided to ensure for sightlines and safe manoeuvring. In light of the above, it is considered that the impact of the garage at the current location will have a negligible impact on the locality terms of building bulk and scale.

Conclusion

The proposal requires Council to exercise its discretion in relation to walls on boundary, building height, open space, landscaping and setback of garages. The proposed building height of the dwelling is considered to be appropriate in the context of the area and will have a negligible impact on the surrounding properties and Alma Road. The development has been appropriately designed and has utilised materials which are prominent in the locality such as recycled red brick and cladding. The perception of building bulk and scale is considered to be mitigated as a result of the proposed building materials. The proposed dwelling has incorporated a generous outdoor living area that optimises the northern aspect of the subject site which is capable of being used by future occupants for outdoor pursuits. At the same time the proposal incorporates 14.75 percent deep soil zone and 37.29 percent canopy cover. This is considered to significantly enhance the visual amenity of the dwelling as well as provide a sense of open space. In light of the above, it is recommended that the application be approved by Council subject to the recommended conditions.





NOTES - GENERAL
DO NOT SCALE FROM DRAWINGS.
VERIFY ALL DIMENSIONS ON SITE
BEFORE COMMENCING ANY WORKS. ALL
DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH MECHANICAL,
STRUCTURAL.

PROPERTY DETAILS

R-CODE:	R40
LG ZONING:	RESIDENTIAL
MRS ZONING:	URBAN
LOT NUMBER:	4
PROPERTY ADDRESS:	101 ALMA ROAD, NORTH PERTH
DIAGRAM/PLAN:	DIAGRAM 1976
LOC AUTH:	CITY OF VINCENT
LEGAL AREA:	180m ²

PROPERTY AREA CALCULATION

LEGAL AREA	180	m²
PROPOSED DWELLING - GF:	79	m²
PROPOSED DWELLING - FFL:	85	m²
PROPOSED DWELLING- SFL:	46	m²
TOTAL BUILDING AREA:	210	m²

GREEN OPEN SPACE:	7.6	m ²
PRIVATE OPEN SPACE:	20.2	m ²

SITE COVERAGE AREA:	116.7 m ²
% OPEN SPACE:	42.5 %

CITY OF VINCENT
RECEIVED
27 Mar 2018

PLANNING SUBMISSION

DATE	No.	REVISION	CHECK



BIMSPACE

Perth, Australia.
T 0433 009 055
kevin.cheung@bimspace.com.au

PROJECT NAME

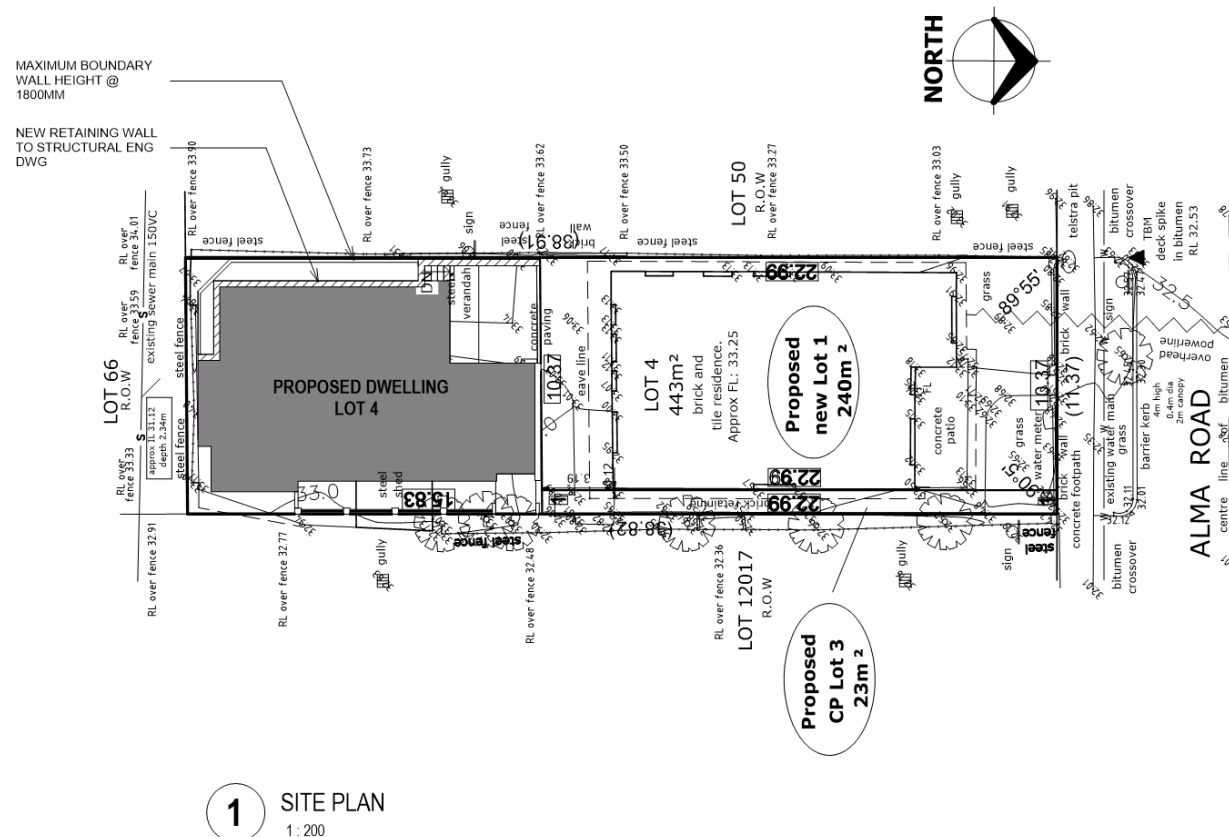
JOYCE RESIDENCE

101 Alma Road, North Perth

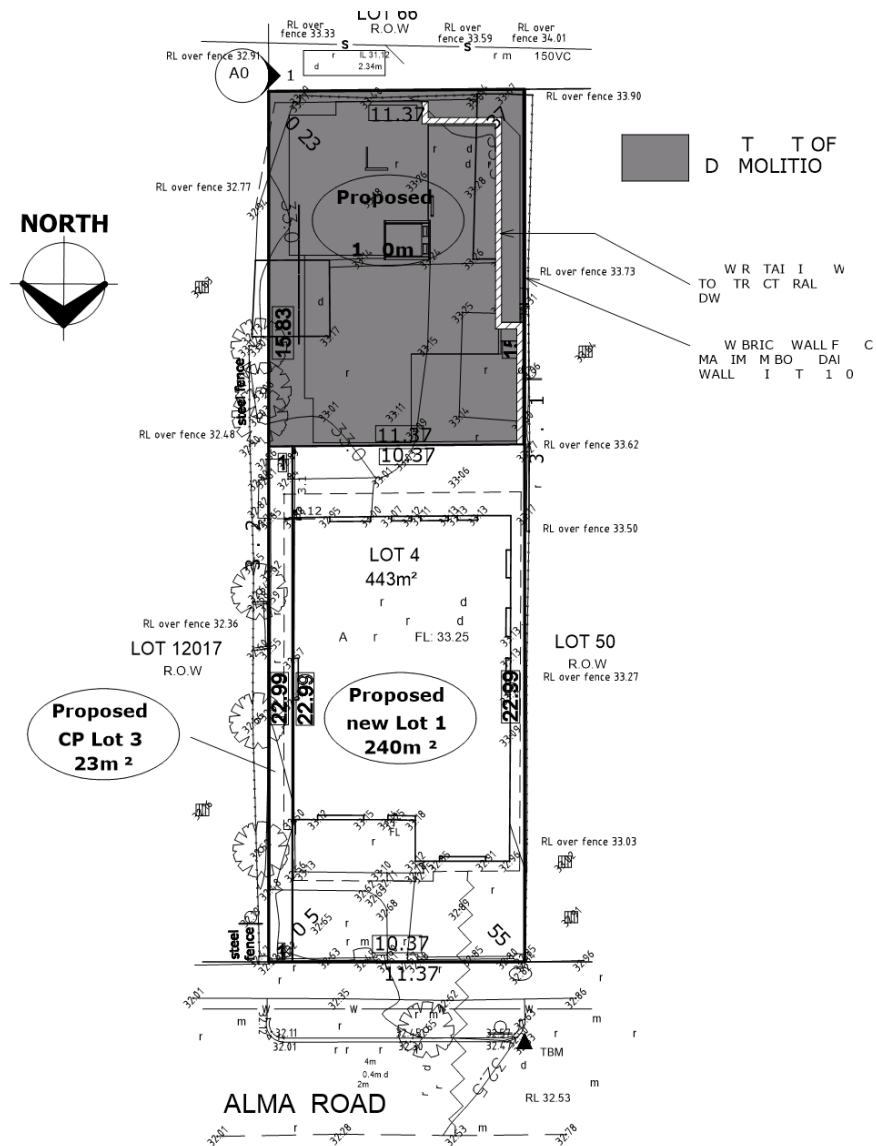
TITLE

SITE PLAN

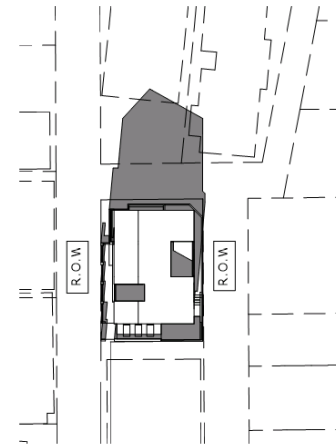
Project no	XX	DWG	REV
Date	7/02/2018		
Drawn by	KC	A01	1
Checked by	KC		
Scale	1 : 200		



1 SITE PLAN
1 : 200



1 DEMOLITION PLAN



2 0 ERS ADOWING DIAGRAM
1

O ERS ADO				CALCULATIO		
LOT ADDR				130 Raglan Rd	orth	erth
IT AR					457.644m ²	
COV RA		AR			11.576m	
COV RA		AR	A		2.53	
LOT ADDR				132 Raglan Rd	orth	erth
IT AR					452.42m	
COV RA		AR			4	10
COV RA		AR	A		10.	5

NOTES GENERAL
DO NOT SCALE FROM DRAWINGS
VERIFY ALL DIMENSIONS ON SITE
BEFORE COMMENCING ANY WORK
DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH MECHANICAL
STRUCTURAL



CITY OF VINCENT
RECEIVED
27 Mar 2018

PLANNING SUBMISSION

DATE	N	REVISION	C



BIMSPACE

P r A r
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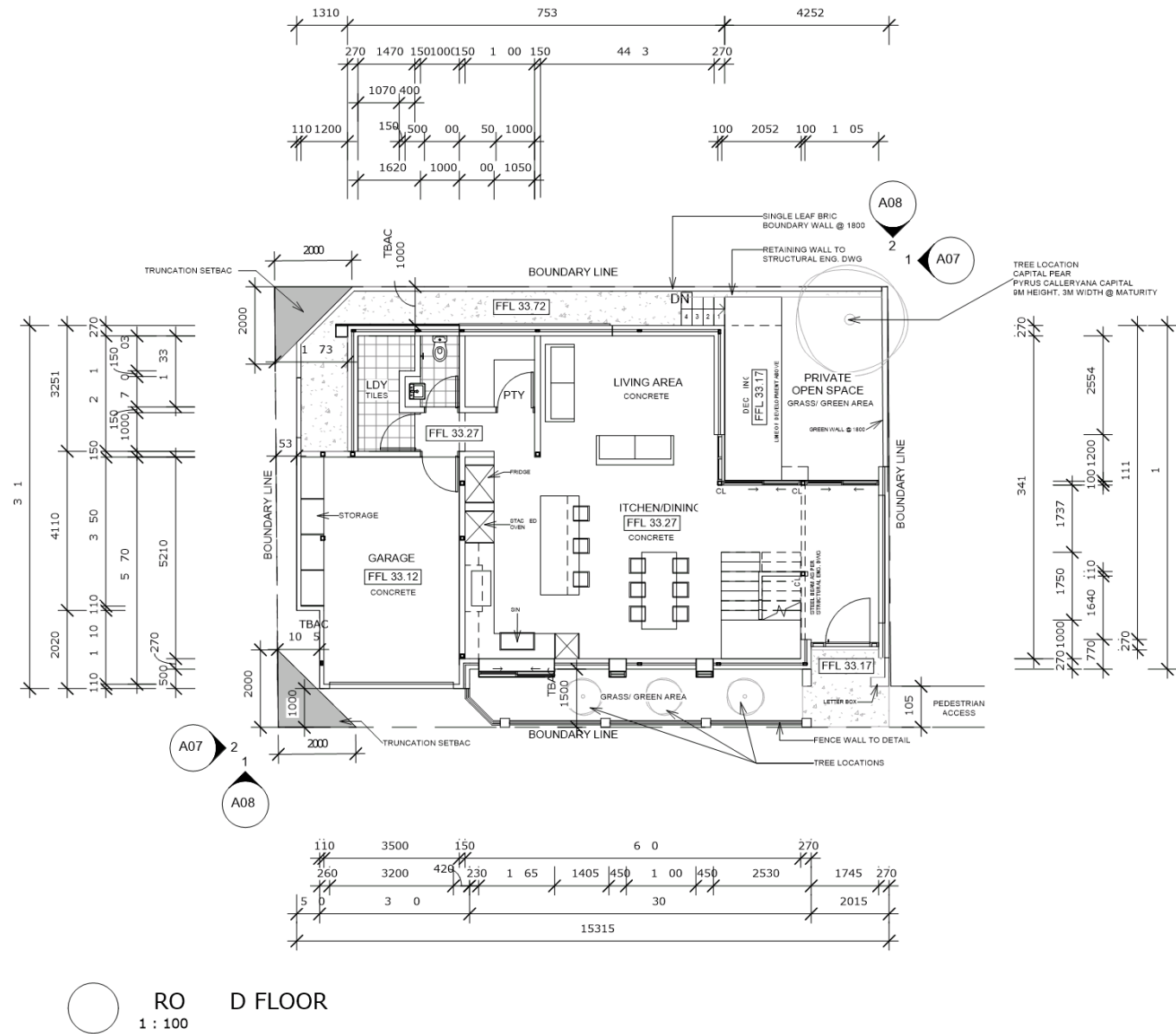
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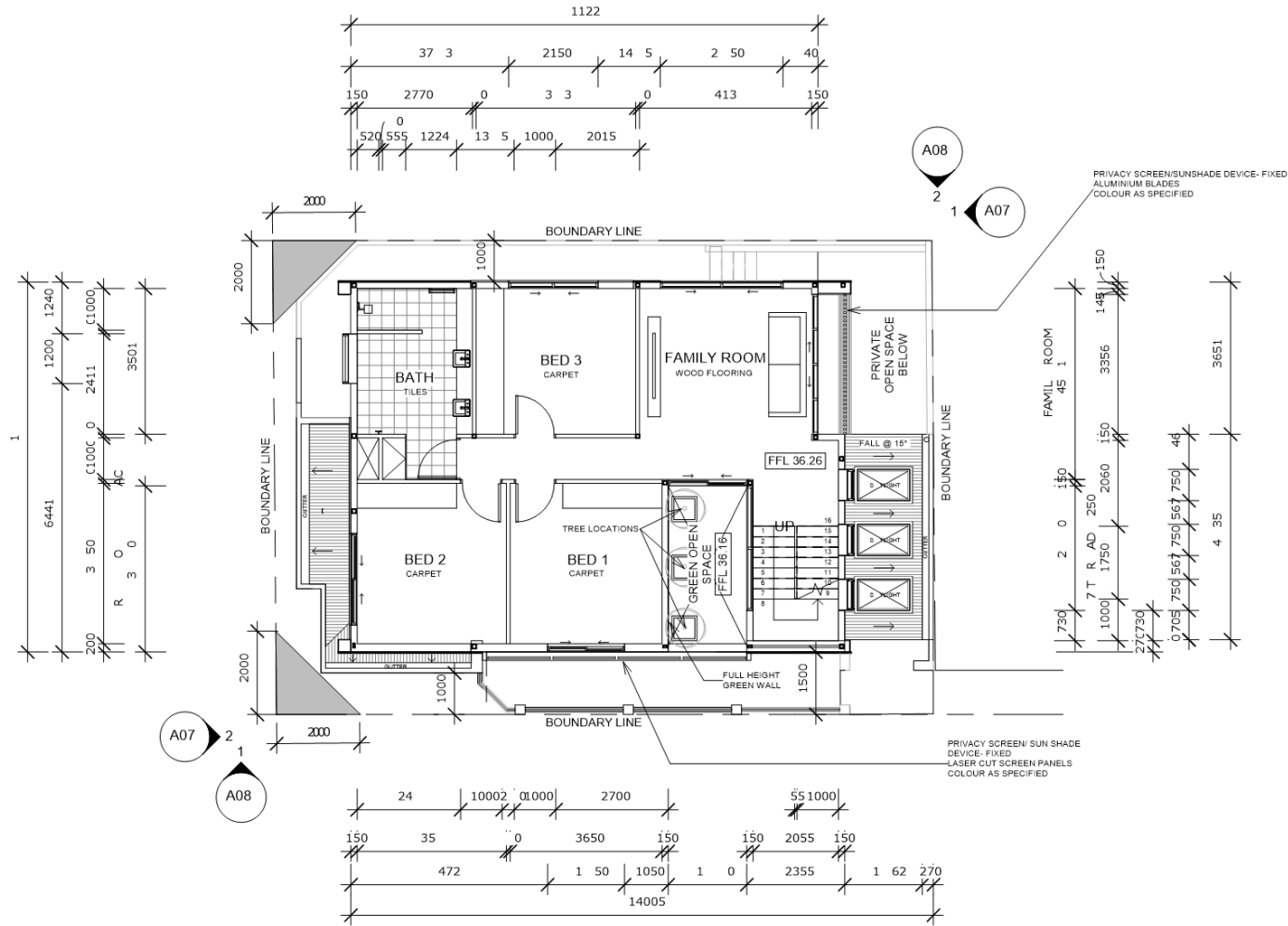


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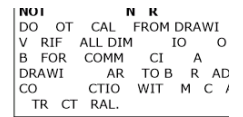
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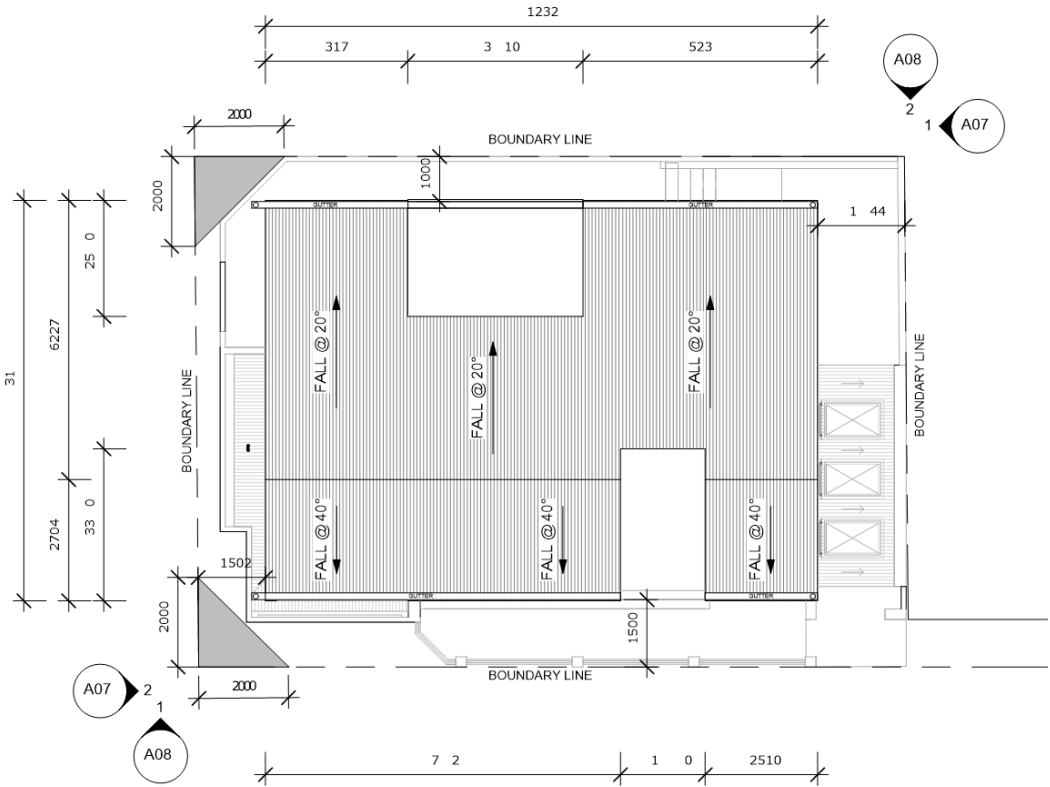
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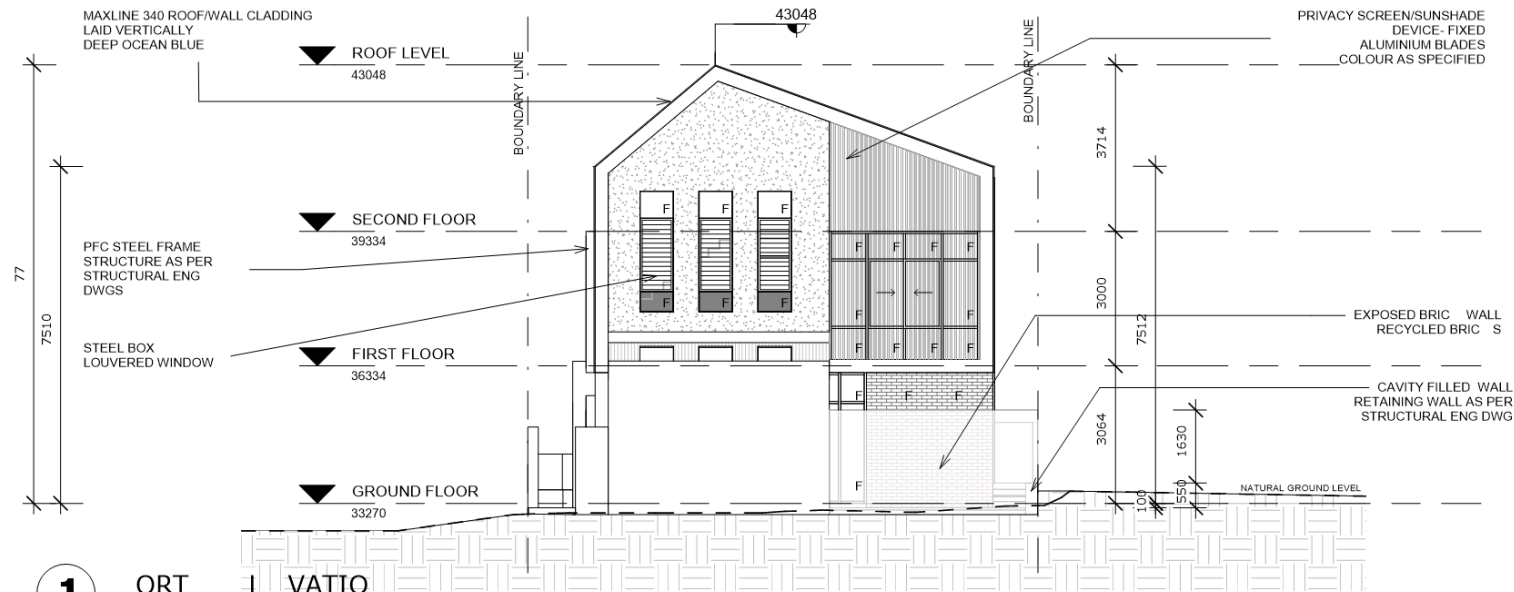
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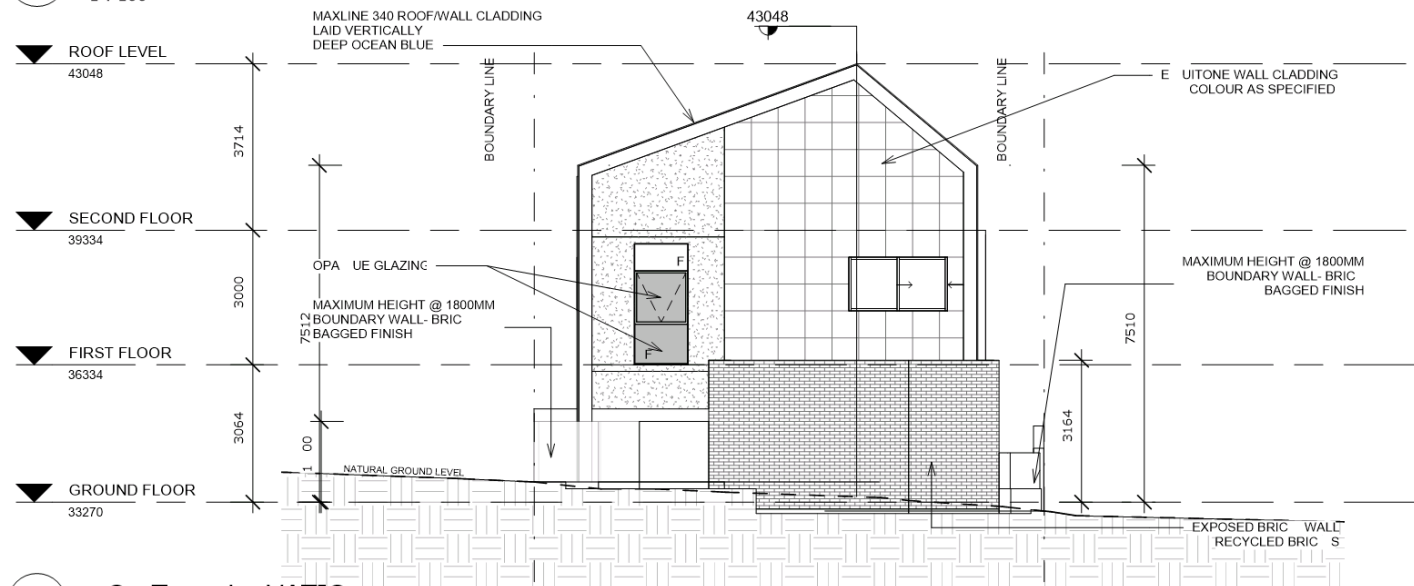
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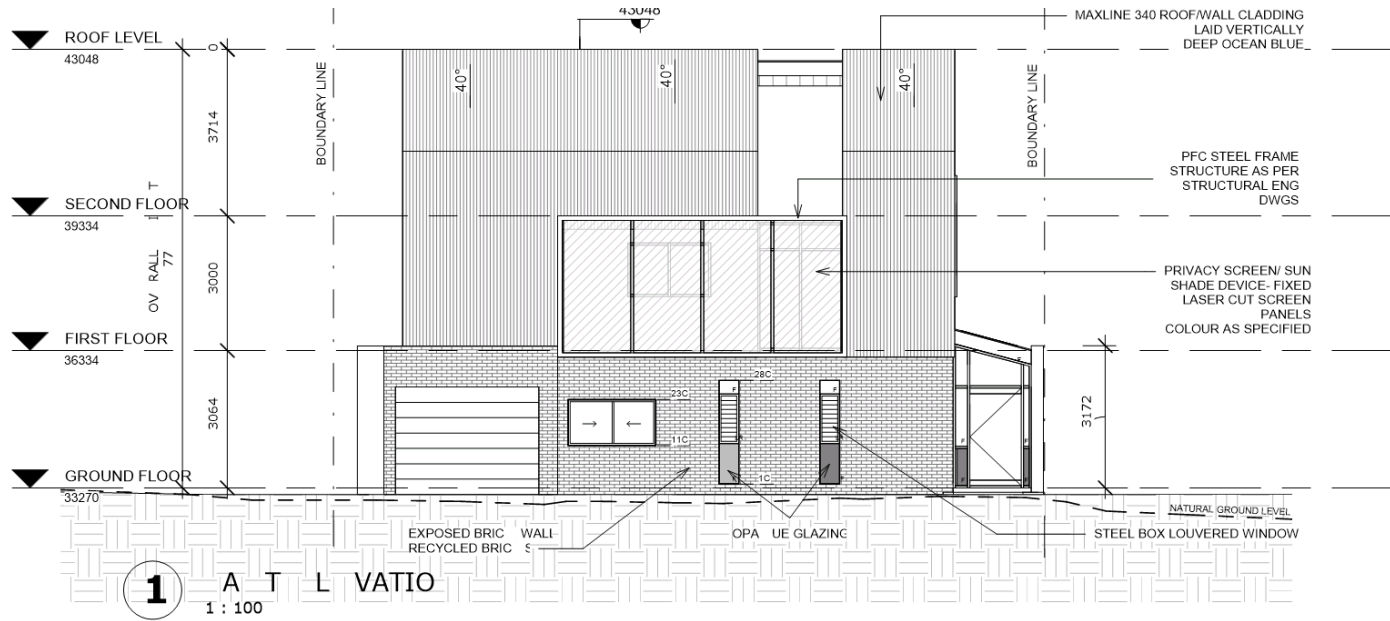
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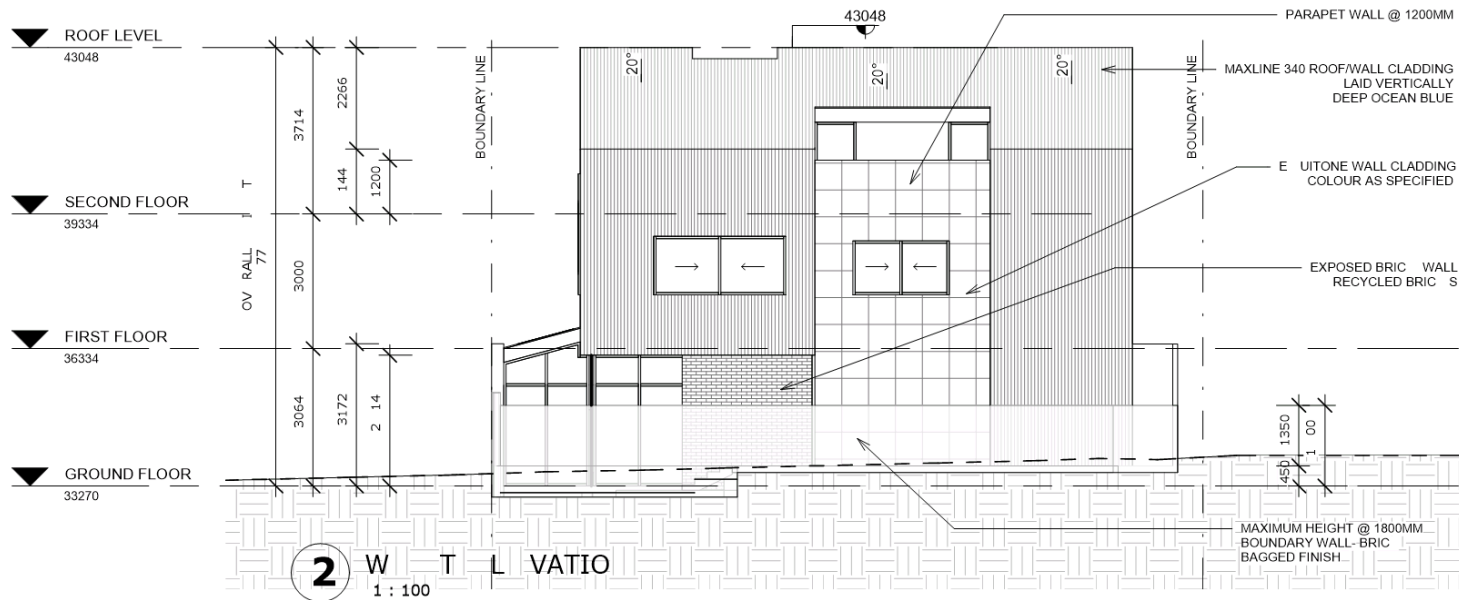
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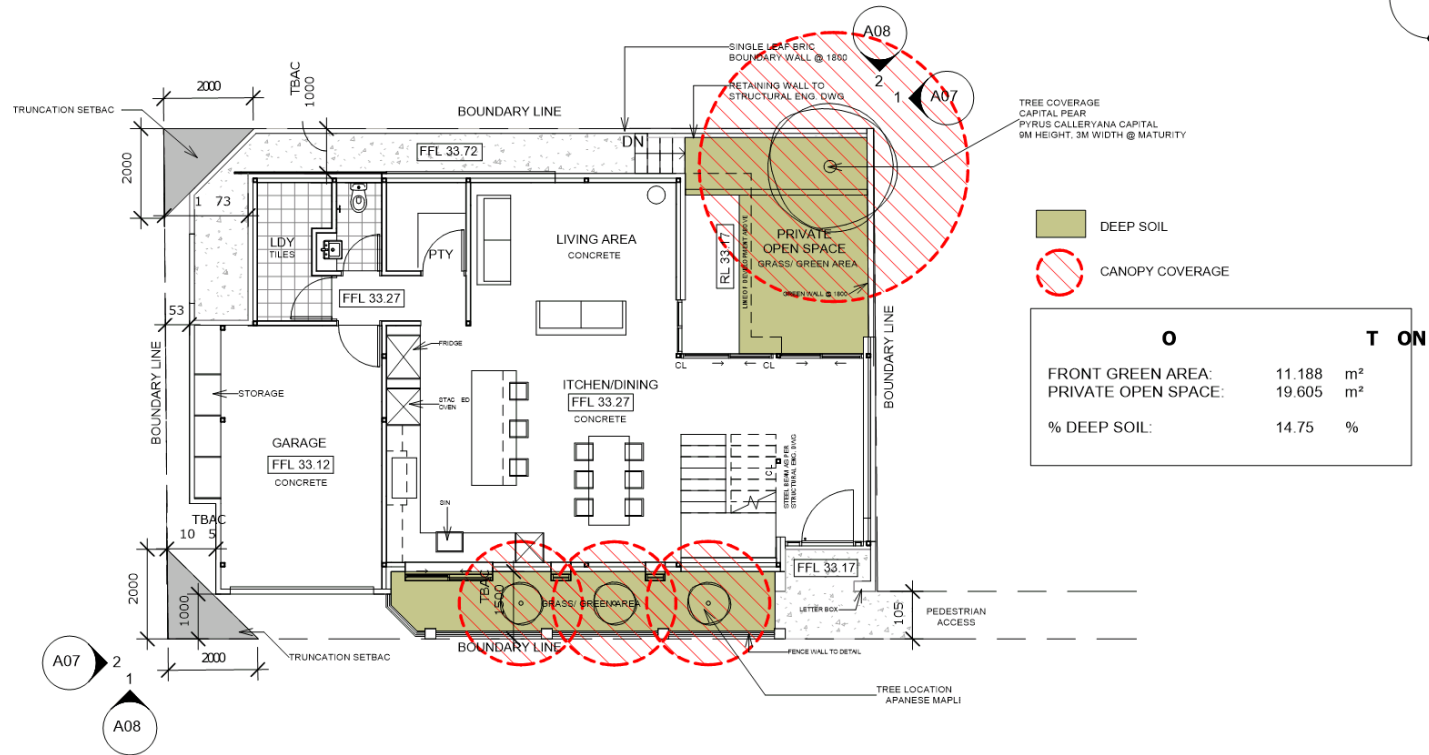
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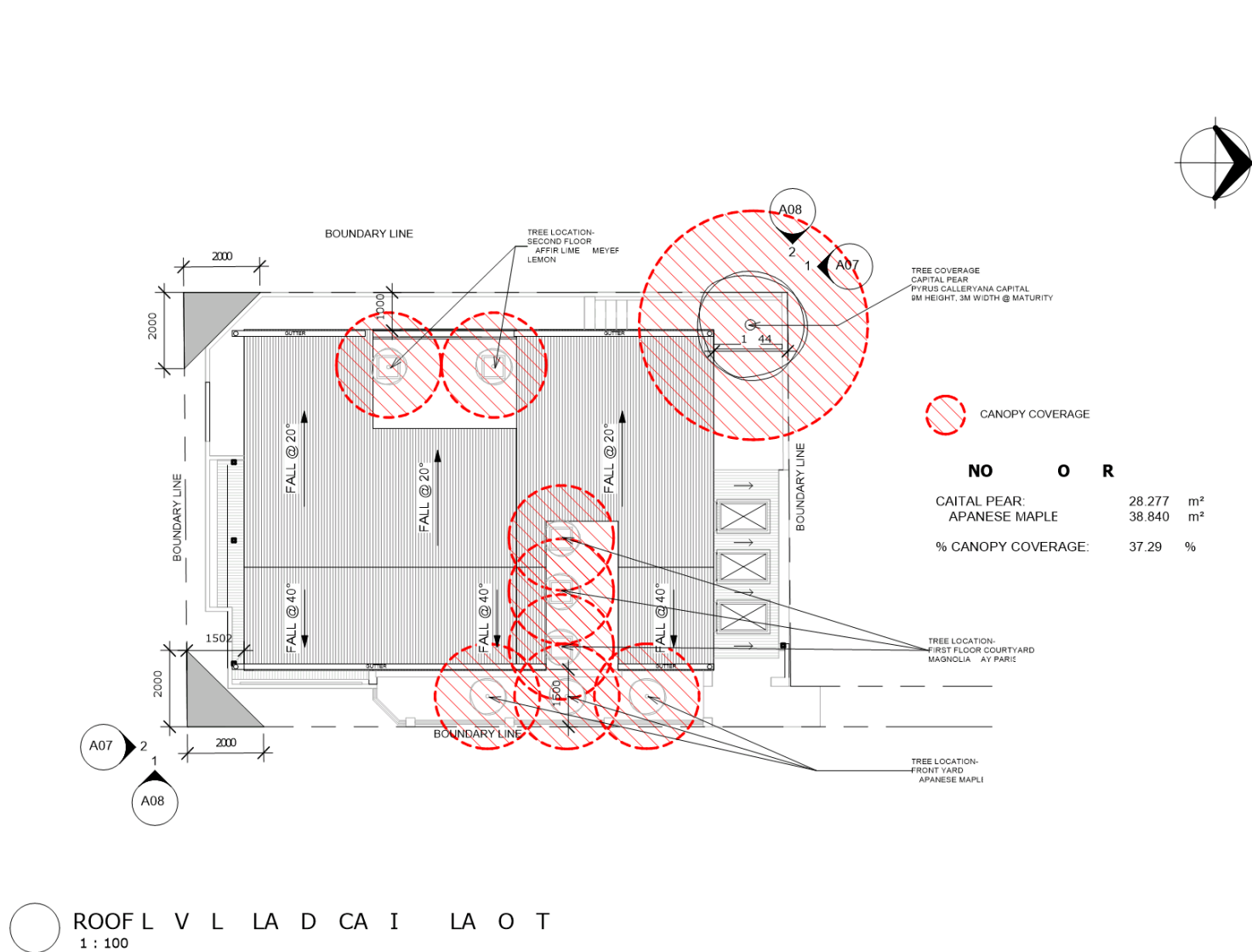
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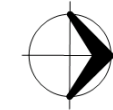
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JOYCE RESIDENCE
101 ALMA ROAD, NORTH PERTH

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.

Comments Received in Objection:	Officer Technical Comment:
<p><u>Height</u></p> <ul style="list-style-type: none"> • The proposed height is considered excessive. • The proposal does not consider the streetscape of Ethel Street. The proposed dwelling dominates and overwhelms existing developments in the Ethel Street rear laneway. • The proposed dwelling is on high ground due to natural slope of the land. • The materials such as sheet steel contribute to the impact of the height. • The proposal is three storeys in lieu of the permitted two storeys. • Height of the proposed building will impact sunlight to the houses with rear access to the laneway. • The proposed height is not in keeping with the design of similar houses in the area. • Additional building height to Alma Road will cause significant visual impairment and overshadowing into houses. • Main access to the proposed dwelling is via rear (shared) laneway with effect of bulk of proposed house to be significant. 	<p>The subject site is located within close proximity to the North Perth Town Centre which is zoned District Centre under the City's Local Planning Scheme No. 2 (LPS2). This area has a deemed-to-comply building height of six storeys. The site on the northern portion of Alma Road is also zoned District Centre with a deemed-to-comply building height of six storeys. In considering the acceptability of the building height of the proposed development due consideration is to be given to the context of the site and the locality.</p> <p>Alma Road has been developed with single and grouped dwellings with a range of materials including red brick, render and cladding. The proposed development has incorporated a range of materials, textures and finishes into the design of the dwelling. These materials include exposed red brick, steel and cladding. The incorporation of these materials is considered to reinterpret the existing development style which currently exists in the streetscape. The inclusion of the aforementioned materials are considered to reduce the impact of building bulk and scale of the overall development on the streetscape.</p> <p>The proposal is compliant with the requirements of Clause 5.4.1 and 5.4.2 of the Residential Design Codes relating to visual privacy and solar access respectively.</p>
<p><u>Bulk and Scale</u></p> <ul style="list-style-type: none"> • The proposal will result in excessive bulk and scale. • The proposed dwelling overwhelms the jacaranda tree that is located on the North West corner of 19A Ethel Street. • Building bulk will contribute negatively to view from other properties, including direct line of sight from rear gardens and windows. 	<p>As discussed above, the proposal has incorporated a range of materials and finishes and is well articulated with openings. These materials include exposed red brick, steel and cladding. The incorporation of these materials is considered to reinterpret the existing development style which currently exists in the streetscape. The proposed elevations of the grouped dwelling have included a number of openings and are well articulated. The design is considered to be sympathetic to the area and preserve and enhance the visual character of the existing streetscape. The inclusion of the aforementioned materials are considered to reduce the impact of building bulk and scale of the overall development on the streetscape. The inclusion of these materials and the articulation of the elevations contribute to the perception of appropriate massing of the buildings and thus, present an acceptable scale to the streetscape and the surrounding properties.</p>
<p><u>Privacy</u></p> <ul style="list-style-type: none"> • Screening of the bedroom windows on the east side of the proposed dwelling only provides privacy to the proposed dwelling itself. • The living areas on the east side overlook directly into the living area and bedroom of 19A Ethel Street. 	<p>The proposed development is compliant with the deemed-to-comply requirement of Clause 5.4.1 of the R-Codes regarding visual privacy. The proposal has been developed to incorporate a privacy screen to the eastern elevation to ensure that the privacy of the occupiers as well as the surrounding</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
	landowners is maintained.

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

Summary of Submissions and Applicant's Comments:

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

Comments Received in Objection:	Applicant's Comment:
<p><u>Height</u></p> <ul style="list-style-type: none"> • The proposed height is considered excessive. • The proposal does not consider the streetscape of Ethel Street. The proposed dwelling dominates and overwhelms existing developments in the Ethel Street rear laneway. • The proposed dwelling is on high ground due to natural slope of the land. • The materials such as sheet steel contribute to the impact of the height. • The proposal is three storeys in lieu of the permitted two storeys. • Height of the proposed building will impact sunlight to the houses with rear access to the laneway. • The proposed height is not in keeping with the design of similar houses in the area. • Additional building height to Alma Road will cause significant visual impairment and overshadowing into houses. • Main access to the proposed dwelling is via rear (shared) laneway with effect of bulk of proposed house to be significant. 	<p>Although we allowed for a 3rd Storey in the design, we have taken into consideration the built form of a 2 Storey and accommodated the 3rd storey within the pitched roof space. This also contributed to our decision of having the openings on the 3rd floor to be looking inwards into the green open space and crossed ventilated ones to be recessed behind a 1200mm high parapet wall.</p> <p>Please also note that the laser scan registered the rear dwelling on 21 Ethel Street to be at 14.1m high and 3 Storeys.</p> <p>We have chosen dark coloured Maxline steel roofing which is not reflective, which should not create any visual impairment or discomfort to any of the neighbouring properties.</p> <p>The rear dwellings on 19, 21 Ethel Street & 130b Raglan Rd are all accessible via the Laneway. We are providing a 1m pedestrian access from Alma Road to the proposed dwelling.</p> <p>We also had a look at the Strategic Development for site No.103 Alma Road, which the council is expecting a 3 to 4 Storey mixed-use development (which would stand around (4 x 3.2m) 12.8m minimum Height) to activate this part of Fitzgerald Street. We believe we are in line with the City's vision and the Bulk & scale for the area.</p>
<p><u>Bulk and Scale</u></p> <ul style="list-style-type: none"> • The proposal will result in excessive bulk and scale. • The proposed dwelling overwhelms the jacaranda tree that is located on the North West corner of 19A Ethel Street. • Building bulk will contribute negatively to view from other properties, including direct line of sight from rear gardens and windows. 	<p>As shown in our overshadowing diagram, the overshadowing is within acceptable. There is no overshadowing occurring onto 19A Ethel Street and the Jacaranda tree unless early mornings are taken into consideration.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant's Comment:
<p data-bbox="324 258 414 284"><u>Privacy</u></p> <ul data-bbox="324 309 1104 411" style="list-style-type: none"><li data-bbox="324 309 1104 357">• Screening of the bedroom windows on the east side of the proposed dwelling only provides privacy to the proposed dwelling itself.<li data-bbox="324 357 1104 411">• The living areas on the east side overlook directly into the living area and bedroom of 19A Ethel Street.	<p data-bbox="1104 309 1899 411">The windows on First Floor are within the R-codes and approximately 8m wall to wall from 19A Ethel Street. See "Screenshot 2" attached which was taken from our laser scan. We are also including a perforated laser-cut screen (75% opacity) which should provide privacy for both parties.</p> <p data-bbox="1104 411 1899 459">The windows located on the Second Floor are recessed and overlook the internal courtyard.</p> <p data-bbox="1104 459 1899 587">We have chosen reclaimed brickwork on Ground floor to keep in line with surroundings with a contemporary touch. The design combines elevated green areas and recycled materials which contribute to City of Vincent's Local Planning Strategy & Scheme environmental goals and reducing the City's carbon footprint.</p> <p data-bbox="1104 587 1899 657">We believe this design aligns extremely well with the Perth ongoing sprawling issue. We are adapting the concept of infill development to achieve the same environmental goals of a bigger lot by elevating our green plot ratio.</p>

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

Determination Advice Notes:

1. With reference to Condition 3, 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 regard to Condition 5, 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 storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations of the proposed storm water disposal shall be lodged together with the building permit application working drawings.
3. 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.
4. The car parking area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City.
5. An Infrastructure Protection Bond for the sum of \$3,000 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.
6. All pedestrian access and vehicle driveway/crossover levels shall match into existing verge, footpath and Right of Way 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. Permits are required for placement of any material within the road reserve.
8. All new crossovers to lots are subject to a separate application to be approved by the City. All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications.
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.
10. 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.
11. 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.

5.2 NOS. 224-226 (LOT 139; D/P: 30309) STIRLING STREET, PERTH - CHANGE OF USE FROM OFFICE TO EDUCATIONAL ESTABLISHMENT**TRIM Ref:** D18/53821**Author:** Stephanie Norgaard, Urban Planner**Authoriser:** John Corbellini, Director Development Services**Ward:** South**Precinct:** Beaufort

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Parking Management Plan [↓](#) 
4. Attachment 4 - Consultant Report [↓](#) 
5. Attachment 5 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for development approval for a Change of Use from Office to Educational Establishment at Nos. 224-226 (Lot: 138; D/P: 30309) Stirling Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

1. Use of Premises

- 1.1 The area shown as 'Educational Establishment' on the approved plans shall be used in accordance with the definition of 'Educational Establishment' as defined by the City's Local Planning Scheme No. 2;
- 1.2 The maximum number of persons attending the Educational Establishment at any one time shall be limited to 15 persons; and
- 1.3 The hours of operation for the Educational Establishment shall be limited to the following times:
 - Monday to Friday – 8:30am to 5:00pm;
 - Saturday – 9:00am to 5:00pm; and
 - Closed Sunday and public holidays;

2. Car Parking and Access

- 2.1 Prior to the commencement of development, five short term bicycle bays shall be provided at the applicants cost within the area marked as 'bicycle parking' on the approved plans, to the City's satisfaction. The bicycle facilities shall be designed in accordance with AS2890.3 and all works shall be undertaken to the City's specification and satisfaction; and
- 2.2 The three car parking bays shown as bays No. 8 - 10 on the approved plans shall be marked as 'staff only' parking prior to the commencement of the use; and
- 2.3 A Parking Management Plan setting out the parking management strategies for the development to the satisfaction of the City shall be lodged with and approved by the City prior to the use or occupation of the development. The Parking Management Plan shall detail the measures to be implemented to inform and encourage all students of alternative means of transport to the site including public transport, cycling and walking; and

3. 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 development approval for a change of use from Office to Educational Establishment at Nos. 224-226 Stirling Street, Perth (the subject site).

PROPOSAL:

This application proposes to change the use of the subject site from Office to Educational Establishment. The Educational Establishment will offer adults training in the field of first aid, security/crowd control and aged care. The Educational Establishment will operate with three employees and up to 12 students. The application proposes the following operating hours:

- 8:30am – 5:00pm weekdays;
- 9:00am – 5:00pm on Saturday; and
- Closed Sunday and Public Holidays.

BACKGROUND:

Landowner:	The Australian Rail, Tram and Bus Industry Union of Employees
Applicant:	Vicus Property Group
Date of Application:	6 February 2018
Zoning:	MRS: Urban LPS2: Zone: Mixed Use R-Code: R80
Built Form Area:	Mixed Use
Existing Land Use:	Office
Proposed Use Class:	Educational Establishment
Lot Area:	559m ²
Right of Way (ROW):	No
Heritage List:	No

The subject site is located on the corner of Stirling Street and Brewer Street at Nos. 224-226 Stirling Street, Perth. The site is occupied by a single building, as shown on the location map included as **Attachment 1**. The site is bound by a Shop to the north, an Office to the east, Brewer Street to the south and Stirling Street to the north.

A mixed use development is located on the opposite side of Brewer Street and contains Multiple Dwellings, Offices and Shops. A Multiple Dwelling development is located on the opposite side of Stirling Street. The subject site and the surrounding area are zoned 'Mixed Use' with a density coding of R80 under the City's Local Planning Scheme No. 2 (LPS2).

The subject site has been operating as an Office since being approved by the City of Perth in 1966. The original application for the Office required 11 car bays to be provided and was approved with a car parking shortfall of four car bays. A subsequent approval for an extension to the existing office building was issued by the City of Perth in 1993. This application required a total of 13 car bays to be on site and was approved with an additional car parking shortfall of two bays. The total approved car parking short fall for the site is six bays.

The subject site has five existing line marked car bays located at the front of the site and five line marked car bays located at the rear of the site. Through a leasing arrangement, the proposed Educational Establishment has exclusive access to the five car bays located at the rear of the site only. The planning assessment from 1993 noted that the five car bays provided within the rear area are 'substandard' in terms of vehicle manoeuvring. The development approval from 1993 only approved three car bays located within this area.

This application proposes to use the three approved car bays as staff car parking and use the two substandard car bays as bicycle parking and a 'small car' parking bay. This application proposes to reuse the existing building on site with no external alterations or signage proposed as part of this application. This application relates to level one of the subject site only. The ground level will remain as an Office use.

The applicant's development plans are included in **Attachment 2**. The applicant has also provided a Parking Management Plan included as **Attachment 3** and consultant report included as **Attachment 4**.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent LPS2, Policy No. 7.7.1 – Non-Residential Development Parking Requirement. 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		✓
Bicycle Facilities		✓

Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2	
"P" Use	Educational Establishment "D" Use
Parking and Access	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking Requirements	
Car Bays	
To be determined by the City on a site specific Parking Management Plan	Parking Management Plan included and 3 car bays proposed
Bicycle Bays	
To be determined by the City on a site specific Parking Management Plan	Parking Management Plan included and 5 short term bays proposed

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days from 5 April 2018 to 18 April 2018. The method of consultation being 350 letters mailed to all owners and occupiers adjacent to the site, as shown in **Attachment 1**, in accordance with the City's Policy No. 4.1.5 – Community Consultation.

No submissions were received during the advertising the community consultation period.

Design Advisory Committee (DAC):

Referred to DAC: No

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- *City of Vincent Local Planning Scheme No. 2;*
- *Policy No. 4.1.5 – Community Consultation; and*
- *Policy No. 7.7.1 – Non-Residential Development Parking Requirement.*

In accordance with Schedule 2 Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant will have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Local Planning Scheme No. 2

LPS2 was gazetted and became operational on 16 May 2018. The gazettal of LPS2 did not impact on the zoning or land use permissibility for the subject lot. LPS2 includes the following objectives for the Mixed Use zone:

- *To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.*
- *To allow for the development of a mixed of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.*
- *To provide for a compatible mix of high density residential and commercial development.*
- *To promote residential use as a vital an integral component of these mixed use zones.*
- *To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including, but not limited, to solar passive design, energy efficiency and water conservation.*
- *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.*

An Educational Establishment is a discretionary use under the LPS2 and requires the Council to exercise discretion when approving the use.

Delegation to Determine Applications:

This matter is being referred to Council as the development proposes a new 'Educational Establishment' and the CEO has not been delegated the authority to determine new 'Educational Establishment' land uses.

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 and surrounding area is zoned Mixed Use under LPS2 with a density of R80. LSP2 sets out the objectives to guide development within the Mixed Use zone. The immediate vicinity surrounding the subject site is characterised by a mix of residential and commercial uses. The subject site is located directly adjoining a Shop and Office to the north and east and adjacent to Multiple Dwellings, Shops and Offices to the south and west. The Educational Establishment is consistent with the commercial nature of the subject site, which is currently approved as an Office.

The Educational Establishment is considered to be low scale given the proposed number of patrons and the operating hours. Conditions of approval have been recommended to ensure the development functions within the proposed scope of the operations. Given the context of the subject site and proposed operations, the Educational Establishment is considered to be consistent with the objectives of the Mixed Use zone, which envisions a compatible mix of residential and commercial development within the locality.

Car Parking

The City's Policy No. 7.7.1 – Non-Residential Development Parking Requirement requires the car parking for an Educational Establishments to be determined by the City on a site specific Parking Management Plan. The subject site currently has ten line marked car bays. However, only seven of these car bays were approved by the City of Perth approval granted in 1993. The applicant has provided a Parking Management Plan which confirms the subject tenancy has access to three of the seven car bays. The applicant has also proposed to convert the remaining space left by the non-compliant parking bays into a 'small car' parking bay and five short term bicycle bays. The three car bays are proposed to be for the exclusive use of staff only and the five bicycle bays will be shared between the staff and students. A condition has been recommended for the car bays to be marked as staff parking and for the bicycle bays to be provided in accordance with the Australian Standards.

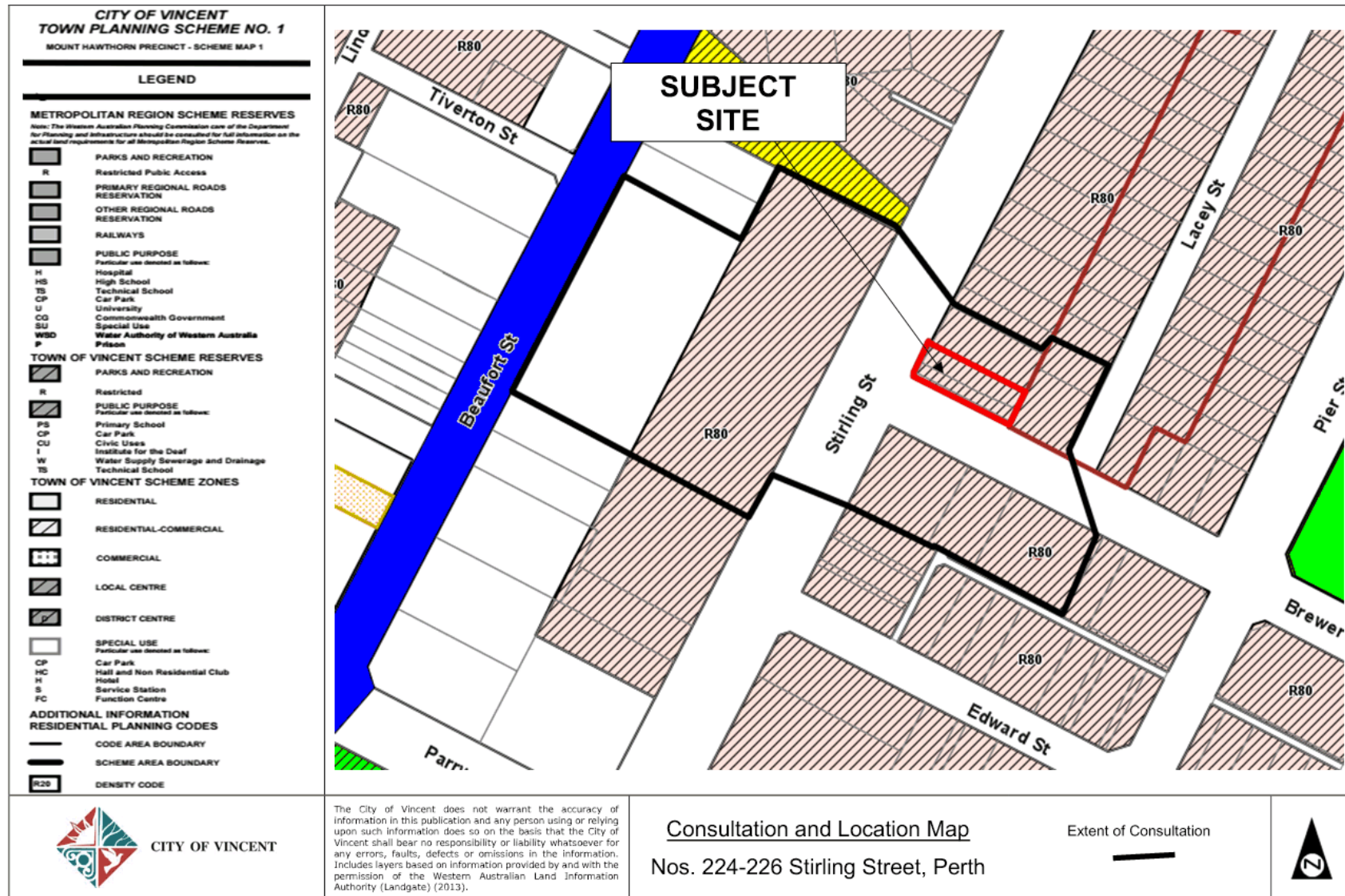
The applicant's consultant report outlines that the students will be notified that there is no on-site parking available at the subject site and advised of the alternative transport options. The subject site has access to public transport and is located 150 metres from the Beaufort Street high frequency bus route, 400 metres from the Lord Street high frequency bus route and 650 metres from the Claisebrook Train Station. The subject site also has access to paid on-street parking along Stirling Street and Brewer Street.

The application proposes to use three of the existing car bays on site as staff only parking and will convert the two 'substandard' car bays into a 'small car' bay and bicycle bays. The proposed 'small car bay' does not meet the minimum requirements of AS2890.1 – Off-Street as such is not supported and is recommended to be removed from the site plan. A condition of the development approval is recommended for the three car bays to be marked as 'staff parking only' and the installation of the five bicycle bays prior to the commencement of the use. The applicant has confirmed that the subject site already contains end-of-trip facilities to service the additional bicycle bays.

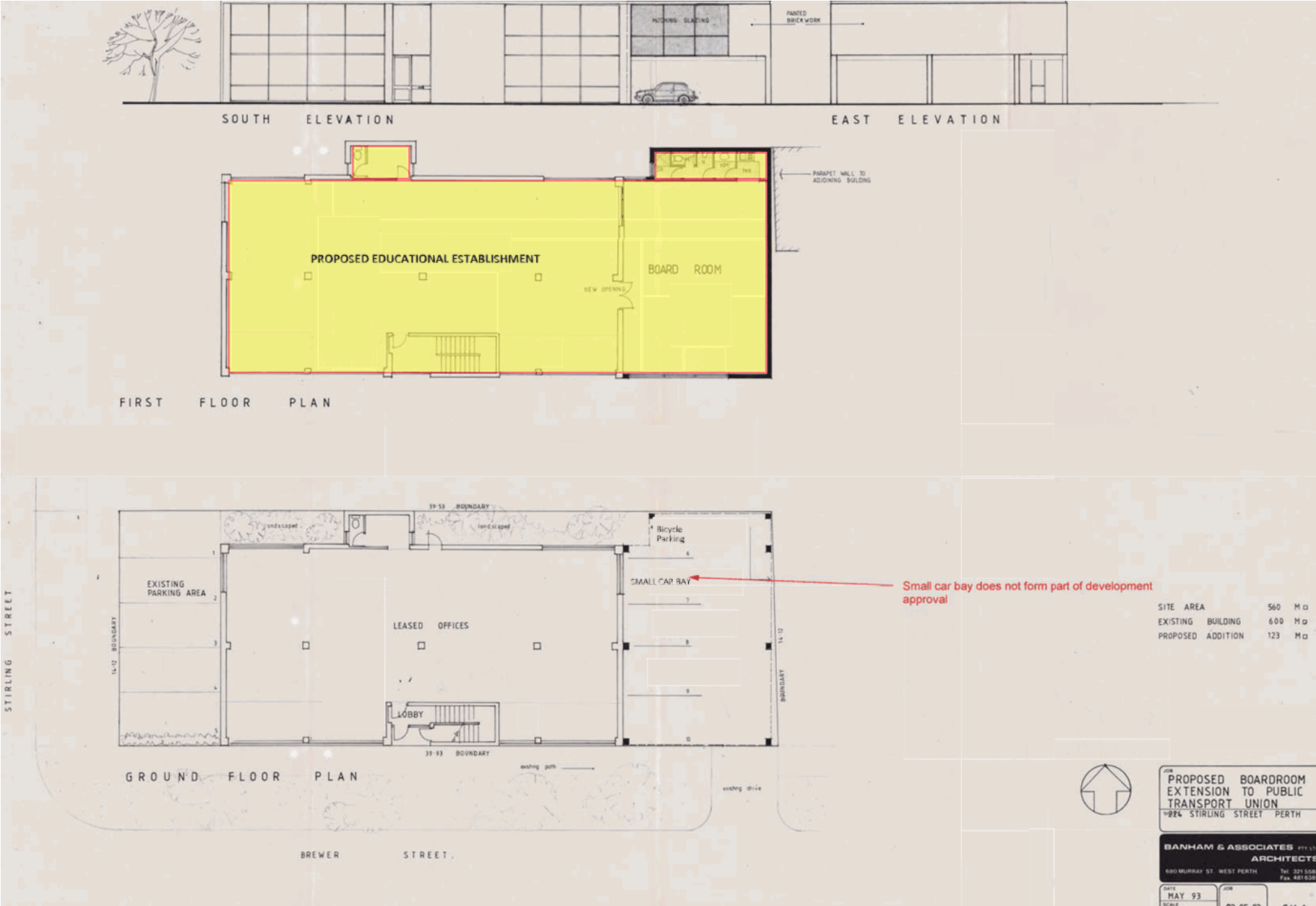
The Educational Establishment is of a moderate scale, with a maximum of 12 students proposed at any one time. The hours of operation and number of employees and students is not considered to be a more intense use of the site than the currently approved Office, which at 400 square metres could accommodate a significantly higher number of staff at any one time. The City of Perth in 1993 Council report notes the site accommodated between 25 – 30 persons when used as an Office. Given the site has an approved car parking shortfall of six car bays, the car and bicycle parking provided on site and the Parking Management Plan is considered to be sufficient to manage the car parking requirements of the Educational Establishment and promote alternative modes of transport, which is consistent with the objectives of the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirement.

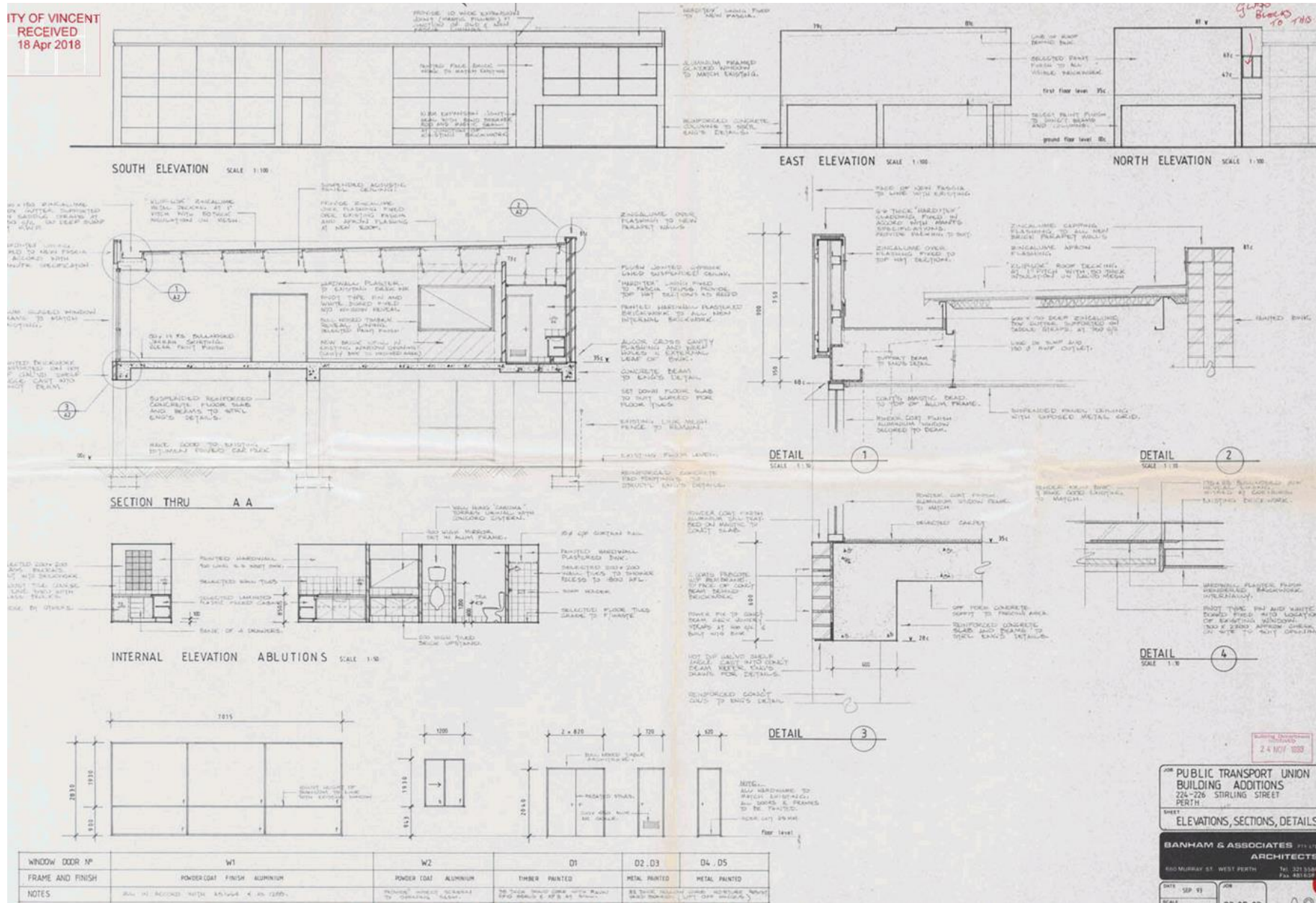
Conclusion

The proposal is considered to be an appropriate use of the site and compatible with the mixed use nature of the area. It is recommended the development is approved subject to conditions.









CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO: 7.7.1
NON-RESIDENTIAL DEVELOPMENT PARKING REQUIREMENTS

APPENDIX 2 – PARKING MANAGEMENT PLAN FRAMEWORK

Owner/Applicant Details	
Name:	Australian Rail, Tram and Bus Industry Union
Address:	Unit 2, Nash Street, Perth, WA 6000
Phone:	0417901633
Email:	paul@rthbuwa.acn.au edward.oconnell@dynamicplanning.net.au
Applicant Signature:	

Property Details	
Lot Number:	138 Plan 030309
Address:	224 Stirling Street, Perth

Parking Allocation:

The following table should be prepared for inclusion in this Parking Management Plan to outline the parking available for the different users of this development application.

Parking Allocation	
Total Number Car Parking Spaces:	7 (whole site) 3 (subject tenancy)
Total Number Short Term Bicycle Parking Spaces:	Nil
Total Number Long Term Bicycle Parking Spaces:	5
Total Number Other Bays:	1 small car bay

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO: 7.7.1
NON-RESIDENTIAL DEVELOPMENT PARKING REQUIREMENTS

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
E.g. Private Recreation Town Centre	Staff	Employee (> 3 hours)	2	1	-
	Customers	Visitor (< 3 hours)	7	2	-
	Other	Service (15 minute)	-	-	1
	Other	Disabled	-	-	1
Educational Establishment Upper Floor	Staff	~8 hours	3	5 (to be shared with Staff)	1 small car bay
	Students	<8 hours	Nil	5 (to be shared with Staff)	Nil
Existing Office Enable IT Ground Floor	Staff	~8 hours	4	Nil	Nil

Note: In a mixed use development the parking allocation for residential and non-residential portions must be provided separately in the above table.

Alternative Transport:

The following table should be prepared for inclusion in this Parking Management Plan to outline the alternative transport options available to users of this development application.

Transport Option	Type & Level of Service
Public Transport	
Train	4 x train stations within 1km of the subject site (Perth station, Melver Claisebrook and east Perth).
Bus	Numerous high frequency bus routes along Beaufort Street, Bulwer

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO: 7.7.1
NON-RESIDENTIAL DEVELOPMENT PARKING REQUIREMENTS

	Street, Lord Street and Newcastle Street. Direct bus routes also link the site to surrounding train stations.
Pedestrian	
Paths	Formal pedestrian paths provided along all surrounding streets.
Facilities	End of trip facilities provided to staff and students choosing to walk to the site.
Cycling	
Paths	Adequate space for cyclists accommodated within the road design. Low speed traffic movements within the locality are compatible with cycling.
Facilities	End of trip facilities provided to staff and students choosing to cycle to the site.
Secure Bicycle Parking	Bicycle parking provided in bay 5.
Lockers	Nil.
Showers/Change Room	End of trip facilities provided to staff and students choosing to cycle to the site.

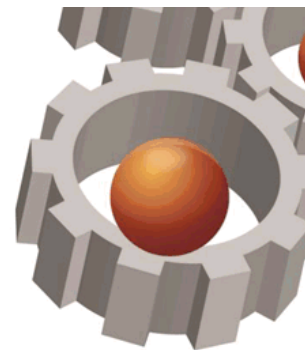
Public Parking:

Identify the number of on street and off street public parking in the vicinity in the following table.

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	>100 bays	Within the Stirling Street Road reserve.	Paid Parking
Off Street Parking	Unknown		

Parking Management Strategies

Further commentary on parking is provided in the letter of support provided by Dynamic Planning and Developments.



Our Ref: 841

17 April 2018

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

Dear Sir/Madam,

224 STIRLING STREET, PERTH
CHANGE OF USE TO FROM 'OFFICE' TO 'EDUCATIONAL ESTABLISHMENT'

Dynamic Planning and Developments Pty Ltd acts on behalf of the proponents of 224 Stirling Street, Perth (herein referred to as the subject site). It is understood that a development application has been lodged for the subject site seeking a change of use approval for the upper floor tenancy from 'Office' to 'Educational Establishment'. This submission is intended to provide a detailed planning submission to support the existing development application which is being considered by the City. We provide the following information to assist the City in granting the conditional approval for the subject proposal:

- Development Plans depicting the tenancy which is the subject of the change of use application as well as the site's existing parking layout;
- A completed City of Vincent Parking Management Plan Framework form; and
- Detailed assessment and justification of the development application.

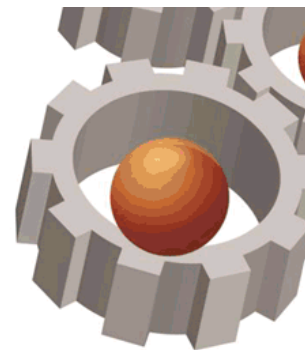
Site Context:

The subject site is located within the municipal area of the City of Vincent. The site is zoned 'Residential Commercial (R80)' under the City of Vincent's Town Planning Scheme No. 1 (TPS 1). The existing development on site is divided into a ground floor tenancy which currently operates as an 'Office' (Enable IT Services) and an upper floor tenancy which is the subject of this application.

The site is conveniently situated amongst major transport corridors including Beaufort Street to the west, Bulwer Street to the north, Lord Street to the East and the Graham Farmer Freeway to the south, all of which are located within a 500m radius of the site. The subject site is also within close proximity of multiple train stations with Perth Station, Mclver,

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Claisebrook and East Perth Stations all within a 1km radius. Figure 1 below illustrates the subject site within its context.

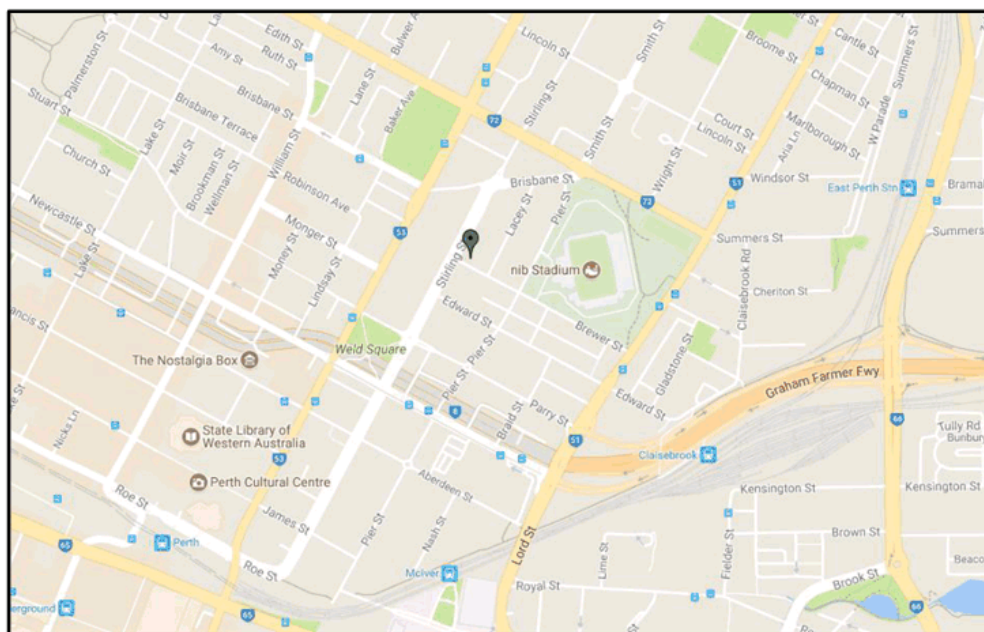


Figure 1 – Aerial context of subject site

Proposal:

This development application seeks approval for a change of use from 'Office' to 'Educational Establishment' in order to accommodate a Specialised Career Solutions WA (SCS) training facility. The SCS tenancy is intended to provide vocational training offering the following courses:

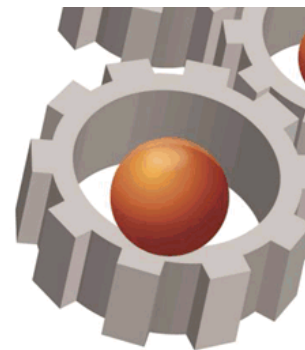
- First Aid;
- Security and crowd control training; and
- Aged/disability care.

The proposed change of use applies to the upper floor only and the ground floor will continue to operate as an Enable IT Services tenancy under its existing land use approval 'Office'.

The SCS tenancy will operate with a maximum of 3 employees and 12 students at any given time. As such, the tenancy's maximum occupancy will be 15 persons. The business will operate between 8:30am to 5:00pm Monday to Friday and between 9:00am to 5:00pm on Saturdays. The business will not operate of Sundays or public holidays.

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The SCS business will utilise the existing office layout and will not require any substantial internal fit-out works within the tenancy. The training courses will not require the use of any major machinery or equipment and will generally involve computers, projectors and other typical office materials only. As such, the training facility will not impact neighbouring tenancies or properties in terms of noise, vibration, odour or other emissions.

The proposal is for a change of use only and will not result in any material modifications to the external appearance of the building, nor will it result in an increase in the floor area of the subject site.

Development plans illustrating the proposed change of use are provided in **Attachment 1**.

Land Use and Permissibility

Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS). The proposed 'Educational Establishment' land use is deemed consistent with the land use objectives for land zoned 'Urban' under the MRS.

City of Vincent Town Planning Scheme No. 1

Preliminary discussions have been undertaken with the City of Vincent to ascertain the appropriate land use definition for the proposed SCS premises as listed under TPS 1. The City's planning department confirmed that the City considers 'Educational Establishment' to be the most suitable land use definition for the proposed SCS premises.

Under the provisions of the TPS 1, 'Educational Establishment' is defined as:-

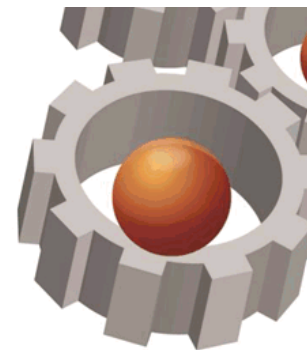
"means a school, college, university, technical institute, kindergarten, academy or other educational centre, but does not include an institutional building."

As noted above, the subject site is zoned 'Residential – Commercial (R80)'. An 'Educational Establishment' is identified as an 'AA' use within the 'Residential – Commercial' zone under the Zone Table of TPS 1 which means that the use is not permitted unless the Council has exercised its discretion by granting planning approval.

To determine the appropriateness of the land use, the proposal must be assessed against the objectives of the 'Residential – Commercial' zone which are outlined under the City's Draft Town Planning Scheme No. 2 (TPS 2). These objectives are as follows:

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“Residential/Commercial –

- (i) to provide for a compatible mix of high density residential and commercial development;*
- (ii) to promote residential use as a vital and integral component of these mixed use zones;*
- (iii) to ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including, but not limited, to solar passive design, energy efficiency and water conservation; 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.”*

The proposed ‘Educational Establishment’ is considered to be an appropriate use within the ‘Residential/Commercial’ as it will contribute to a compatible mix of commercial development for the locality. The commercial activities associated with the SCS premises are considered to be of a low to moderate scale given that the tenancy is limited to a maximum occupancy of 15 persons and will be restricted to group training sessions in an office setting during sociable hours only. This scale of activity is considered to be appropriate for the locality and will have no significant impact on neighbouring commercial or residential uses in terms of direct emissions or vehicular/pedestrian congestion associated with customers or staff.

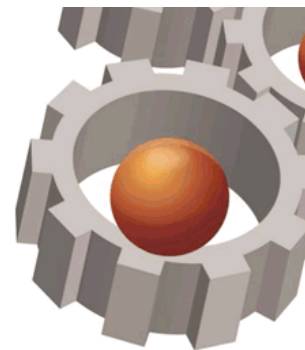
In relation to the appropriateness of the land use, it is also important to note that the City of Vincent has previously approved the use of the subject site as an ‘Office’. In this regard, whilst it is noted that the SCS premises is technically defined as an ‘Educational Establishment’, the scale and operations of the business are not dissimilar to a typical office setting. For example, the tenancy previously operated as a Huawei telecommunications marketing premises under the existing ‘Office’ approval which accommodated 20-30 persons during standard business hours. As such, whilst the proposal technically represents a change of use under the City’s planning scheme, the scale and operations of the subject site will remain consistent with the site’s previous use. The proposed change of use is therefore considered to be compatible with its existing development context.

Whilst the objectives of the ‘Residential – Commercial’ zone outline a number of desired outcomes with respect to residential development, it is important to note that the proposal relates to an existing development which was designed to accommodate commercial uses only. As such, it is not feasible for residential uses to be accommodated within the existing development and the residential components of the objectives are therefore not considered to be applicable to this proposal.

In light of the above, the proposed change of use is considered to be appropriate within the ‘Residential – Commercial’ zone and the surrounding development context.

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Parking

The subject is required to comply with the minimum parking standards prescribed under the City of Vincent's Local Planning Policy – 7.7.1 Non-Residential Development Parking Requirements (LPP 7.7.1). However, LPP 7.7.1 does not prescribe specific parking standards for 'Educational Establishments'. Table 1 of LPP 7.7.1 specifies that the parking requirements for any land use not specifically listed within LPP 7.7.1 should be determined by the City on a site specific Parking Management Plan. As such, an assessment of the site's existing parking provision and a parking management plan is detailed below.

The site currently has 10 parking bays illustrated on the most recent development plans which were approved by the City of Vincent. Bays 1 - 5 are located at the front of the lot directly facing Stirling Street and bays 6 – 10 are located in a rear undercover parking area of the existing development which gains access from Brewer Street. However, it is understood that when the City of Vincent previously assessed a building extension application in 1993, bays 6 and 7 were not considered to be useable in accordance with the minimum Australian Standards and as such, these bays were discredited from the City's planning assessment. It is therefore understood that the City considers only 8 parking bays to be provided on site. Notwithstanding, it is important to note that the City previously approved the existing 'Office' floor area for the subject site and therefore considered the 8 bays to be sufficient parking for the existing development.

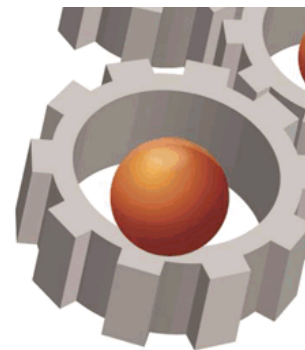
Under the site's existing leasing arrangements, bays 1 – 5 are allocated to the ground floor tenancy and bays 6 – 10 are allocated to the upper floor tenancy. As such, according to the City's technical assessment, the proposed SCS premises is allocated 3 parking bays. However, as illustrated on the development plans provided in Attachment 1, whilst bay 7 is slightly restricted in terms of manoeuvring space, it is considered that this bay can function as a 'small car bay' provided that it is adequately signposted. The proponent of the subject site is willing to provide the necessary signage to ensure that this bay functions as a 'small car bay' only. In addition, whilst bay 6 cannot function as a car parking bay, this space can provide an alternative function as a bicycle parking area. As such, the SCS tenancy will be provided with a total of 3 standard car bays, 1 small car bay and a bicycle parking area.

As outlined above, the extent of parking to be provided for 'Educational Establishments' is to be considered by the City on a site specific basis. In this regard, DPD considers the extent of parking provided to be adequate based on the following:

- Through previous decision-making, the City considered 8 parking bays to adequately accommodate the extent of 'Office' NLA which is currently provided on the site. The proposed change of use will not increase the extent of NLA provided on site, nor will it intensify the use of the site's existing floor space;
- The subject site previously operated as a Huawei telecommunications marketing premises under the 'Office' land use approval which accommodated between 20 to

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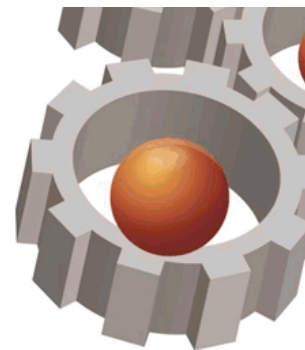


30 persons at any given time. Given that the SCS tenancy will accommodate a maximum of 15 persons at any given time, the proposed change of use will reduce the tenancy's demand for parking;

- The parking bays provided for the subject site will be allocated to SCS staff only. Given that a maximum of 3 staff will be accommodated at any given time, the extent of parking is sufficient;
- Students attending classes at the SCS tenancy will be provided clear instructions in relation to transportation to the premises. Students will be advised that no on-site parking will be provided for them and that alternative transportation options will need to be sought. Alternative transportation options available to students include the following:
 - Public transportation through numerous high frequency bus routes surrounding the site and/or via train (Perth Station, McIver, Claisebrook and East Perth stations);
 - Walking/cycling via the numerous pedestrian paths and cycle routes provided within the surrounding road network. This option will be improved through the formal provision of bicycle parking facilities within bay 6 which will be communicated to students. It should also be noted that end of trip facilities are already available within the subject site;
 - Taxi/Uber or other passenger transportation services which are increasing in use, particularly for inner city transportation; and
 - The use of paid parking facilities surrounding the site including numerous on-street bays along Stirling Street, directly adjacent to the subject site.

A completed 'Parking Management Plan Framework' as provided in Appendix 2 of LPP 7.7.1 is attached for the City's reference (**Attachment 2**) and is consistent with the information outlined above.

In light of the above, the subject site provides sufficient parking to accommodate the proposed change of use, particularly on the basis that the SCS premises will generate no greater parking demand than the site's current 'Office' land use approval.

**Conclusion:**

The proposed change of use from 'Office' to 'Educational Establishment' is considered appropriate within its context and warrants favourable consideration and approval for the following reasons:

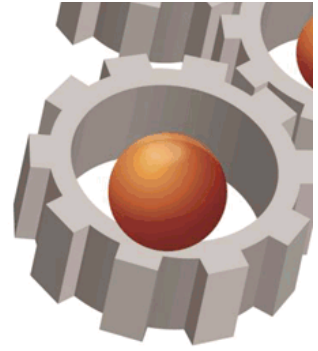
- The proposal is consistent with the provisions of the MRS;
- The proposal aligns with the intent and objectives of the 'Residential – Commercial' zone under TPS 2;
- The proposed land use will contribute to the diversity of compatible commercial land uses within the locality; and
- The nature of the proposed SCS 'Education Establishment' will not result in insufficient parking being provided for the subject site.

As such, we respectfully request that the City of Vincent support and approve the attached development plans.

Should you have any queries or require any clarification in regard to the matters raised, please do not hesitate to contact the undersigned on 9275-4433.

Yours faithfully,

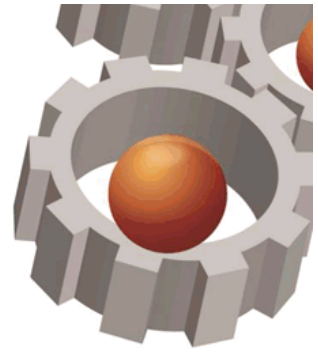
EDWARD O'CONNELL
TOWN PLANNER



ATTACHMENT 1:
Proposed Development Plans

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ATTACHMENT 2:
Parking Management Plan Framework

Determination Advice Notes:

1. An 'educational establishment' means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.
2. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Development Application and Building Permit application, being submitted and approved prior to the erection of the signage.
3. An Occupancy Permit is required prior to the occupation of the building.
4. 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.
5. 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.
6. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.

5.3	NOS. 1-3 (LOT: 3; SP: 15113) BLAKE STREET, NORTH PERTH - EXTENSION TO EXISTING TELECOMMUNICATIONS TOWER
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TRIM Ref: D18/24824







Author: Stephanie Norgaard, Urban Planner

Authoriser: John Corbellini, Director Development Services

Ward: North

Precinct: 8 – North Perth

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Photo Montage [↓](#) 
4. Attachment 4 - Summary of Submissions - Administration's Response [↓](#) 
5. Attachment 5 - Summary of Submissions - Applicant's Response [↓](#) 
6. Attachment 6 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application to extend the telecommunications tower at Nos. 1-3 (Lot: 3; SP: 15113) Blake Street, North Perth, in accordance with the plans shown in Attachment 2, with the associated determination advice notes in Attachment 6.

PURPOSE OF REPORT:

To consider an application for development approval for the extension of an existing telecommunications tower located at Nos. 1-3 Blake Street, North Perth (subject site).

PROPOSAL:

This application proposes to increase the height of the existing telecommunications tower by 3.46 metres and remove the existing antennas, headframe and associated equipment located at 14 metres above ground level on the tower.

BACKGROUND:

Landowner:	DM and JM Burke
Applicant:	Axicom Pty Ltd
Date of Application:	12 January 2018
Zoning:	MRS: Urban LPS2: Zone: Local Centre
Built Form Area:	Mixed Use
Existing Land Use:	Shop and Unlisted Use (Telecommunications Tower)
Proposed Use Class:	Shop and Unlisted Use
Lot Area:	701m ²
Right of Way (ROW):	No
Heritage List:	No

The subject site is located at Nos. 1-3 Blake Street, North Perth, which comprises of a single commercial building, as shown in the location plan included as **Attachment 1**. The site has two commercial tenancies that are currently used as a hair salon and beauty shop.

The subject site fronts Blake Street to the North, Walcott Street to the north-east and little Walcott Street to the south-west. The site is adjoining a retail premises to the west and a vacant block to the east. The vacant block has development approval for the construction of four storey multiple dwellings.

The subject site is zoned Local Centre under the City's Local Planning Scheme No. 2 (LPS2). The area surrounding the subject site fronting Walcott Street and Blake Street is also zoned Local Centre. The land located on the opposite side of Little Walcott Street to the south is zoned Residential R30/R40.

The subject site accommodates an existing telecommunication tower, which is located at the rear of the site in the western corner. The existing telecommunications tower is 24.5 metres tall and contains numerous antennas and associated equipment. The proposal seeks to undertake the following modifications to the existing tower:

- Extend the existing tower by 3.46m to a total height of 27.96 metres;
- Remove the existing Optus equipment and headframe currently mounted at 14 metres;
- Replace the triangular headframe with slimline turret; and
- Installation of ancillary equipment including radio units, antennas and cables.

A copy of the development plans are included as **Attachment 2**. The applicant has provided a photo montage of the proposed works which is included as **Attachment 3**.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent LPS2, the City's Policy No. 7.1.1 – Built Form (Built Form Policy) and Policy No. 7.5.6 – Telecommunication Facilities (Telecommunication Facilities Policy). 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
Building Height/Storeys		✓

Detailed Assessment

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

Building Height	
Deemed-to-Comply Standard	Proposal
Maximum height of 16.3m	Maximum height of 27.96m

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:

Community consultation on the proposal occurred for a period of 21 days from 13 February 2018 to 6 March 2018. The method of consultation involved notification being placed in the local newspaper, a sign being placed on site and 76 letters being mailed out to all owners and occupiers within 75 metres of the subject site, as shown in **Attachment 1**, in accordance with the City's Policy No. 4.1.5 – Community Consultation.

Additional advertising was undertaken in the form of 273 letters being sent to all owners and occupiers within 200 metres of the subject site for a period of 14 days, in accordance with the City's Policy No. 7.5.6 – Telecommunication Facilities. The City of Stirling requested an additional advertising period of 21 days in accordance with the City of Stirling's policy. However, it was not considered appropriate to readvertise the application for 21 days due to the statutory timeframes and extent of advertising undertaken.

The City received 14 submissions during the community consultation period objecting to the application (13 submissions from the community and one submission from the City of Stirling) and one submission in support of the proposal. A summary of the submissions and Administration's comments on each issue raised is included as **Attachment 4**, with the applicant's response to the submissions provided in **Attachment 5**.

Design Advisory Committee (DAC):

Referred to DAC: No

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.5.6 – Telecommunication Facilities;
- State Planning Policy 5.2 Telecommunication Infrastructure;
- *The Telecommunications Act 1997*;
- Telecommunications (Low-impact Facilities) Determination 2018; and
- Telecommunications Code of Practice 1997.

In accordance with Schedule 2 Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant will have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Local Planning Scheme No. 2

LPS2 includes the following objectives for the Local Centre zone:

- *To provide services for the immediate neighbourhoods which do not expand into or adversely impact on adjoining residential areas.*
- *To encourage high quality, pedestrian-friendly, street-orientated development.*

Telecommunications (Low-impact Facilities) Determination 2018

Clause 3.1 of the Telecommunications (Low-impact Facilities) Determination 2018 outlines that an extension to an existing telecommunication facility is only considered to be 'low impact' and exempt from development approval if the telecommunication tower is located on in an industrial or rural area, which is used for industrial or rural purposes. As the subject site is zoned Local Centre and used for mixed residential and commercial purposes, the development cannot be considered as a low impact facility and is subject to development approval.

Delegation to Determine Applications:

This application is being referred to Council for determination as a written objection was received during the community submission 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:

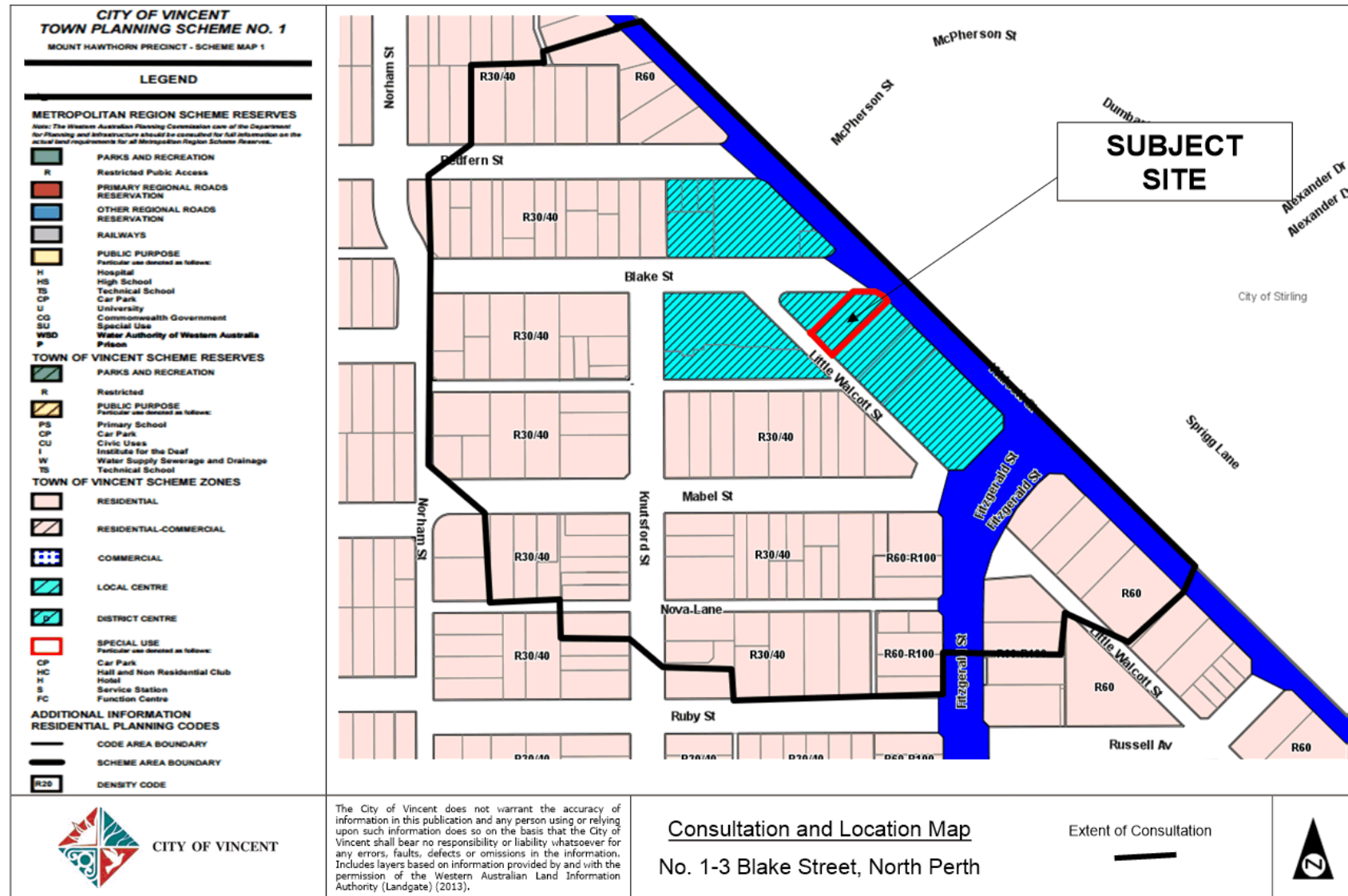
The subject site and surrounding area has a maximum building height of 4 storeys under the City's Built Form Policy. This generally equates to a 16.3 metre building height for a building with a pitched roof. The area surrounding the site is currently characterised by one to three storey development. The lot directly adjoining the site to the south-east has development approval for a four storey mixed use development and the lot located on the opposite side of Little Walcott Street to the west is currently under construction for a four storey development.

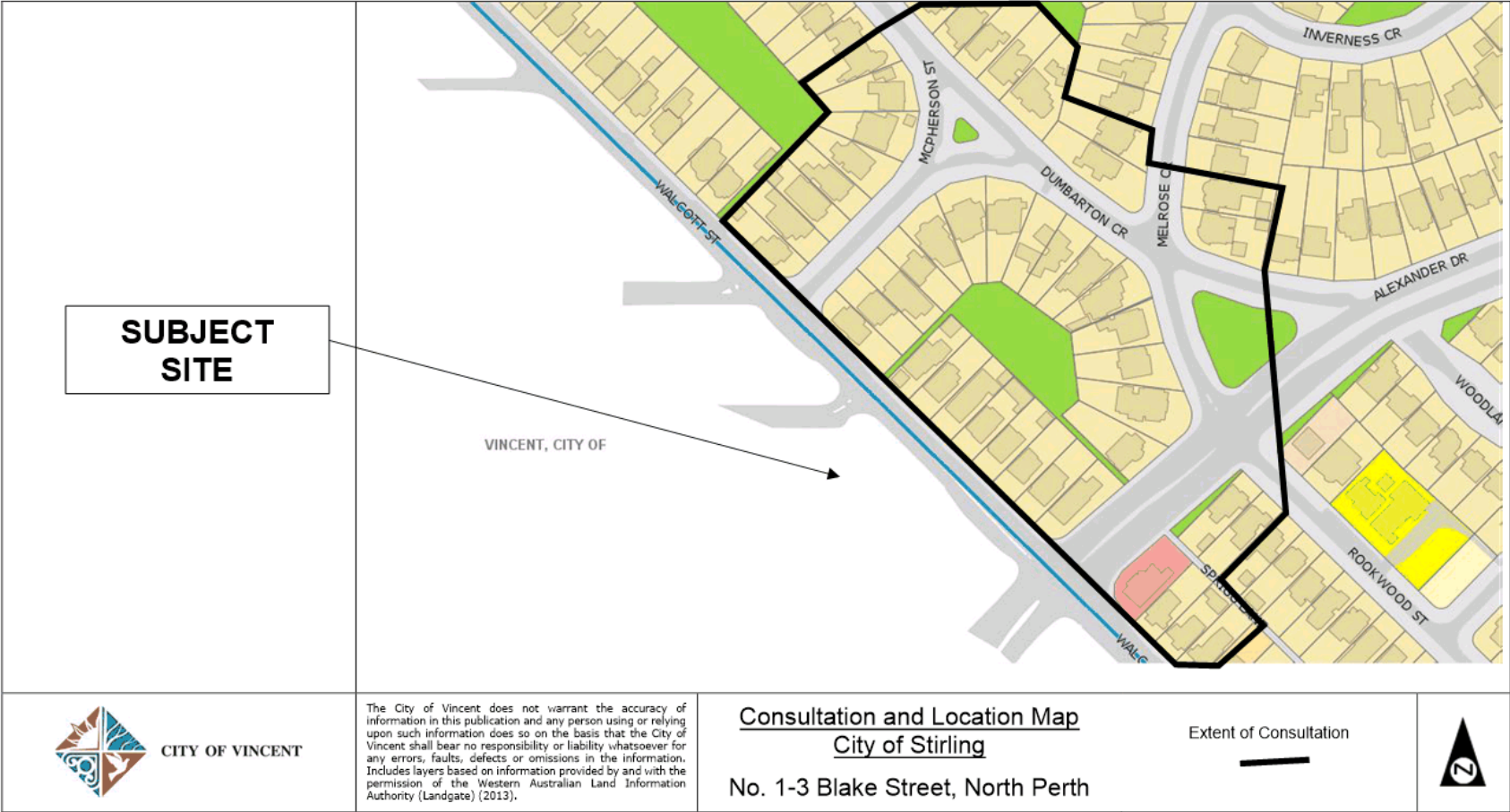
The existing telecommunications tower on site is currently 24.50 metres in height and exceeds a four storey height. The proposed extension will increase the height by an additional 3.46 metres to bring the tower to a total height of 27.96 metres. The City's Telecommunication Facilities Policy requires telecommunication towers to be of a slim line monopole design erected at the minimum possible height level. The existing tower is of a monopole design, however the existing antennas and infrastructure located along the tower have not resulted in a slim line appearance. The proposed application will remove the existing equipment and headframe located at 14 metres on the existing tower and will add new antennas at the top of the existing tower. This reduces the bulk of the structure as well as the visual clutter on the monopole and creates a more slim line appearance that is considered to accord with the City's Telecommunication Facilities Policy, as can be seen in the photo montage submitted by the applicant and included as **Attachment 3**.

Overall, the slim line design of the proposed upgrade is considered to be significantly reduced the bulk and scale of the existing tower, despite the increase in height. The subject site is located within a local centre which predominantly contains commercial uses. There are not considered to be any identified views of significance in this area and the existing tower is not located within or adjoining any properties identified to have heritage or environmental value. As a result, the additional height is not considered to obstruct any significant vistas or have an adverse impact on the visual amenity or integrity of heritage properties, as is required by the City's Telecommunication Facilities Policy.

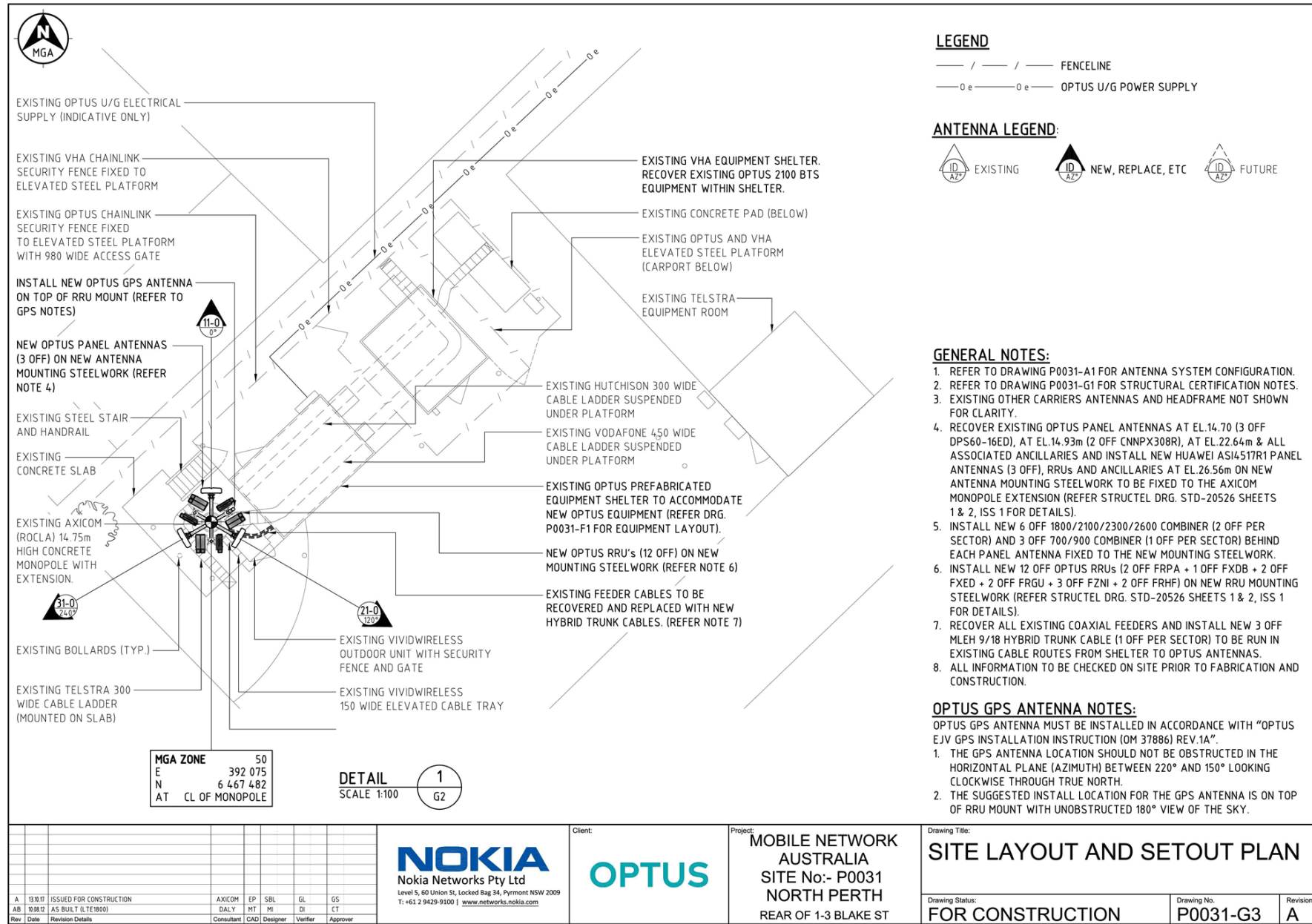
The extension is proposed to be constructed using neutral colours and finishes to further assist in minimising the visual impact of the telecommunications tower. The design of the extension and upgrade is considered to have a minimal impact on the streetscape and the amenity of the surrounding area. Given the above, the additional height in the context of the overall proposal is considered to align with the City's Telecommunication Facilities Policy and be appropriate.

The proposal will ensure that communications coverage is maintained without the introduction of an additional telecommunications facility within the locality. The increase in height is considered appropriated as the overall bulk of the tower has been reduced through the removal of the existing equipment and headframe currently mounted at 14 metres. On this basis the application has been recommended for approval. As the proposal relates to an addition to an existing telecommunications tower only, and does not increase the footprint of the tower, no specific conditions are recommended for the development approval.











ANTENNA	OPERATOR	OPTUS												OPTUS												OPTUS											
	SECTOR	SECTOR 1												SECTOR 2												SECTOR 3											
	IDENTITY # (SAO)	11-O												21-O												31-O											
	STATUS	NEW												NEW												NEW											
	AZIMUTH (° TN)	0° TN												120° TN												240° TN											
	EL CL. ANTENNA	26.56m												26.56m												26.56m											
	CO-ORDINATES (NOTE 2)	E 392 075				0°				N 6 467 482				E 392 075				0°				N 6 467 482				E 392 075				0°				N 6 467 482			
	MECHANICAL TILT (°)	0°												0°												0°											
	ELECTRICAL TILT (°)	6°	6°	4°	4°	4°	4°	8°	8°	6°	6°	6°	6°	8°	8°	6°	6°	6°	6°																		
	RET	YES												YES												YES											
MAKE & MODEL	HUAWEI ASI4517R1												HUAWEI ASI4517R1												HUAWEI ASI4517R1												
DIMENSIONS (H x W x D)	2600 x 548 x 150												2600 x 548 x 150												2600 x 548 x 150												
PORTS	1 & 2	3 & 4	5 & 6	7 & 8	9 & 10	11 & 12	1 & 2	3 & 4	5 & 6	7 & 8	9 & 10	11 & 12	1 & 2	3 & 4	5 & 6	7 & 8	9 & 10	11 & 12																			
PORT USER	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS	OPTUS																			
FREQUENCY BANDS	700	700/900	18/21/26	18/21/26	2300	2300	700	700/900	18/21/26	18/21/26	2300	2300	700	700/900	18/21/26	18/21/26	2300	2300																			
ANCILLARIES	MHA																																				
	COMBINER / DPLEXER	NEW 1 x (700/900) + 2 x (18/21/23/26)												NEW 1 x (700/900) + 2 x (18/21/23/26)												NEW 1 x (700/900) + 2 x (18/21/23/26)											
	RRU / RF MODULES	(NEW 2 x (L7) + 2 x (L18) + 1 x (U9) + 2 x (U21) + 2 x (L26) ALL SHARED) + NEW 1 x (L23)												(NEW 2 x (L7) + 2 x (L18) + 1 x (U9) + 2 x (U21) + 2 x (L26) ALL SHARED) + NEW 1 x (L23)												(NEW 2 x (L7) + 2 x (L18) + 1 x (U9) + 2 x (U21) + 2 x (L26) ALL SHARED) + NEW 1 x (L23)											
COAXIAL FEEDERS	STATUS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																			
	TECHNOLOGIES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																			
	QUANTITY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																			
	DESIGNATION (SIZE)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																			
	ESTIMATED LENGTH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																			
TRUNK CABLES	STATUS	EXISTING												EXISTING												EXISTING											
	TECHNOLOGIES	L700/U900/L1800/U2100/L2300/L2600												L700/U900/L1800/U2100/L2300/L2600												L700/U900/L1800/U2100/L2300/L2600											
	QUANTITY	1												1												1											
	MAKE & MODEL (SIZE)	HUBER & SÜNNER MLEH												HUBER & SÜNNER MLEH												HUBER & SÜNNER MLEH											
	NO. OF DC / SMF PAIRS	9/18												9/18												9/18											
	ESTIMATED LENGTH	35m												35m												35m											
OTHER																																					

ANCILLARY	EQUIPMENT CODE	MANUFACTURER PRODUCT CODE	TECHNOLOGY FREQUENCIES	DIMENSIONS (mm x mm x mm)	WEIGHT (kg)
RRU	NSN RRU	FRPA	700	560 x 447 x 133	25
		FXDB	U900	560 x 447 x 133	25
		FXED	1800	560 x 447 x 133	25
		FRGU	2100	560 x 447 x 133	25
		FZNI (RRH)	2300	450 x 350 x 160	17
		FRHF	2600	560 x 447 x 133	25
COMBINER/ DIPLEXER	COM2a COM3	E11F13P25 E15V90P43	700 / 900 1800 / 2100 / 2300 / 2600	253 x 165 x 103 260 x 210 x 120	5.5 9

ANTENNA LEGEND:



EXISTING



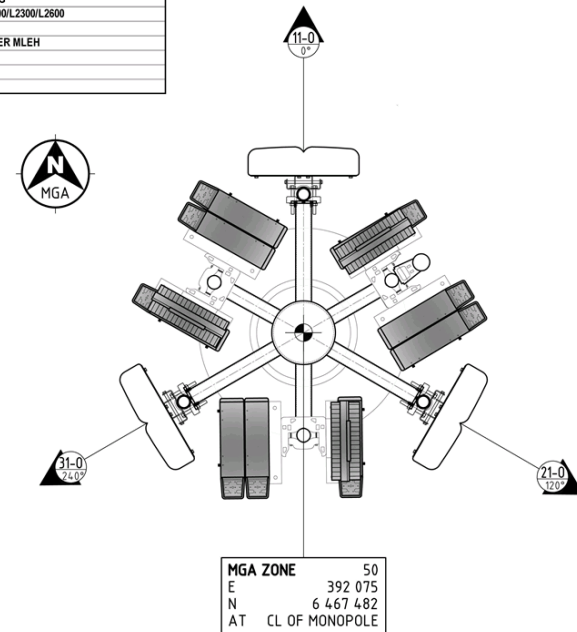
NEW, REPLACE, ETC



A FUTURE

NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RF PLUMBING DIAGRAM DRAWING P0031-A2.
2. ANTENNA CO-ORDINATES ARE SPECIFIED FOR CENTRE OF STRUCTURE, TO THE NEAREST METRE.
3. ANCILLARIES REFER TO ITEMS AT OR NEAR THE ANTENNA.
4. TRUNK LENGTHS ARE ESTIMATED, ROUNDED UP TO THE NEXT 5m.
5. ALL TAILS (84 OFF) TO BE FSJ4-50, NO MORE THAN 5m IN LENGTH.



OPTUS ANTENNAS PLAN

SCALE 1:25

										<div> Nokia Networks Pty Ltd Level 5, 60 Union St, Locked Bag 34, Pyrmont NSW 2009 T: +61 2 9429-9100 www.networks.nokia.com</div>				<div>Client: </div>		<div>Project: MOBILE NETWORK AUSTRALIA SITE No:- P0031 NORTH PERTH REAR OF 1-3 BLAKE ST</div>		<div>Drawing Title: PANEL ANTENNA SYSTEM CONFIGURATION</div>			
<div><div>A13.10.17ISSUED FOR CONSTRUCTION</div><div>AB16.08.12AS BUILT (LTE1000)</div></div>										<div><div>AXICOM</div><div>DAILY</div><div>NT</div></div>		<div><div>EP</div><div>SBL</div><div>GL</div><div>GS</div></div>		<div>Drawing Status: FOR CONSTRUCTION</div>		<div>Drawing No. P0031-A1</div>		<div>Revision A</div>			
<div><div>CAD</div><div>Designer</div><div>Verifier</div><div>Approver</div></div>																					









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.

Comments Received in Support:	Officer Technical Comment:
Nil.	
Comments Received in Objection:	Officer Technical Comment:
<p><u>Visual Amenity</u></p> <ul style="list-style-type: none"> The existing tower does not comply with the WA Planning Commission Guidelines for the Location, Siting and Design of Telecommunications Infrastructure. It doesn't appear to be a compact design. The additional height of the structure will make it more prominent and not minimise the impact on the visual amenity of the area and does not meet the Development Criteria of Clause 9 Visual Amenity and Facility Design of the City's Telecommunications Facilities Policy. Consideration should be given to a more compact redesign for the whole tower, or alternatively, find less visually intrusive locations on existing buildings for the additional capacity. With taller apartments being constructed in the area, I would like to know that these options have been considered. 	<ul style="list-style-type: none"> This application relates to an existing telecommunications tower only. The location of the telecommunications tower has been established. The telecommunications tower is located at the rear of the site which is considered to reduce the visual impact of the tower in terms of building bulk when viewed from the primary streets. The subject site is not located in an area with any identified views of significance and is not located within or adjoining any properties identified to have heritage or environmental value. The proposal has incorporated design measures to minimise the impact of the height of the telecommunications tower. The total bulk of the telecommunication tower has been reduced through the removal of the existing Optus equipment and headframe currently mounted at 14 metres. This reduces the bulk of the structure as well as visual clutter on the monopole. The extension is proposed to be constructed using neutral colours and finishes to further assist in minimising the visual impact of the telecommunications tower.
<p><u>Location</u></p> <p>The mobile phone tower is located within 300 metres of land zoned for Residential purposes which is considered a sensitive use and therefore does not meet the Development Criteria of Clause 7 Protection of Sensitive Uses of the City's Telecommunications Facilities Policy.</p>	<p>The existing telecommunications tower is located within a local centre which predominantly contains commercial uses. However it is noted that there are existing and proposed residential developments within the immediate vicinity. The City's Policy No. 7.5.6 – Telecommunications Infrastructure encourages telecommunication facilities to be co-located with existing facilities. The proposal will extend the height of the existing telecommunication only to provide greater network coverage to more service providers. The proposed extension is wholly located within the existing footprint of the telecommunication tower, which is consistent with the City's Policy No. 7.5.6 – Telecommunications Infrastructure.</p>

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

Summary of Submissions:

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





Comments Received in Support:	Applicant's Comment:
Nil.	
Comments Received in Objection:	Applicant's Comment:
<p>Issue: Visual Amenity</p> <ul style="list-style-type: none"> The existing tower does not comply with the WA Planning Commission Guidelines for the Location, Siting and Design of Telecommunications Infrastructure. It doesn't appear to be a compact design. The additional height of the structure will make it more prominent and not minimise the impact on the visual amenity of the area and does not meet the Development Criteria of Clause 9 Visual Amenity and Facility Design of the City's Telecommunications Facilities Policy. Consideration should be given to a more compact redesign for the whole tower, or alternatively, find less visually intrusive locations on existing buildings for the additional capacity. With taller apartments being constructed in the area, I would like to know that these options have been considered. 	<ul style="list-style-type: none"> The proposed extension and associated equipment is a compact design. The antennas and associated equipment have been located as close to the monopole structure as possible without the potential for interference. The existing Carrier equipment on the structure is not a compact design however is not the subject of this development application. The proposal is also to clear the existing Optus headframe currently at 14m which will reduce the bulk of the structure from street level. In order for Optus to improve their coverage in the area, there is a requirement to increase the height of the Optus equipment on the structure. This will allow for the signal to propagate further in the area. Upgrading and extending the existing structure will have a better visual outcome than the deployment of a new site would. This would be required if the proposed height cannot be achieved. As stated above, the proposal is for the extension of the structure to accommodate Optus equipment and does not include the other carrier equipment. The upgrade is required to cater for the growing community and the deployment of a new facility is not considered to be more suitable than upgrading the existing. It is also noted that Optus cannot anticipate deploying on a structure which is not yet built.
<p>Issue: Location</p> <ul style="list-style-type: none"> The mobile phone tower is located within 300m of land zoned for Residential purposes which is considered a sensitive use and therefore does not meet the Development Criteria of Clause 7 Protection of Sensitive Uses of the City's Telecommunications Facilities Policy. 	<ul style="list-style-type: none"> The structure is existing and therefore the question of the tower's proximity to residential areas is difficult to address. The tower has been in operation for over 15 years. The proposal is for the extension of the existing site, it is considered that any new site in the area would be within 300m of a residential area as the area is largely residential. As a result it is considered that the extension of the existing site is a more suitable solution.

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

Determination Advice Notes:

1. 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.
2. 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.
3. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.

5.4 NOS. 33-35 (LOTS: 53 & 350; D/P: 672 & 302361) MARY STREET, HIGHGATE - ADDITIONS AND ALTERATIONS OF AN EXISTING EIGHT MULTIPLE DWELLING DEVELOPMENT TO A SEVEN MULTIPLE DWELLING DEVELOPMENT AND CONSTRUCTION OF TWO GROUPED DWELLINGS - RECONSIDERATION OF CONDITION

TRIM Ref: D18/56196
 Author: Remajee Narroo, Senior Urban Planner
 Authoriser: John Corbellini, Director Development Services
 Ward: South
 Precinct: 12 – Hyde Park
 Attachments: 1. Attachment 1 - Location Map [↓](#) 
 2. Attachment 2 - Copy of Approval [↓](#) 
 3. Attachment 3 - Policy No. 3.9.3 - Parking Permits [↓](#) 
 4. Attachment 4 - Applicant's Letter [↓](#) 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme APPROVES the application to amend planning approval 5.2014.716.1 for Proposed Additions and Alterations of an Existing Eight Multiple Dwelling Development to a Seven Multiple Dwelling Development and Construction of Two Grouped Dwellings, at Nos. 33-35 (Lots: 53 & 350; D/P: 672 & 302361) Mary Street, Highgate, granted on 30 June 2015, subject to the following condition:

1. All conditions, requirements and advice notes detailed on planning approval 5.2014.716.1 granted on 30 June 2015 continue to apply to this approval, with exception of Condition 8 which is deleted.

PURPOSE OF REPORT:

To consider an application to delete Condition 8 of the planning approval for additions and alterations of an existing eight multiple dwelling development to a seven multiple dwelling development and construction of two grouped dwellings, at Nos. 33-35 Mary Street, Highgate.

PROPOSAL:

The application proposes to delete of Condition 8 of the planning approval granted by Council at its meeting on 30 June 2015. Condition 8 requires a notice to be placed on the Sales Contract to advise prospective purchasers that the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwelling.

BACKGROUND:

Landowner:	D G Canning Double Click Enterprises
Applicant:	John Kestel
Date of Application:	9 March 2018
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R50
Built Form Area:	Residential
Existing Land Use:	Multiple Dwellings and Grouped Dwellings under Construction
Proposed Use Class:	Not applicable
Lot Area:	820m ²
Right of Way (ROW):	Rear, Southern Side, 3.0 metres in width
Heritage List:	The existing building on the front portion of the Lot is a Category "B" listed building on the City's Municipal Heritage Inventory

The subject site is located on the southern side of Mary Street, Highgate. The site is adjoined by single houses to the east and west. The Sacred Height Church and Primary School is located to the north, on the opposite side of Mary Street. The site abuts a three metre wide right of way (ROW) to the south. The area to the south of the ROW comprises of single storey single houses. A location plan is included as **Attachment 1**.

Originally there were eight multiple dwellings existing on the subject site which were constructed in 1940s. On 30 June 2015 Council conditionally approved additions and alterations of the existing eight multiple dwellings, which included the replacement of one of the multiple dwellings with two grouped dwellings and the provision of 12 on-site car parking bays. Previously there were no parking bays required to be provided on site and all residents parked in Mary Street. This approval, along with the conditions and approved plans, are included as **Attachment 2**. The development is currently under construction.

This current application proposes to have Condition 8 of the approval deleted, which states as follows:

"8. Car Parking Permits

A notice being placed on the Sales Contract to advise prospective purchasers that the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwelling;"

CONSULTATION/ADVERTISING:

Consultation on the proposal was not undertaken given the application is for reconsideration of a condition that requires notifications to be placed on sales contracts and as such this condition is not considered to impact surrounding landowners.

Design Advisory Committee (DAC):

Referred to DAC: No

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- *City of Vincent Local Planning Scheme No. 2;*
- *State Planning Policy 3.1 – Residential Design Codes;*
- *Policy No. 3.9.3 – Parking Permits; and*
- *Policy No. 4.1.5 – Community Consultation.*

In accordance with Schedule 2 Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant will have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Delegation to Determine Applications:

This matter is being referred to Council as the Council determined the previous 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.

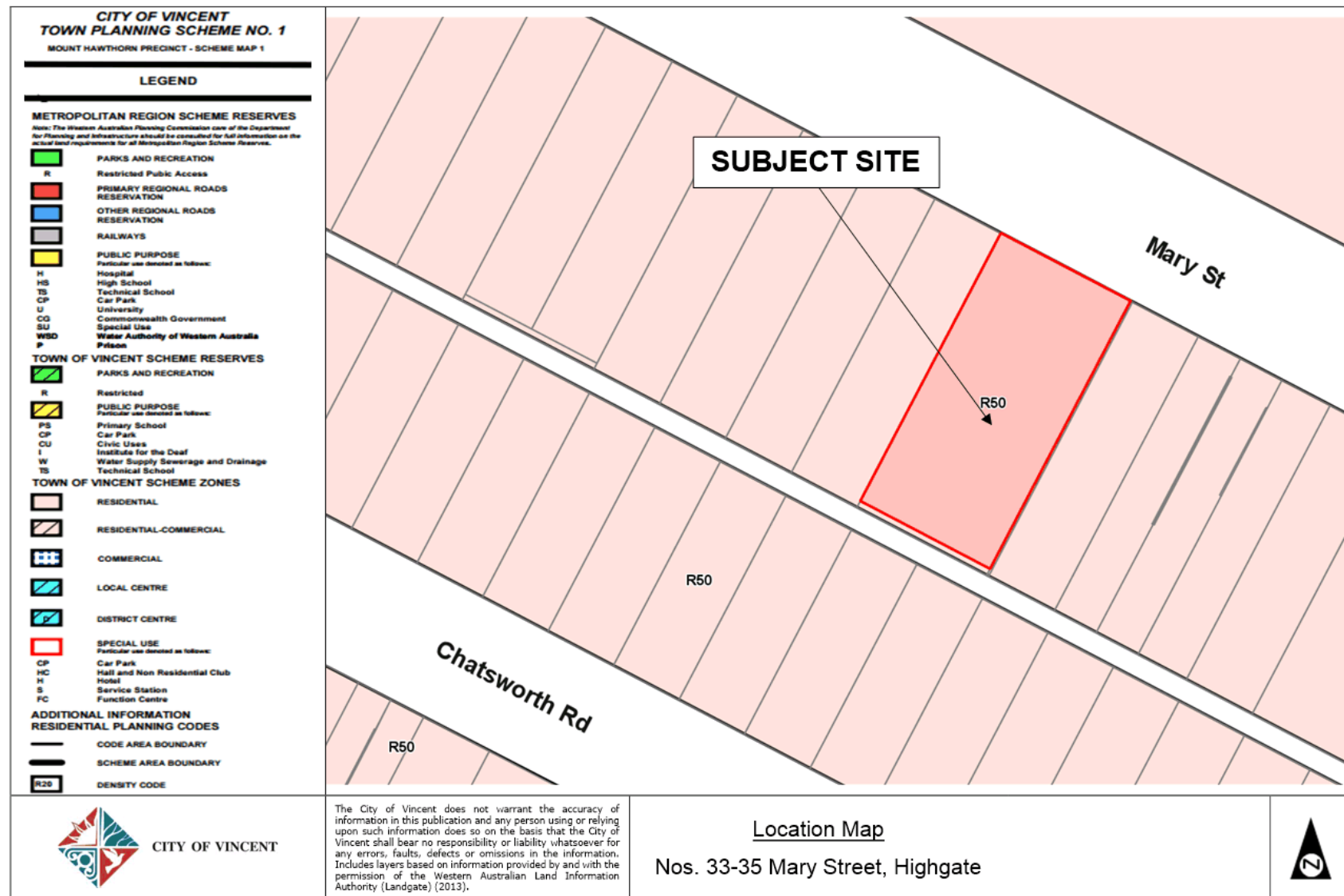
COMMENTS:

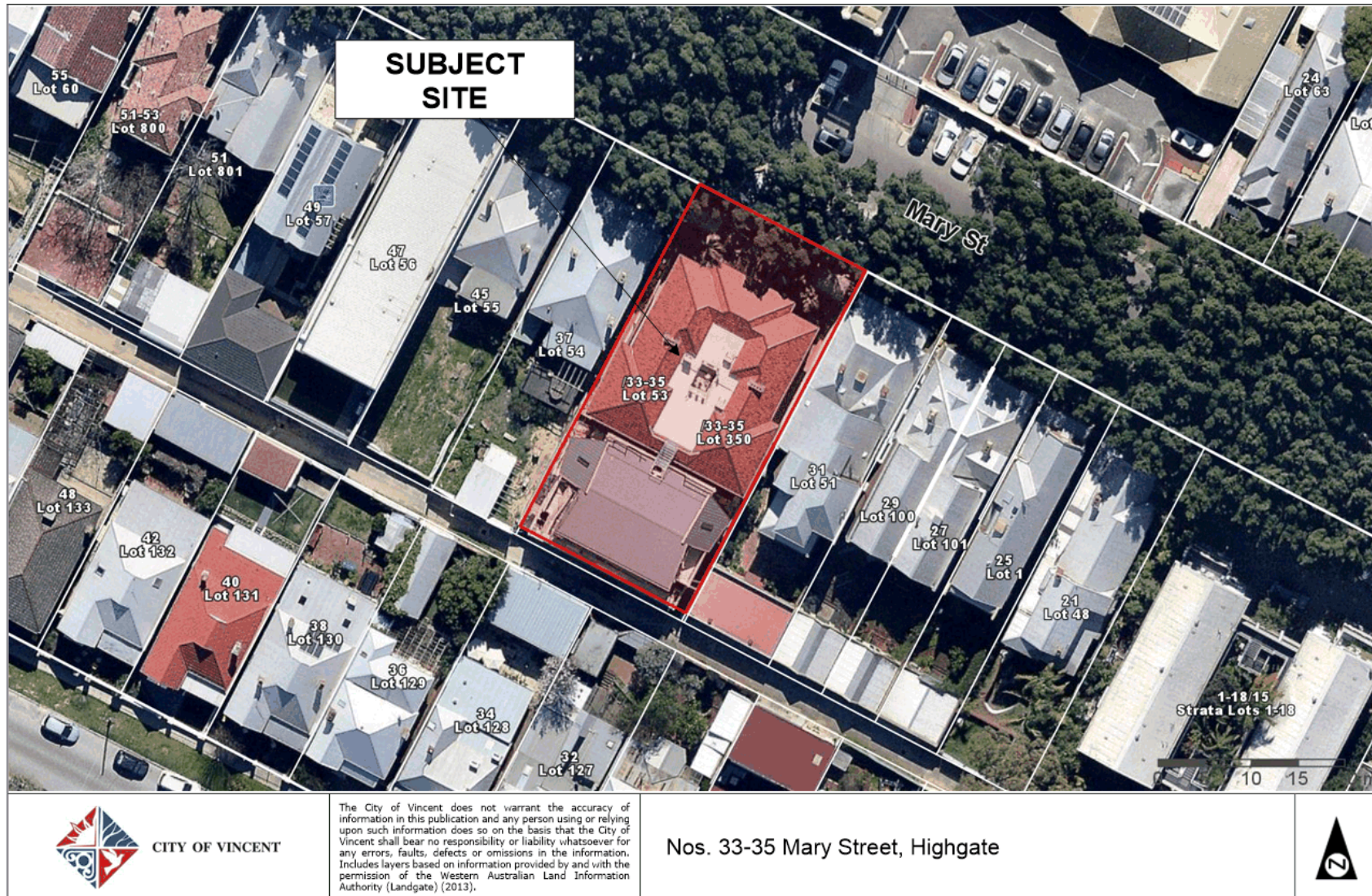
Clause 2.1e(i) of the City's Policy No. 3.9.3 – Parking Permits states that residential parking permits will not be issued for a grouped dwelling or multiple dwelling development where the development approval included a specific condition not to receive parking permits. It is considered that Condition 8 of the current planning approval for the subject site meets the intent of this provision and so currently parking permits would not be issued under this policy for the two grouped dwellings that form part of this approval unless discretion was exercised by the CEO. The deletion of Condition 8 would allow parking permits to be issued for the two grouped dwellings that form part of the development and would remove the requirement of the developer to notify purchasers that residential parking permits will not be issued for the development.

The applicant considers that removal of the condition is appropriate as parking permits were previously available for the eight multiple dwellings on site prior to Council's 2015 planning approval, and that parking permits are issued to other existing residential developments on Mary Street. In addition, the applicant contends that the 12 on-site car parking bays provided by the development significantly reduced the demand for street parking, given all previous residents were only able to park on the street, and that as a result allowing parking permits for the development will not have any significant impact on street parking.

The City's Parking Permits Policy allows two permits to be issued for each grouped dwelling and one permit to be issued for each multiple dwelling. Under this policy the eight multiple dwelling development that previously existed on the subject site would have been eligible for a maximum total of eight permits. The subject planning approval, which replaced one of the multiple dwellings with a grouped dwelling, would be eligible for a maximum of 11 parking permits if it were not for the restriction created by Condition 8 of the planning approval.

Condition 8 was imposed to administer the requirements of the City's Policy No. 3.9.3 – Parking Permits and not to address a specific planning purpose or parking issue on Mary Street. The removal of Condition 8 will allow the potential for an additional three parking permits to be issued for the subject site compared situation prior to the development. This is not considered to have any significant impact on the availability of on street parking within the surrounding area, particularly given that the development has provide 12 additional parking bays on site and so demand for parking permits is likely to be lower than previously. It is therefore considered appropriate that Condition 8 restricting the issue of car parking permits be deleted from the conditions of approval.





ORDINARY MEETING OF COUNCIL
30 JUNE 2015

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CITY OF VINCENT
MINUTES

9.1.1 Nos. 33 – 35 (Lots 53 & 350; D/P: 672 & 302361) Mary Street, Highgate – Proposed Additions and Alterations of an Existing Eight Multiple Dwelling Development to a Seven Multiple Dwelling Development and Construction of Two Grouped Dwellings

Ward:	South	Date:	12 June 2015
Precinct:	Precinct 12 – Hyde Park	File Ref:	PR23873; 5.2014.716.1
Attachments:	<ol style="list-style-type: none"> 1 – Consultation Map 2 – Development Application Plans 3 – Applicant Submission 4 – Applicant Justification 5 – Heritage Impact Statement 6 – Heritage Assessment from Applicant 7 – Marked up plans showing proposed versus required setbacks 8 – 3D Perspectives 9 – Design Advisory Committee Comments 		
Tabled Items:	Nil		
Reporting Officer:	A Dyson – Planning Officer (Statutory)		
Responsible Officer:	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 John Kestel Architect on behalf of the owner L & P Squire, for the proposed additions and alterations of an existing eight Multiple Dwelling development to a seven Multiple Dwelling development and construction of Two Grouped Dwellings at Nos. 33 & 35 (Lots 53 & 350) Mary Street, Highgate as shown on plans date stamped 24 December 2014 (site survey and existing floor plan) and amended plans date stamped 27 February 2015 (Shadow Plan) and 2 June 2015 (undercroft floor plan, ground and upper floor plans, elevation plans, Strata Plans), included as Attachment 2, subject to the following conditions:

1. **Amalgamation**

Nos. 33-35 (Lots 53, and 350) Mary Street, Highgate shall be amalgamated into one lot on a Certificate of Title to the satisfaction of the City;

2. **Legal Agreement**

The owners shall enter into a legal agreement secured by a caveat on the Certificate of Title of the amalgamated lot, for the conservation of the existing multiple dwellings to the satisfaction of the City;

3. **Boundary Walls**

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing Nos. 31 (Lot 51) and 37 (Lot 54) Mary Street, Highgate, in a good and clean condition. The finish of the walls is to be to the satisfaction of the City and can either be fully rendered or face brickwork;

ORDINARY MEETING OF COUNCIL
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CITY OF VINCENT
MINUTES

4. Building Appearance

All external fixtures shall be designed integrally with the development and shall not be visually obtrusive from Mary 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;

5. Street Trees

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

6. On-Site Parking Provision

The following minimum number of car bays shall be provided

6.1 Five car bays for the residents of the multiple dwelling component;

6.2 Two visitor car bays for the multiple dwelling component; and

6.3 Two car bays for the grouped dwelling component;

7. Car Parking and Accessways

7.1 The car parking and access areas are to comply with the requirements of AS2890.1;

7.2 The car park areas for visitors shall be shown as common property on any strata plan; and

7.3 Vehicle and pedestrian access points are required to match into existing right-of-way levels;

8. Car Parking Permits

A notice being placed on the Sales Contract to advise prospective purchasers that the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwelling;

9. Within 28 days of the issue date of this approval to commence development, the owner or the applicant on behalf of the owner shall comply with the following requirements:

9.1 Section 70A Notification under the *Transfer of Land Act 1893*

The owner shall agree in writing to a notification being lodged under section 70A of the *Transfer of Land Act 1893* notifying proprietors and/or (prospective) purchasers of the property that:

- a. The use or enjoyment of the property may be affected by traffic, car parking and other impacts associated with nearby commercial and non-residential activities;

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

10.1 Revised Plans

The applicant to provide revised plans denoting the following:

10.1.1 Visual Privacy

The southern façade of the balconies to units 8 & 9 shall comply with the requirements of the 2013 Residential Design Codes in relation to privacy provisions to the satisfaction of the City to prevent overlooking of Nos. 31 (Lot 51) and 37 (Lot 54) Mary Street, Highgate;

10.1.2 Bicycle Bays

Three residential and one visitor bicycle bays respectively for the residents and visitors of the development, shall be provided. Bicycle bays for visitors must be provided at a location convenient to the entrance, publically accessible and within the development and bicycle bays for the residents and employees must be located within the development. The bicycle facilities shall be designed in accordance with AS2890.3; and

10.1.3 Bin Store

A bin store is required to be provided, of a sufficient size to accommodate the City's maximum bin requirement, as assessed by the City;

10.2 Landscaping

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

- 10.2.1 The location and type of existing and proposed trees and plants;
- 10.2.2 All vegetation including lawns;
- 10.2.3 Areas to be irrigated or reticulated and such method;
- 10.2.4 Proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and
- 10.2.5 Separate soft and hard landscaping plants (indicating details of materials to be used);

10.3 Vehicle Entry Gate – Management Plan

The proposed vehicular entry gate to the car parking area shall have a minimum 50% visual permeability or a plan detailing management measures for the operation of the vehicular entry gate, to ensure access is readily available for owners/visitors to the units at all times;

10.4 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; and

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(TO BE CONFIRMED ON 28 JULY 2015)

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10.5 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

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

11.1 Car Parking

The car parking bays shall be line marked in accordance with the approved plans and maintained thereafter by the owners/occupiers to the satisfaction of the City;

11.2 Clothes Drying Facility

Each multiple dwelling shall be provided with a clothes drying facility in accordance with the 2013 Residential Design Codes;

11.3 Acoustic Report

With reference to Condition 10.4, certification from an acoustic consultant, that the recommended measures have been undertaken shall be provided to the City;

11.4 Section 70 A notification under the *Transfer of Land Act 1893*

With reference to Condition 8.1, this notification shall be lodged and registered in accordance with the *Transfer of Land Act 1893*;

11.5 Stormwater

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

11.6 Landscaping

With reference to Condition 10.2 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 regard to Condition 1 the owners shall enter into a legal agreement with and lodge an appropriate assurance bond/bank guarantee to the satisfaction of the City, which is secured by a caveat on the Certificates of Title of the subject land, prepared by the City's solicitors or other solicitors agreed upon by the City, undertaking to amalgamate the subject land into one lot within 6 months of the issue of the subject Building Permit. All costs associated with this condition shall be borne by the applicant/owner(s). Amalgamation of the lots is not required if it can be demonstrated that the proposed development complies with the relevant requirements of the National Construction Code Series;
2. With regard to Condition 2, all costs associated with this condition shall be borne by the applicant/owners;

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3. With regard to Condition 3, 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;
4. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site;
5. With regard to Condition 11.5, 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;
6. A Road and Verge security bond for the sum of \$3,000, shall be lodged with the City by the applicant, prior to the issue of a building permit, 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 security bond shall be made in writing. The bond is non-transferable;
7. With regard to Condition 7.3, the portion of the existing footpath traversing the proposed crossover must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths;
8. With regard to Condition 10.2, Council encourages landscaping methods and species selection which do not rely on reticulation;
9. With regard to Condition 10.1.3, the bins access pathway is to be ramped or a mechanical lift to be fitted to allow waste and recycle bins to be taken to Mary Street for collection.
10. With regard to Condition 10.1.2, the bicycle bays are to be incorporated into the development.
11. Please note that any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. Please liaise with the City in this regard during the building permit process;
12. With regard to Condition 10.2, Council encourages landscaping methods and species selection which do not rely on reticulation. All such works shall be undertaken in accordance with the approved plans prior to the first occupation of the development, and maintained thereafter by the owners/occupiers; and
13. 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 1.5m) 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'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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Moved Cr Cole, Seconded Cr Peart

That the recommendation be adopted.

Debate ensued.

Cr Cole departed the Chamber at 7.10pm.

Cr Cole returned to the Chamber at 7.13pm.

Debate ensued.

AMENDMENT

Moved Cr Harley, Seconded Cr McDonald

That a new Advice Note be inserted as follows:

14. The applicant shall pay a laneway security bond in the amount determined by the Director of Technical Services, prior to the issue of a building permit.

AMENDMENT PUT AND CARRIED UNANIMOUSLY (7-0)

(Cr Buckels was on approved leave of absence.)
(Cr Pintabona was an apology for the Meeting.)

MOTION AS AMENDED PUT AND CARRIED UNANIMOUSLY (7-0)

(Cr Buckels was on approved leave of absence.)
(Cr Pintabona was an apology for the Meeting.)

COUNCIL DECISION ITEM 9.1.1

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 John Kestel Architect on behalf of the owner L & P Squire, for the proposed additions and alterations of an existing eight Multiple Dwelling development to a seven Multiple Dwelling development and construction of Two Grouped Dwellings at Nos. 33 & 35 (Lots 53 & 350) Mary Street, Highgate as shown on plans date stamped 24 December 2014 (site survey and existing floor plan) and amended plans date stamped 27 February 2015 (Shadow Plan) and 2 June 2015 (undercroft floor plan, ground and upper floor plans, elevation plans, Strata Plans), included as Attachment 2, subject to the following conditions:

1. Amalgamation

Nos. 33-35 (Lots 53, and 350) Mary Street, Highgate shall be amalgamated into one lot on a Certificate of Title to the satisfaction of the City;

2. Legal Agreement

The owners shall enter into a legal agreement secured by a caveat on the Certificate of Title of the amalgamated lot, for the conservation of the existing multiple dwellings to the satisfaction of the City;

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3. Boundary Walls

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing Nos. 31 (Lot 51) and 37 (Lot 54) Mary Street, Highgate, in a good and clean condition. The finish of the walls is to be to the satisfaction of the City and can either be fully rendered or face brickwork;

4. Building Appearance

All external fixtures shall be designed integrally with the development and shall not be visually obtrusive from Mary 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;

5. Street Trees

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

6. On-Site Parking Provision

The following minimum number of car bays shall be provided

- 6.1 Five car bays for the residents of the multiple dwelling component;
- 6.2 Two visitor car bays for the multiple dwelling component; and
- 6.3 Two car bays for the grouped dwelling component;

7. Car Parking and Accessways

- 7.1 The car parking and access areas are to comply with the requirements of AS2890.1;
- 7.2 The car park areas for visitors shall be shown as common property on any strata plan; and
- 7.3 Vehicle and pedestrian access points are required to match into existing right-of-way levels;

8. Car Parking Permits

A notice being placed on the Sales Contract to advise prospective purchasers that the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwelling;

- 9. Within 28 days of the issue date of this approval to commence development, the owner or the applicant on behalf of the owner shall comply with the following requirements:

9.1 Section 70A Notification under the *Transfer of Land Act 1893*

The owner shall agree in writing to a notification being lodged under section 70A of the *Transfer of Land Act 1893* notifying proprietors and/or (prospective) purchasers of the property that:

- a. The use or enjoyment of the property may be affected by traffic, car parking and other impacts associated with nearby commercial and non-residential activities;

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

10.1 Revised Plans

The applicant to provide revised plans denoting the following:

10.1.1 Visual Privacy

The southern façade of the balconies to units 8 & 9 shall comply with the requirements of the 2013 Residential Design Codes in relation to privacy provisions to the satisfaction of the City to prevent overlooking of Nos. 31 (Lot 51) and 37 (Lot 54) Mary Street, Highgate;

10.1.2 Bicycle Bays

Three residential and one visitor bicycle bays respectively for the residents and visitors of the development, shall be provided. Bicycle bays for visitors must be provided at a location convenient to the entrance, publically accessible and within the development and bicycle bays for the residents and employees must be located within the development. The bicycle facilities shall be designed in accordance with AS2890.3; and

10.1.3 Bin Store

A bin store is required to be provided, of a sufficient size to accommodate the City's maximum bin requirement, as assessed by the City;

10.2 Landscaping

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

- 10.2.1 The location and type of existing and proposed trees and plants;
- 10.2.2 All vegetation including lawns;
- 10.2.3 Areas to be irrigated or reticulated and such method;
- 10.2.4 Proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and
- 10.2.5 Separate soft and hard landscaping plants (indicating details of materials to be used);

10.3 Vehicle Entry Gate – Management Plan

The proposed vehicular entry gate to the car parking area shall have a minimum 50% visual permeability or a plan detailing management measures for the operation of the vehicular entry gate, to ensure access is readily available for owners/visitors to the units at all times;

10.4 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; and

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10.5 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

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

11.1 Car Parking

The car parking bays shall be line marked in accordance with the approved plans and maintained thereafter by the owners/occupiers to the satisfaction of the City;

11.2 Clothes Drying Facility

Each multiple dwelling shall be provided with a clothes drying facility in accordance with the 2013 Residential Design Codes;

11.3 Acoustic Report

With reference to Condition 10.4, certification from an acoustic consultant, that the recommended measures have been undertaken shall be provided to the City;

11.4 Section 70 A notification under the *Transfer of Land Act 1893*

With reference to Condition 8.1, this notification shall be lodged and registered in accordance with the *Transfer of Land Act 1893*;

11.5 Stormwater

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

11.6 Landscaping

With reference to Condition 10.2 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 regard to Condition 1 the owners shall enter into a legal agreement with and lodge an appropriate assurance bond/bank guarantee to the satisfaction of the City, which is secured by a caveat on the Certificates of Title of the subject land, prepared by the City's solicitors or other solicitors agreed upon by the City, undertaking to amalgamate the subject land into one lot within 6 months of the issue of the subject Building Permit. All costs associated with this condition shall be borne by the applicant/owner(s). Amalgamation of the lots is not required if it can be demonstrated that the proposed development complies with the relevant requirements of the National Construction Code Series;
2. With regard to Condition 2, all costs associated with this condition shall be borne by the applicant/owners;

MINUTES OF MEETING HELD ON 30 JUNE 2015

(TO BE CONFIRMED ON 28 JULY 2015)

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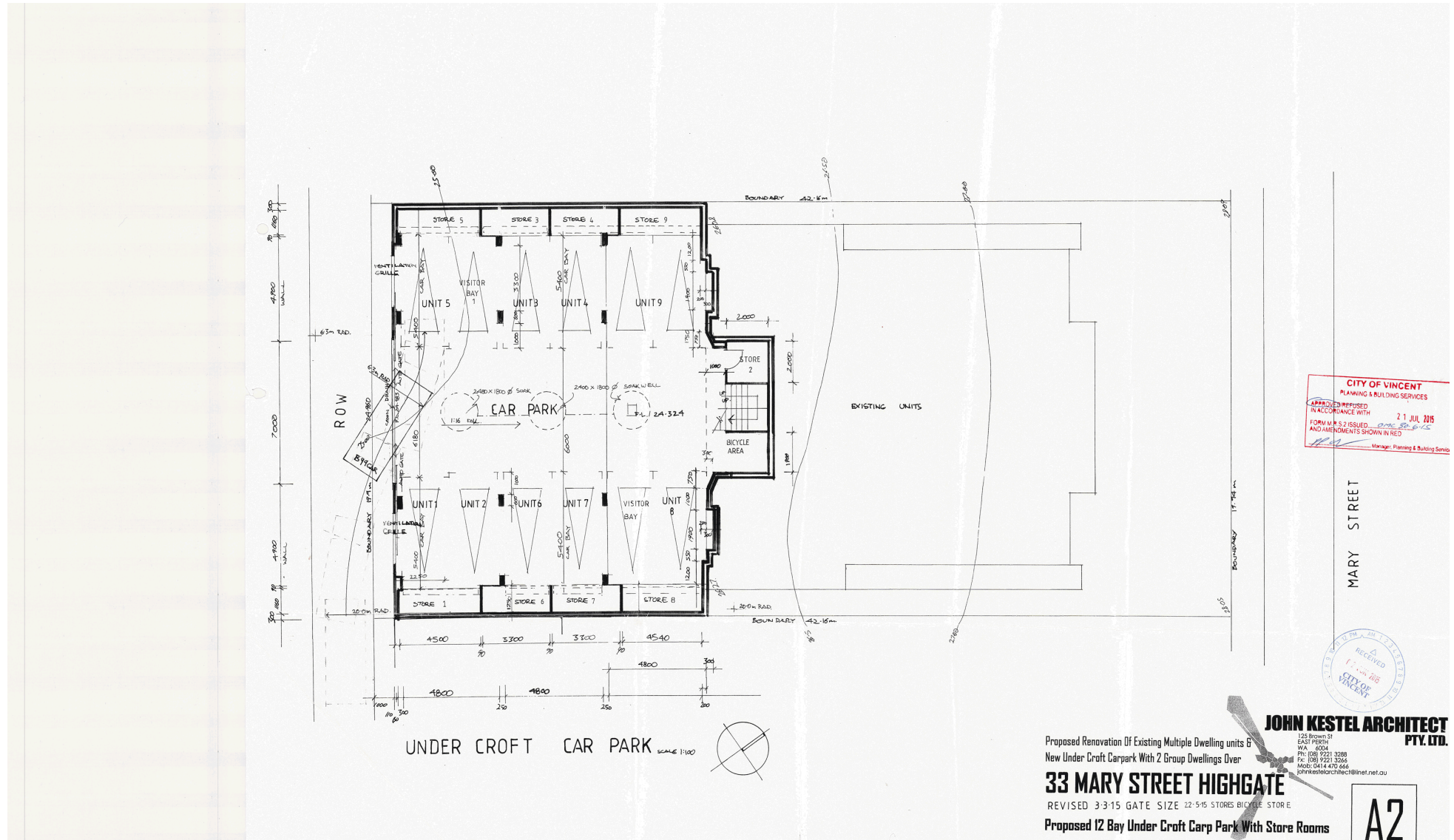
CITY OF VINCENT
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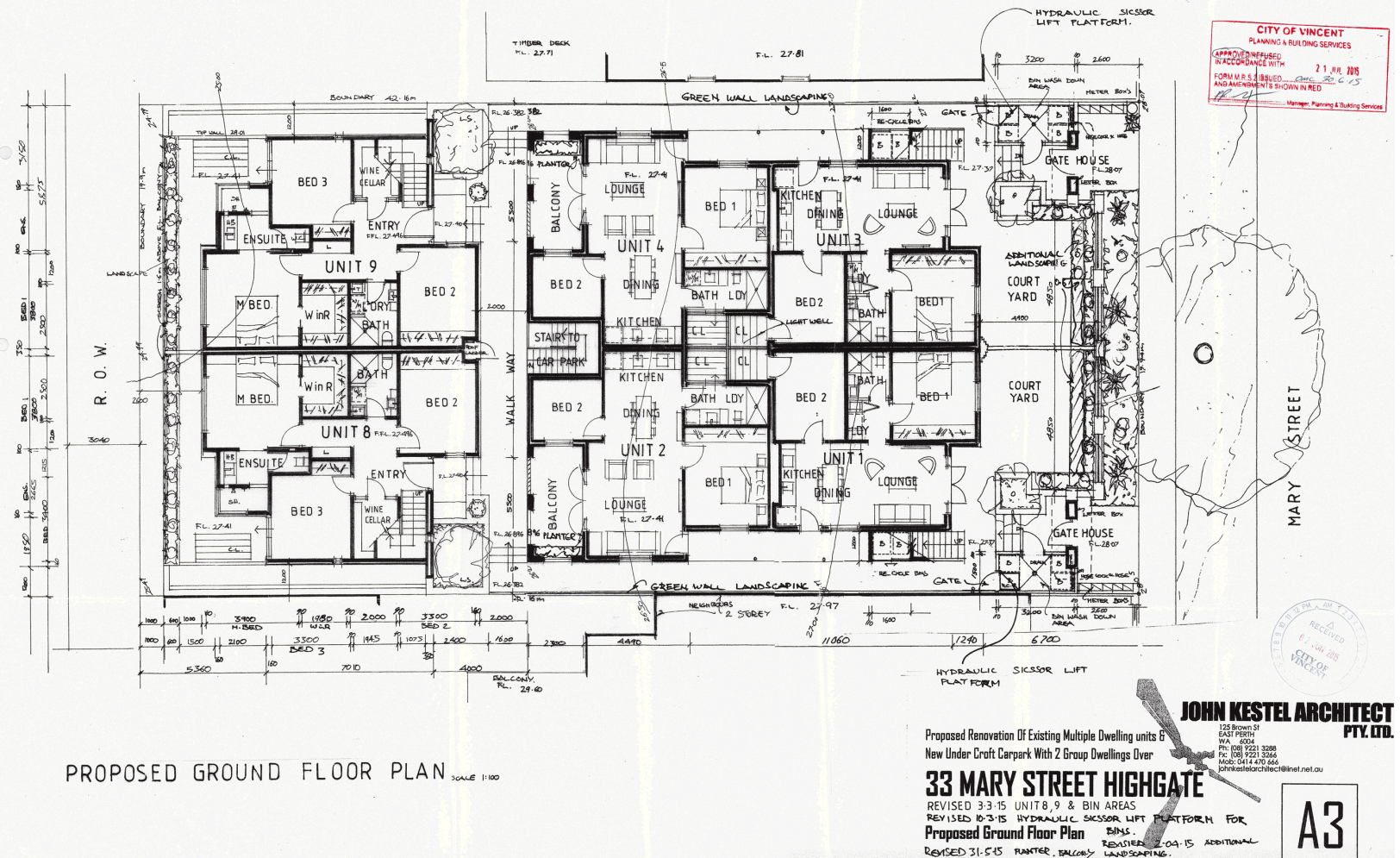
3. With regard to Condition 3, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls;
4. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site;
5. With regard to Condition 11.5, 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;
6. A Road and Verge security bond for the sum of \$3,000, shall be lodged with the City by the applicant, prior to the issue of a building permit, 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 security bond shall be made in writing. The bond is non-transferable;
7. With regard to Condition 7.3, the portion of the existing footpath traversing the proposed crossover must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths;
8. With regard to Condition 10.2, Council encourages landscaping methods and species selection which do not rely on reticulation;
9. With regard to Condition 10.1.3, the bins access pathway is to be ramped or a mechanical lift to be fitted to allow waste and recycle bins to be taken to Mary Street for collection.
10. With regard to Condition 10.1.2, the bicycle bays are to be incorporated into the development.
11. Please note that any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. Please liaise with the City in this regard during the building permit process;
12. With regard to Condition 10.2, Council encourages landscaping methods and species selection which do not rely on reticulation. All such works shall be undertaken in accordance with the approved plans prior to the first occupation of the development, and maintained thereafter by the owners/occupiers; and
13. 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 1.5m) 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's Ranger Services Section. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
14. The applicant shall pay a laneway security bond in the amount determined by the Director of Technical Services, prior to the issue of a building permit.

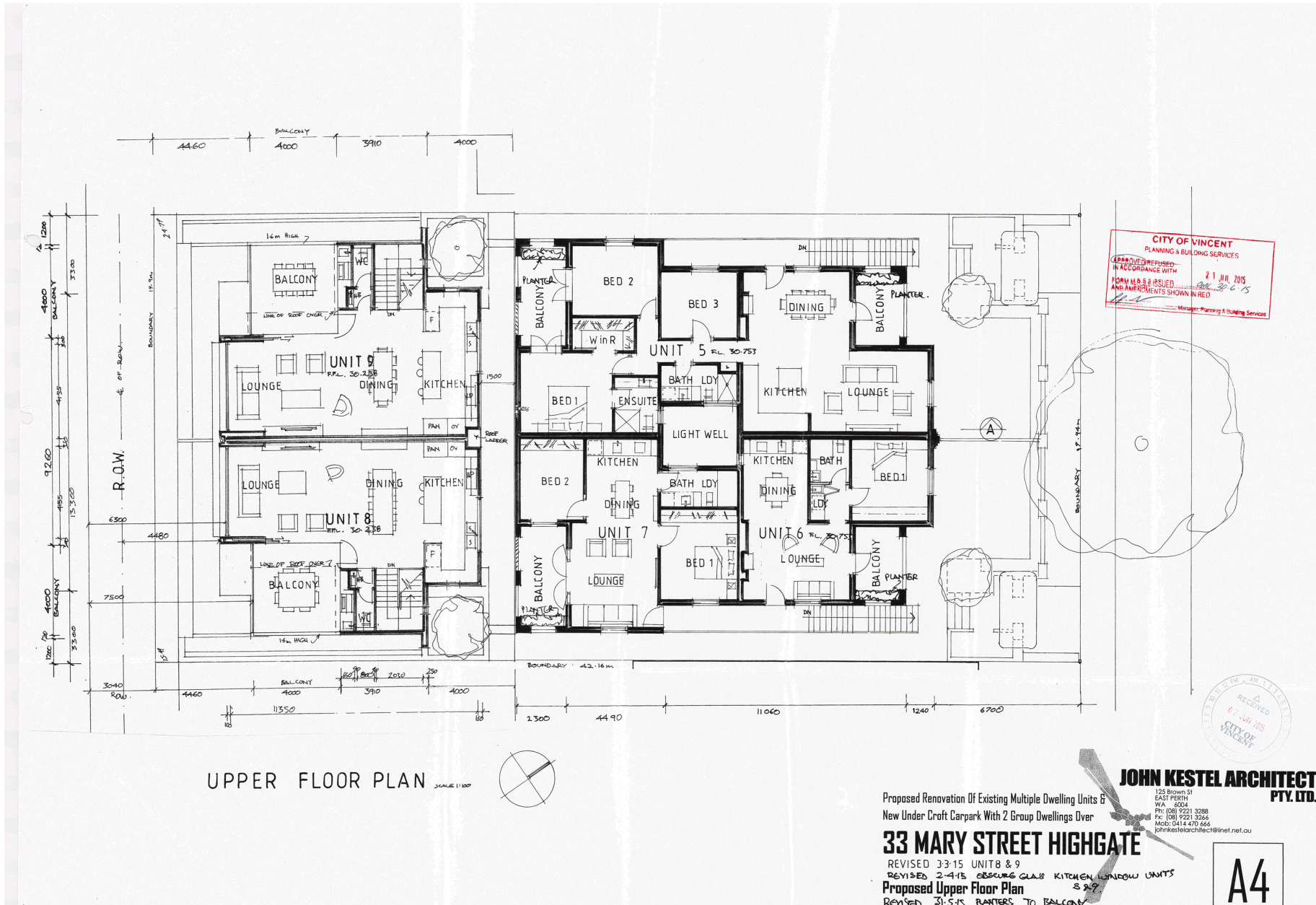
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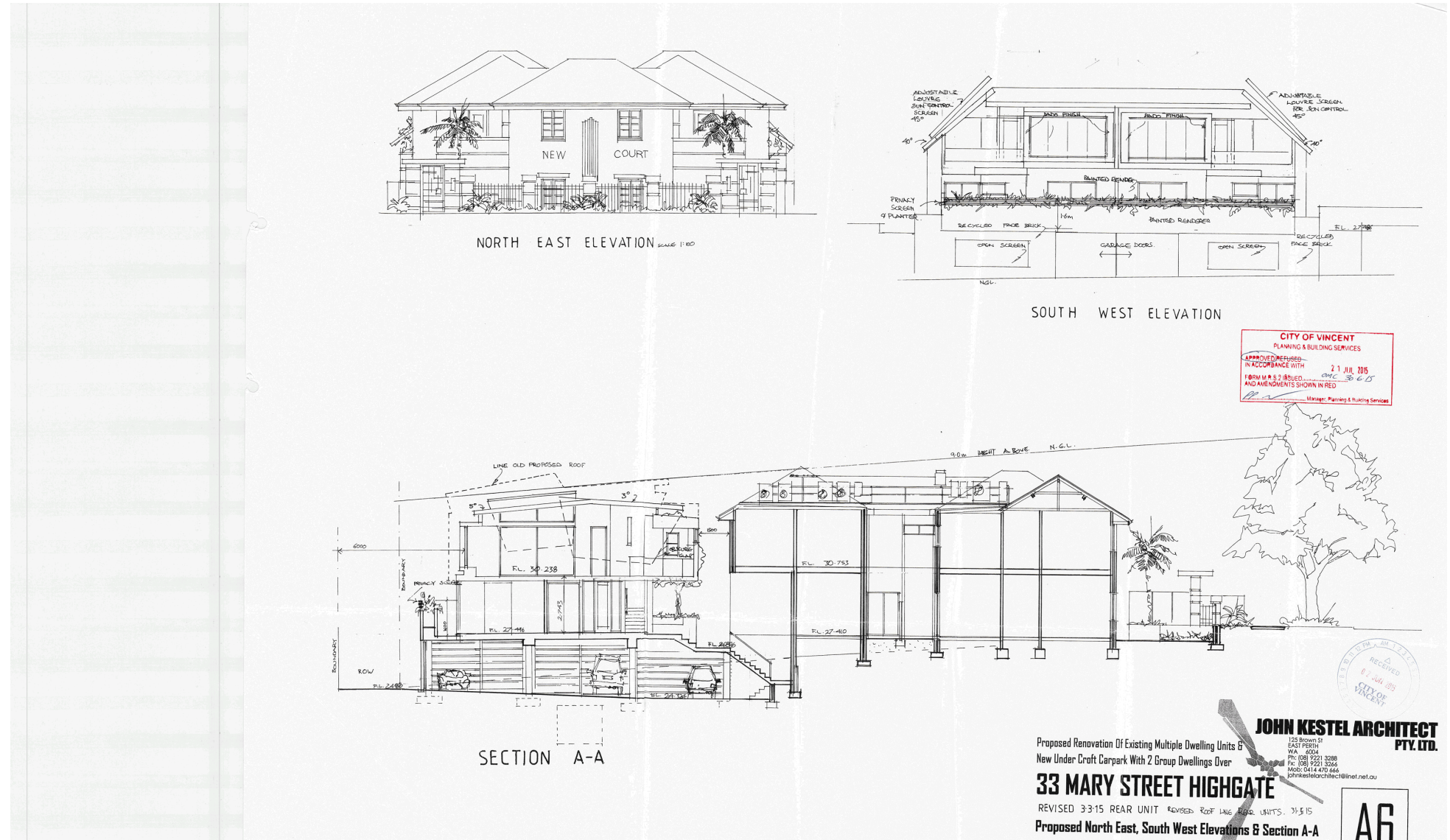
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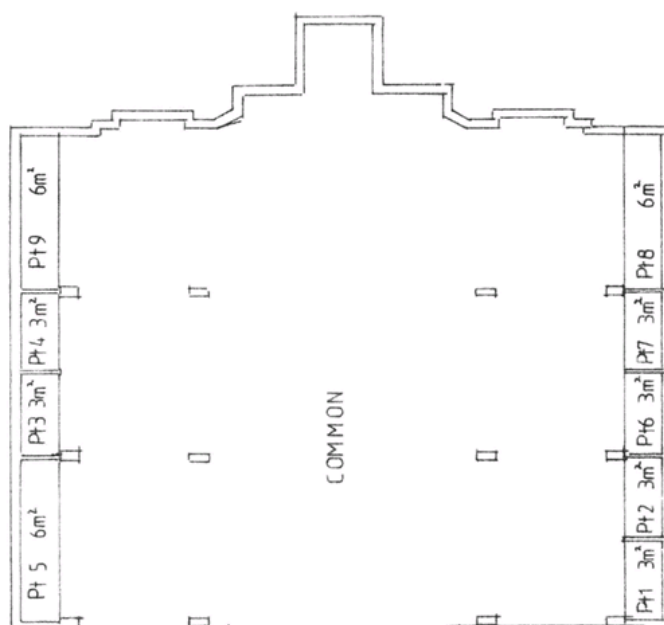
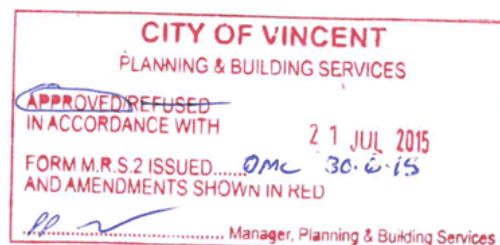






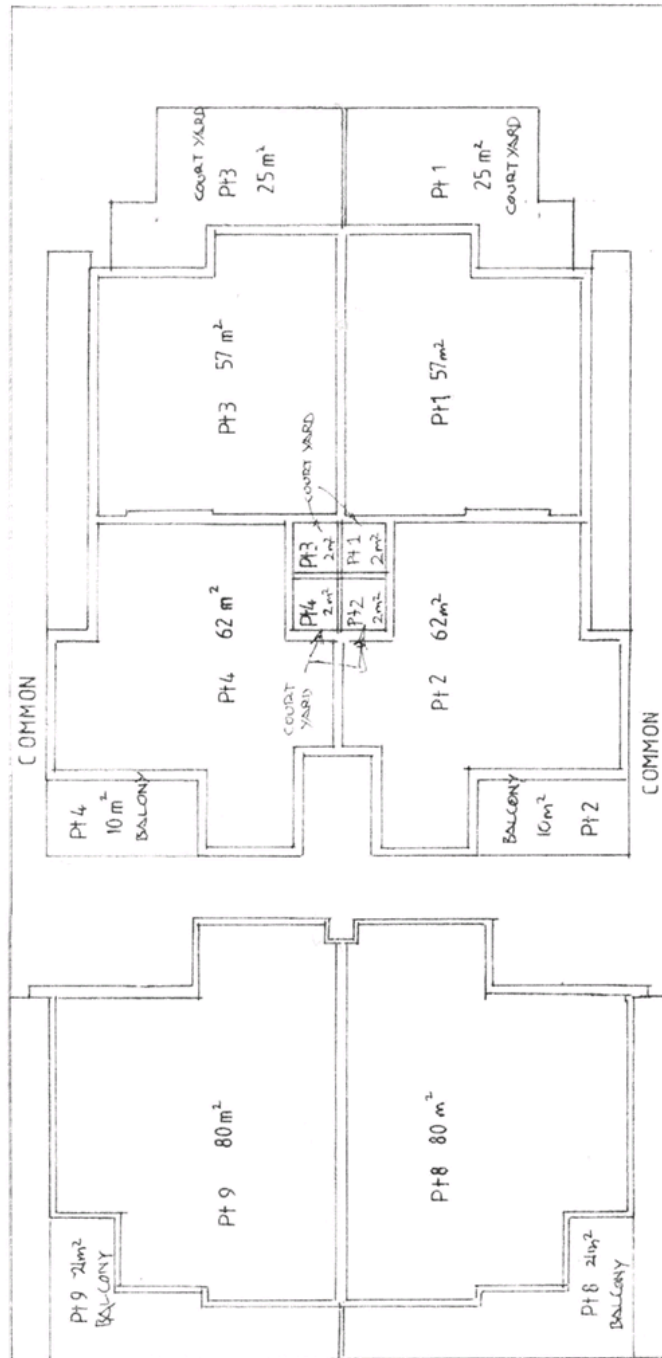






BASEMENT FLOOR PLAN scale 1:200

PROPOSED STRATA PLAN
33 MARY STREET HIGHGATE

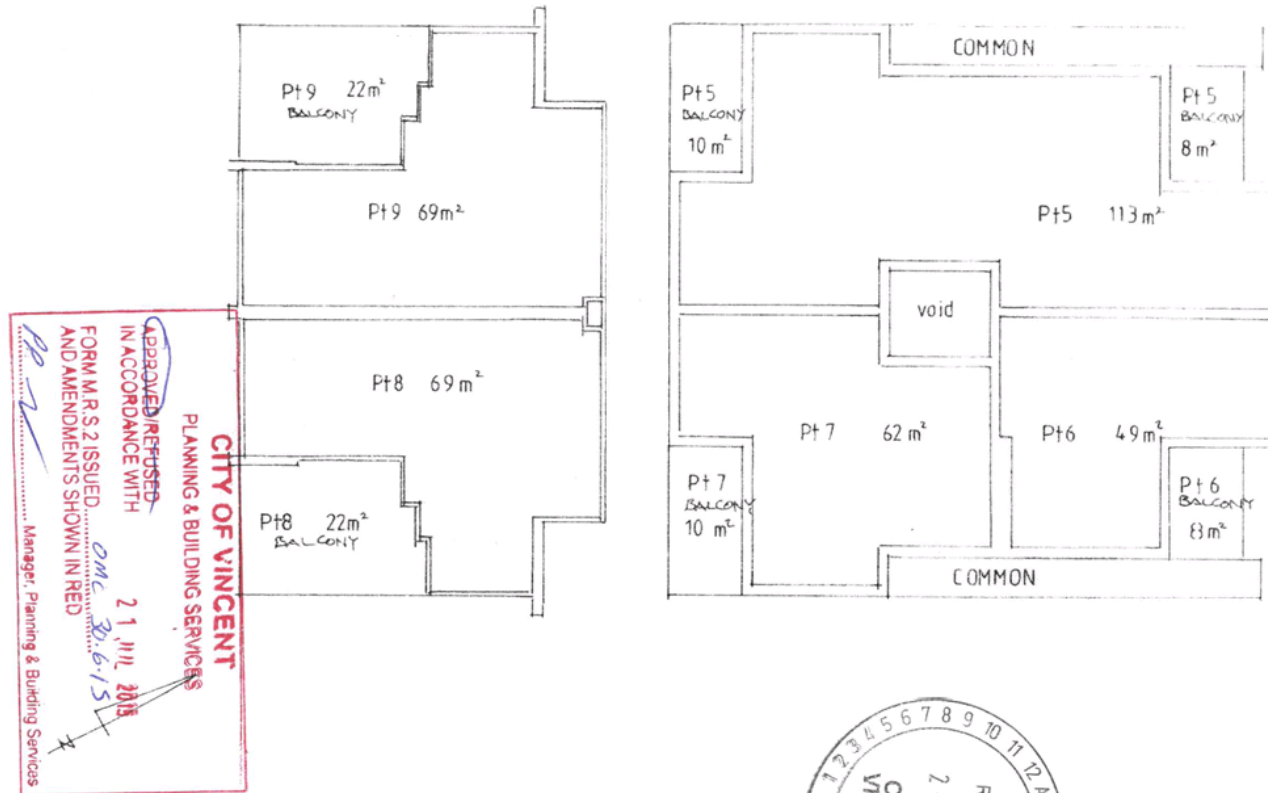


GROUND FLOOR PLAN scale 1:200



PROPOSED STRATA PLAN

33 MARY STREET HIGHGATE

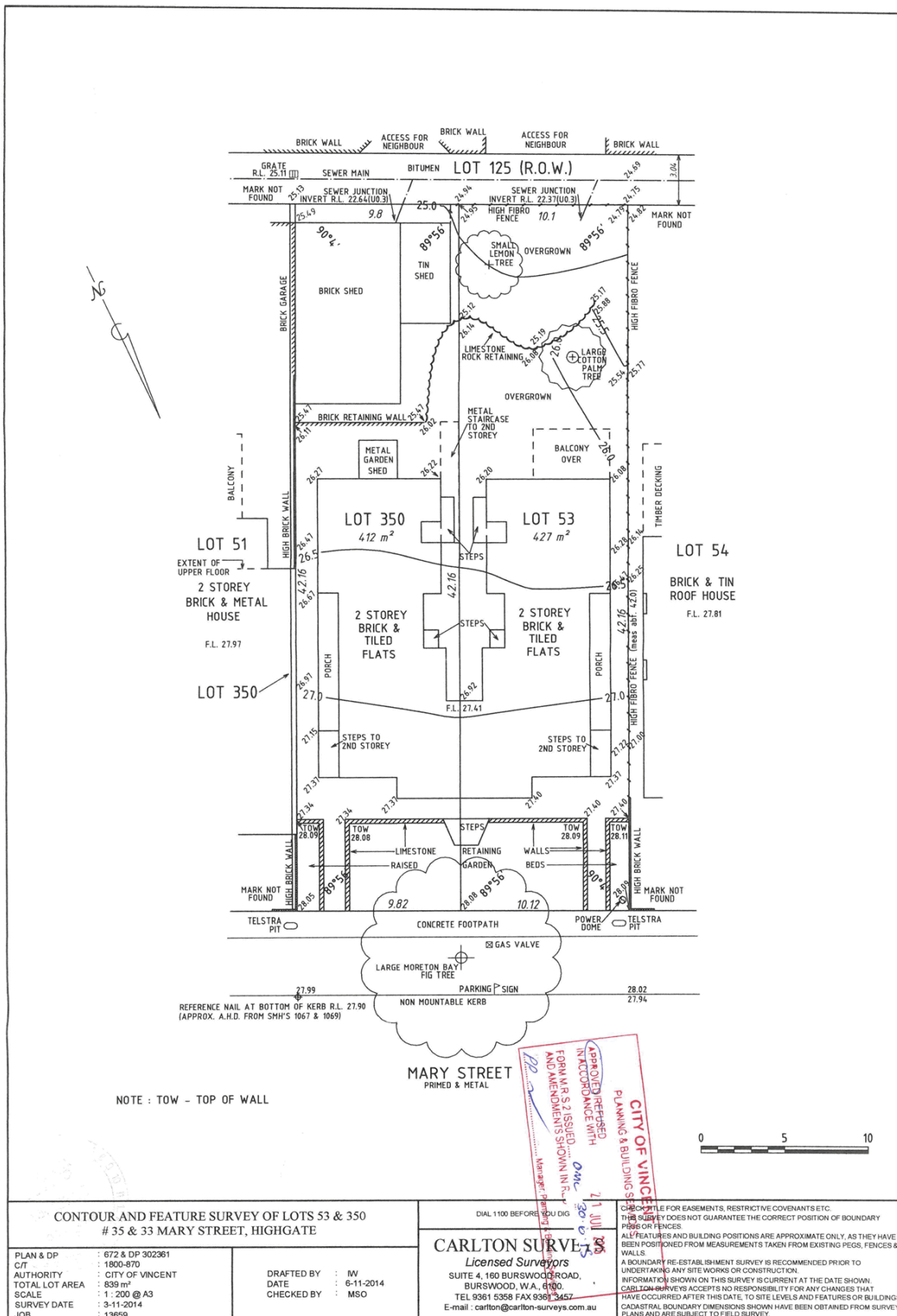


PROPOSED STRATA PLAN

FIRST FLOOR PLAN scale 1:200

33 MARY STREET HIGHGATE





POLICY NO: 3.9.3**PARKING PERMITS****OBJECTIVES**

To provide guidance on the allocation and control of Parking Permits issued in accordance with the City of Vincent Parking and Parking Facilities Local Law.

POLICY STATEMENT

The City of Vincent provides Parking Permits in recognition that increasing density and activity has led to a decrease in the availability of on-street parking. While Parking Permits enable access for residents and businesses they do not guarantee the availability of a car parking space or entitlement to a specific car parking space on any street.

1. PARKING PERMIT APPLICATION

The prescribed Parking Permit Application Form must be submitted for all parking permit types with all necessary supporting information and payment of the prescribed Fee (where applicable).

2. TYPES OF PARKING PERMITS

The City will only issue the following type of Parking Permits:

2.1 Residential Parking Permit

- a. Residential property owners with a parking restriction in their street will be issued with this Permit to allow residents and visitors to park on their street or streets within a Residential Parking Zone, as designated by the City, beyond any prescribed time limit restriction.
- b. Residential Parking Permits remain valid for a period of three (3) years.
- c. Residential Parking Permits run with the property and are transferable between owner and tenant. Where permits have not been transferred to a new owner or new tenant the City can issue replacement permits, at no cost to the resident, and cancel any previously allocated permits.
- d. The maximum number of Residential Parking Permits that will be issued is:
 - i) A single house (i.e. detached) – 3 permits

- ii) A grouped dwelling (i.e. town house) – 2 permits
 - iii) A multiple dwelling unit (i.e. apartment unit) – 1 permit
- e. Residential Parking Permits will not be issued for:
- i) a grouped dwelling or multiple-dwelling unit where the Development Approval included a specific condition not to receive parking permits
 - ii) use by a business or commercial enterprise
 - iii) any large commercial vehicle greater than one tonne (panel vans and utilities excepted)
 - iv) grouped dwellings, multiple dwelling units or mixed use developments which were approved by the City of Perth, prior to the land being transferred to the City of Vincent, or which were approved by the East Perth Redevelopment Authority (EPRA). Development Approvals issued for Parry Street, Perth prior to 21 October 2009 are excepted.
- f. The City will issue Residential Parking Permit 'Terms and Conditions of Use' that must be adhered to at all times for the permit to remain valid.
- g. A fee may be payable in accordance with the City's Fees & Charges Schedule where a permit is required to be reproduced.

2.2 Commercial Parking Permit

- a. Businesses and commercial enterprises with a parking restriction in their street may be issued with this Permit to allow a bona fide employee to park on their street and adjoining street, as designated by the City, beyond any prescribed time limit restriction.
- b. Commercial Parking Permits remain valid for a period of one (1) year.
- c. A maximum of one (1) Commercial Parking Permit will be issued to the proprietor of a business or commercial enterprise located within Activity Centres as identified within Appendices A - E.
- d. Commercial Parking Permits will not be issued for any large commercial vehicles greater than one tonne (panel vans and utilities excepted).
- e. Commercial Parking Permits require payment of a prescribed fee in accordance with the City's Fees & Charges Schedule.

- f. The City will issue Commercial Parking Permit 'Terms and Conditions of Use' that must be adhered to at all times for the permit to remain valid.

2.3 Temporary Parking Permit

- a. Individuals and/or community organisations associated with a not-for-profit event may be issued with Temporary Parking Permit/s for a street or nominated streets, as designated by the City, beyond any prescribed time limit restriction.
- b. Temporary Parking Permits are only valid for a specific date and time.

3. NON-COMPLIANCE OR ABUSE OF PARKING PERMITS

Where a Permit Holder does not comply with the intent of this Policy or the associated Parking Permit 'Terms and Conditions of Use' all permits allocated to that property, business or commercial enterprise, individual or community organisation will be revoked.

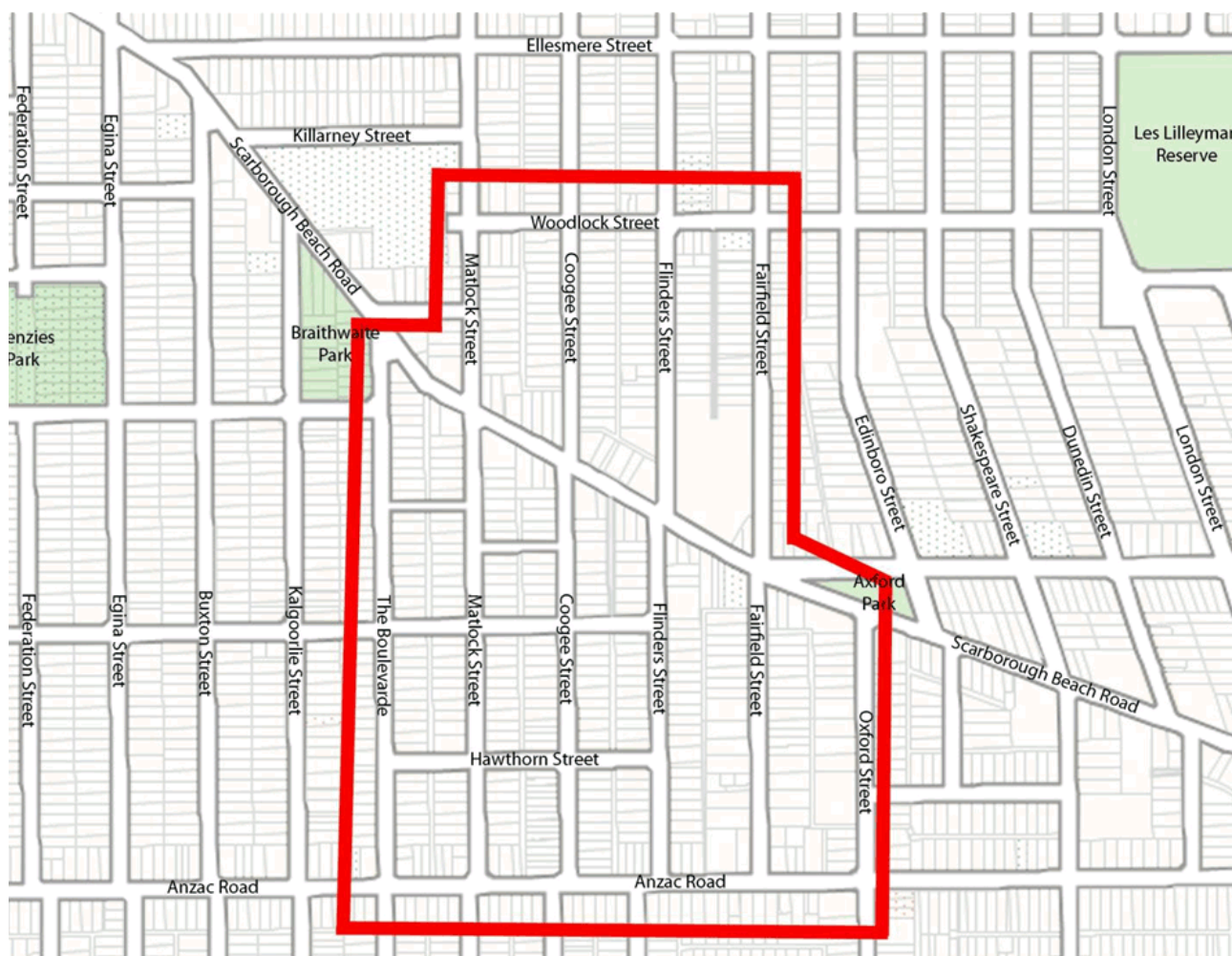
4. DISCRETIONARY AUTHORITY

Notwithstanding any other provisions, which restrict the number and type of Parking Permits that may be issued, the Chief Executive Officer may in exceptional circumstances consider varying these requirements subject to the applicant providing written justification.

Date Adopted:	22 September 1997
Date Amended:	26 June 2007, 20 October 2009, 10 May 2011, 5 July 2011, 20 September 2016
Date Reviewed:	4 November 2003, 26 June 2007, 10 May 2011, 5 July 2011, 20 September 2016
Date of Next Review:	May 2021

APPENDIX 1A

ACTIVITY CENTRE – MOUNT HAWTHORN



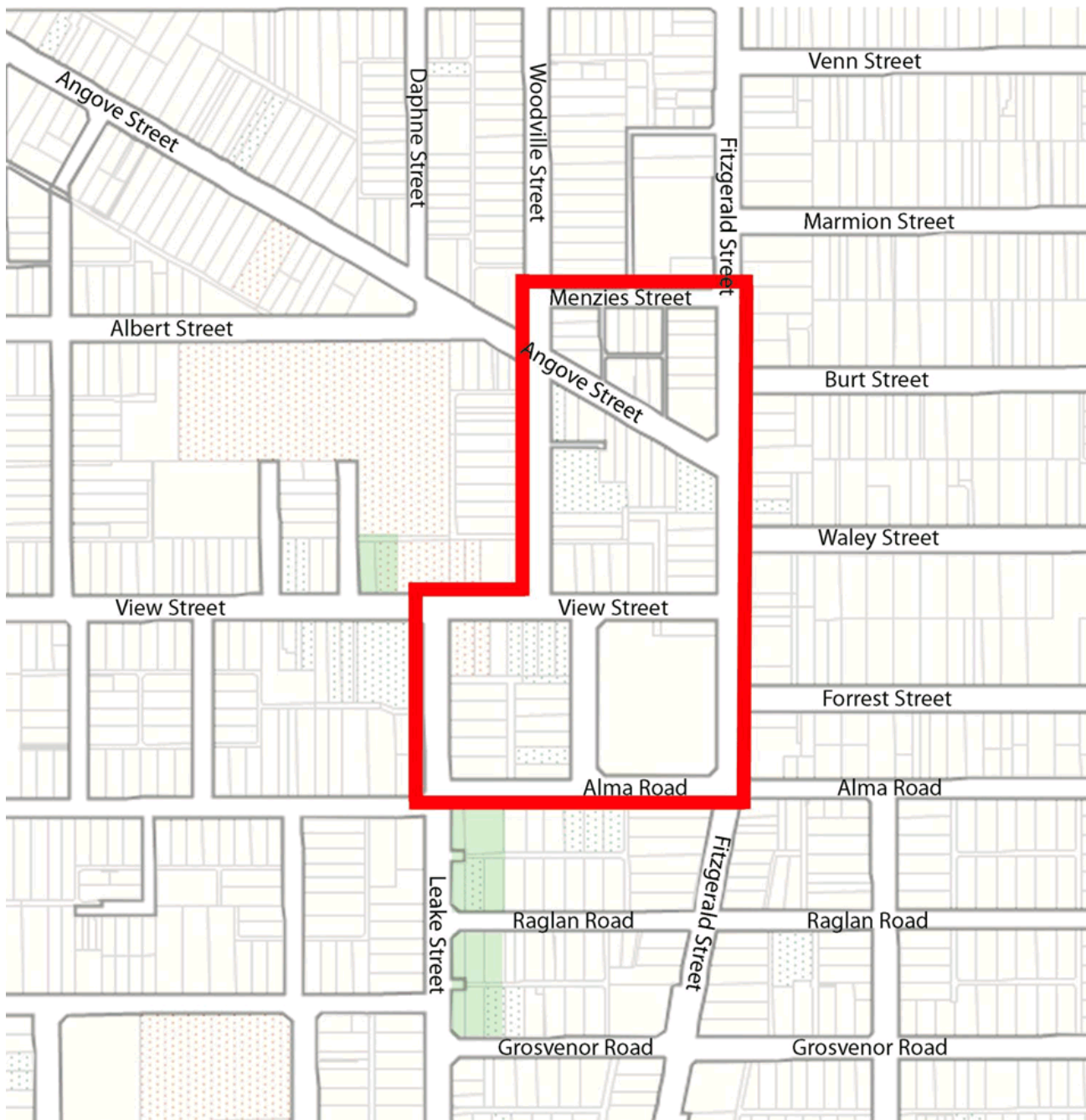
APPENDIX 1B

ACTIVITY CENTRE – MOUNT LAWLEY/HIGHGATE



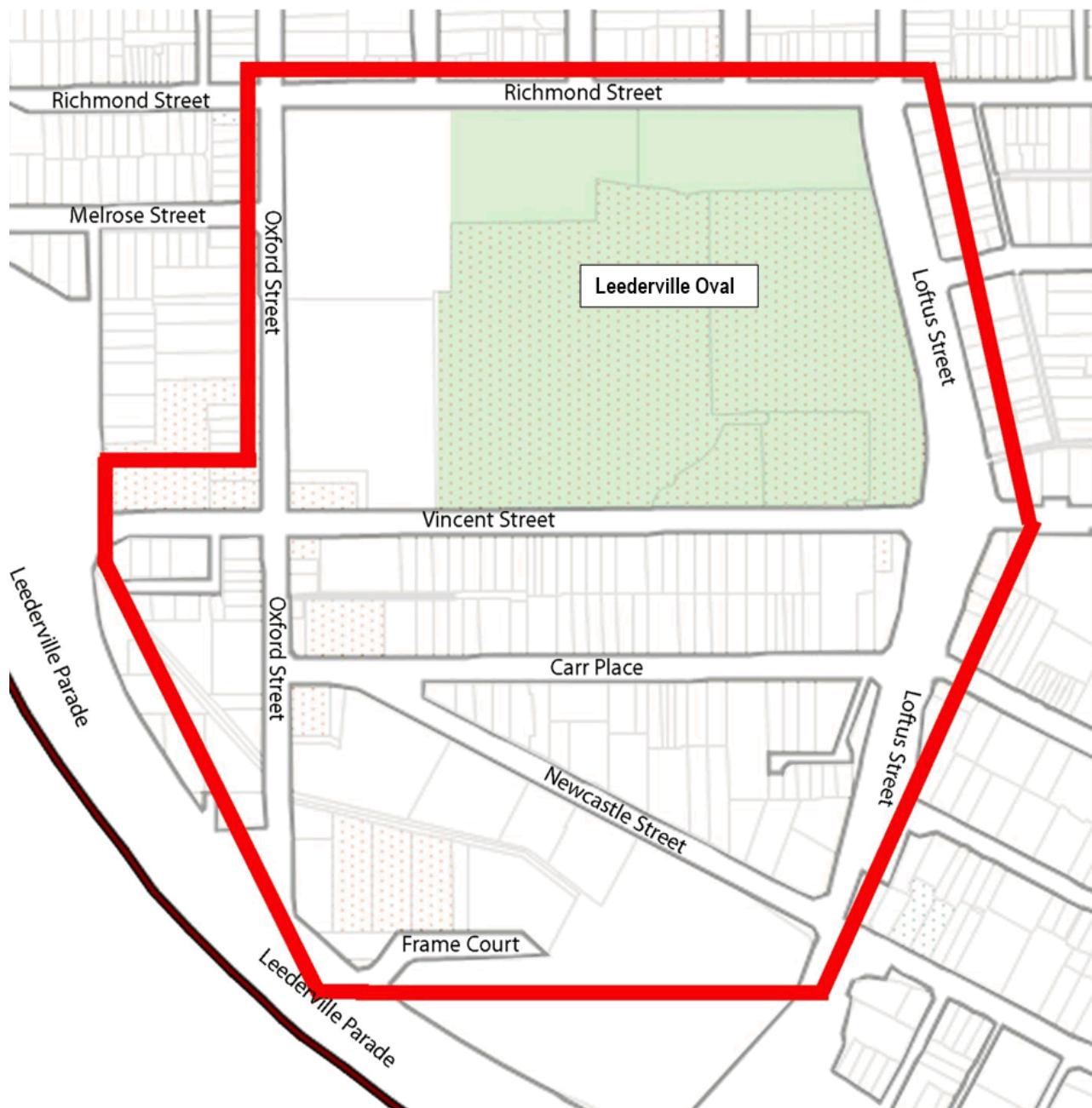
APPENDIX 1C

ACTIVITY CENTRE – NORTH PERTH



APPENDIX 1D

ACTIVITY CENTRE – LEEDERVILLE



APPENDIX 1E

ACTIVITY CENTRE – PERTH





22.2.18

Town Planning Department
City of Vincent
Vincent Street
Leederville

Re: 33 Mary Street Highgate Planning Condition 8.0 - Car Parking Permits

Dear Sir,

We would ask for the Council to please reconsider the condition where Council will not issue any resident car parking permits for this address.

There are a number of points that should allow for this condition to be reconsidered.

- There has been a renovation and upgrade to existing Art Deco 8 units, which had access to resident parking permits. The existing heritage listed Art Deco 8 Units pre redevelopment provided no off street parking and could have been issued – potentially 16 permits.
- In the process of the redevelopment and refurbishment of the Art Deco units, 12 car bays have been provided on site and the demand for on street permit parking has been significantly reduced by the provisions of these on site car parking bays.
- The Council currently issues 2 visitor parking permits per all existing residential in Mary Street of which many have off street parking on site.
- Reconsideration of this condition will encourage this type of sympathy redevelopment of heritage listed buildings.
- On a daily basis there is moderate permit parking pressures (see photo taken 12.00pm and 6.30 pm). Of approximately 40 cars permit parking bays available only 12 being used at 12.00 noon and 14 at 6.30 pm on 23.2.2018.

The intention of this type of development condition is to ensure there is no increase to permit parking within the local streets and to provide onsite parking for all the increasing car parking pressures. While that is logical and understandable for larger developments, we believe this condition should not apply to this development as it would not increase permit parking pressure from what was previously approved.

This development while refurbishing the existing block of heritage listed Art Deco units provides 12 car bays on site and by that substantially lower the permit car parking pressures on the street, by up to 16 from the previous entitlements.

In fairness to the future residence of this heritage complex, we ask for the Council to agree to issue 1 visitor parking permit per unit. This would mean a total of nine visitor parking permits, and still effectively reducing the number of permits provided prior to the redevelopment by 7.

We trust the Council finds this acceptable.

Yours Faithfully

John Kestel

A handwritten signature in blue ink, appearing to be 'John Kestel', written over a horizontal line.

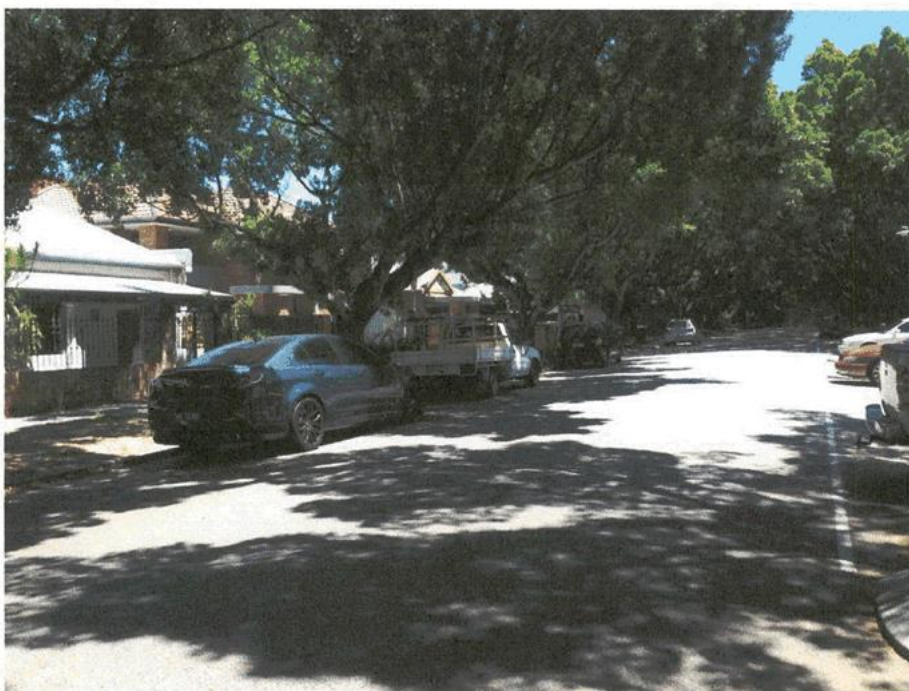


Photo taken 12 noon



Photo taken 6.30 pm

5.5	NO. 131 (LOT: 282; D/P: 2503) COOGEE STREET, MOUNT HAWTHORN - PROPOSED AWNING TO SINGLE HOUSE
------------	--

TRIM Ref: D18/62131




Author: Kylie Harrison, Senior Urban Planner

Authoriser: John Corbellini, Director Development Services

Ward: South

Precinct: 10 – Norfolk

Attachments:

1. Attachment 1 - Location Map [↓](#) 
2. Attachment 2 - Proposed Development Plans [↓](#) 
3. Attachment 3 - Previous Determination and Plans [↓](#) 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme REFUSES the application for a proposed awning addition to a single house at No. 131 (Lot: 282; D/P: 2503) Coogee Street, Mount Hawthorn, in accordance with the plans included as Attachment 2 subject to the following reasons:

1. The proposed awning does not meet Design Principles P2.1 and P2.2 of Clause 5.1.2 of State Planning Policy No. 3.1: Residential Design Codes for the following reasons:
 - 1.1 The bullnose awning will result in the removal of the existing tiled awning located on the northern side of the dwelling. This is considered to be a significant design element of the existing dwelling which contributes to the character of the established streetscape; and
 - 1.2 The materials used for the bullnose awning are not consistent with the materials of the existing dwelling or the dwellings of a similar type and character within the surrounding streetscape. As such, the bullnose awning is considered to detract from the character of both the dwelling and established streetscape.

PURPOSE OF REPORT:

To consider an application for development approval for an awning addition to a single house at No. 131 Coogee Street, Mount Hawthorn (subject site).

PROPOSAL:

The proposal is to remove and replace the existing tile awning, measuring 0.7 metres in depth and 3.1 metres wide, with a colorbond bullnose awning. The bullnose awning is proposed to be 1.7 metres deep and 3.8 metres wide.

BACKGROUND:

Landowner:	Arondina Van Der Feltz
Applicant:	Ric Van Der Feltz
Date of Application:	17 April 2018
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R30
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Single House
Lot Area:	488m ²
Right of Way (ROW):	Yes
Heritage List:	No

The subject site is located on the western side of Coogee Street, Mount Hawthorn, between Ellesmere Street and Woodstock Street. The location of the subject site is included as **Attachment 1**. The site and adjoining properties are zoned Residential and are serviced by a right-of-way to the rear.

The application proposes the addition of a 1.7 metre deep bullnose awning located on the northern side of the dwelling that will replace the existing tile awning in this location. The awning is proposed to extend across the width of the front building façade to the edge of the carport roof, with a total width of 3.8 metres. The development plans are included as **Attachment 2**.

The property has an 11.3 metre frontage to Coogee Street.

The City has previously considered applications on the subject lot as follows:

1. On 18 October 2016, Council resolved to refuse an application for a carport within the front setback area and located 0.5m from the northern lot boundary (ref: 5.2016.124.1). The reasons for refusal were as follows:
 - a. *Due to the proposed location of the carport, the development is not capable of providing a crossover with a minimum width of 3 metres (Australian Standards AS2890.1); and*
 - b. *Due to the proposed location of the crossover, the development is likely to impact the long-term health of the existing well established mature "Weeping Peppermint Tree", and potentially resulting in the tree having to be removed.*

Following refusal of this development application by Council, the applicant sought review of Council's decision by the State Administrative Tribunal (SAT). On 2 March 2017, the SAT made a determination to affirm the City's refusal of the development approval on the basis of the following:

- a. The proposed carport would not reduce the impact of access points on the streetscape or minimise crossovers to the primary street;
 - b. The carport would intrude on sightlines along the street and partially obstruct views of the dwelling from the street and with the removal of the awning over the window of the front room involves a removal of a design element which makes some contribution to the streetscape; and
 - c. The width of the crossover is likely to have an adverse impact on the health of the existing tree.
2. On 23 March 2017, the applicant lodged a development application (5.2017.100.1) for the exact same development as previously refused by Council and SAT. On 26 May 2017, the City refused this application under delegated authority.

Following refusal of this development application by the City, the applicant again sought review of the decision by the SAT. On 3 November 2017, the SAT decided to dismiss the application for review as an abuse of process.

3. On 19 March 2018 the applicant resubmitted revised plans following the SAT decision for development approval for a carport and awning addition to a single house. The proposed carport was relocated to the southern side of the property, and the awning addition proposed a 2.5 metre deep and 3.8 metre wide bullnose awning extending into the front setback area and located on the northern side of the dwelling, to replace the existing tile awning in this location.

On 4 April 2018, Council resolved to conditionally approve the proposed carport and refuse the proposed 2.5 metre deep bullnose awning. The reason for refusal of the proposed awning was as follows:

The proposed awning does not meet Design Principles P2.1 and P2.2 of Clause 5.1.2 of State Planning Policy 3.1: Residential Design Codes for the following reasons:

- a. The bullnose awning will result in the removal of the existing tiled awning located on the northern side of the dwelling. This is considered to be a significant design element of the existing dwelling which contributes to the character of the established streetscape;

- b. The materials used for the bullnose awning are not consistent with the materials of the existing dwelling or the dwellings of a similar type and character within the surrounding streetscape. As such, the bullnose awning is considered to detract from the character of both the dwelling and established streetscape; and
 - c. The street setback of the proposed awning is not consistent with the setback of dwellings along the existing streetscape.
4. On 17 April 2018 the applicant lodged a revised application for a 1.7 metres deep and 3.8 metres wide colorbond bullnose awning in the same location as previously proposed to replace the existing tile awning. This application is the subject of this report.

See **Attachment 3** for the most recent determination and development plans considered by Council on 4 April 2018.

DETAILS:

The revised plans submitted, subject of this application for development approval indicate a reduction in depth of the proposed bullnose awning from the original 2.5 metre depth to 1.7 metres. The proposed material for the awning remains as colorbond. Officer advice to the applicant prior to submitting the current application was to that an awning of up to 1.7 metres in depth and 2.2 metres in width would meet the deemed-to-comply standards of the State Government's Residential Design Codes (R Codes) and would be exempt from the need for development approval under the State Government *Planning and Development (Local Planning Scheme) Regulations 2015*. The applicant has reduced the depth of the awning to 1.7 metres, however, has not modified the width of the proposed awning, which at 3.1 metres, remains over the maximum 2.2 metres. As a result, the awning requires development approval.

The revised plans submitted for approval consist of handwritten annotations made by the applicant including proposed dimensions over the original plans submitted on 19 March 2018. The following discrepancies, originating from the handwritten changes, are as follows:

- the Site Plan does not reference the awning, which is the subject of this application, only the car port;
- the roof plan does not align with the Ground Floor Plan; and
- the design of the awning, as shown on Elevations 2 and 3 and the related perspectives, do not align with the measurement that has been handwritten onto Elevation 2.

Due to the applicant being overseas, the plans were not able to be amended and resubmitted with the correct details outlined above. Given that the recommendation for this application for development approval is for refusal, it was not considered inherent that consideration of this item was delayed on the premise of the quality of plans.

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form and the R 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
Street Setback		✓

Detailed Assessment

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

Street Setback	
Deemed-to-Comply Standard	Proposal
<p>R Codes Clause 5.1.2</p> <p>The primary street setback is calculated using the average of the five adjoining properties: 6.8m</p> <p>A porch, balcony, verandah, chimney or the equivalent may (subject to the Building Code of Australia) project not more than 1m into the street setback area. Projections up to 1m are not subject to a compensating area, provided that the total of such projections does not exceed 20 percent of the building façade as viewed from the street. Projections greater than 1m and exceeding 20 percent of the building façade at any level are subject to an equivalent open area under Clause 5.1.2 C2 iii.</p>	<p>The proposed awning is setback 5.8m from the front boundary (extends 1.0m into the street setback area) with a width is 3.8m, which constitutes 41 percent of the total building façade as viewed from the street.</p>

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:

Community consultation was not undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, Policy No. 4.1.5 – Community Consultation. In light of the recently determined application for a single carport and awning addition to the front of the existing dwelling (Ref. 5.2018.13.1), where only one submission was received, it was determined that the need to advertise the revised proposal for the proposed awning as not required on the following basis:

- The revised design of the proposed awning shows a reduced depth from 2.5 metres to 1.7 metres, which will result in a lesser impact than the previous proposal; and
- The members of the community have been previously informed of matters that affect them and no objections were received.

The previous application for a proposed carport and awning determined refusal for the proposed awning on the basis of its non-compliance with City's Policy No. 7.1.1 – Built Form and the R Codes, Clause 5.1.2 relating to Street Setbacks.

Design Advisory Committee (DAC):

Referred to DAC: 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 Policy.

Delegation to Determine Applications:

This matter is being referred to Council for determination as the application for a bullnose awning at the subject property is a matter that has previously been considered and refused by Council.

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 Setbacks

It is proposed to replace the existing tiled awning (approximately 0.7 metres deep and 3.1 metres wide) with a colorbond bullnose awning of 1.7 metres deep and 3.8 metres wide. The applicant has noted the reasons for removal of the existing awning and support being given for the replacement with the bullnose awning as follows:

- The existing awning is in a poor condition;
- The existing awning is too small to keep the weather off the lead light window and tuck pointed wall underneath;
- The awning is only 0.7 metres deeper and 0.84 metres wider than the existing awning;
- The nominated material for the awning will match the remainder of the house as the roof of the existing dwelling is also in poor condition and will need to be replaced with a colorbond roof; and
- The 1.7 metre deep awning complies with the setback requirements.

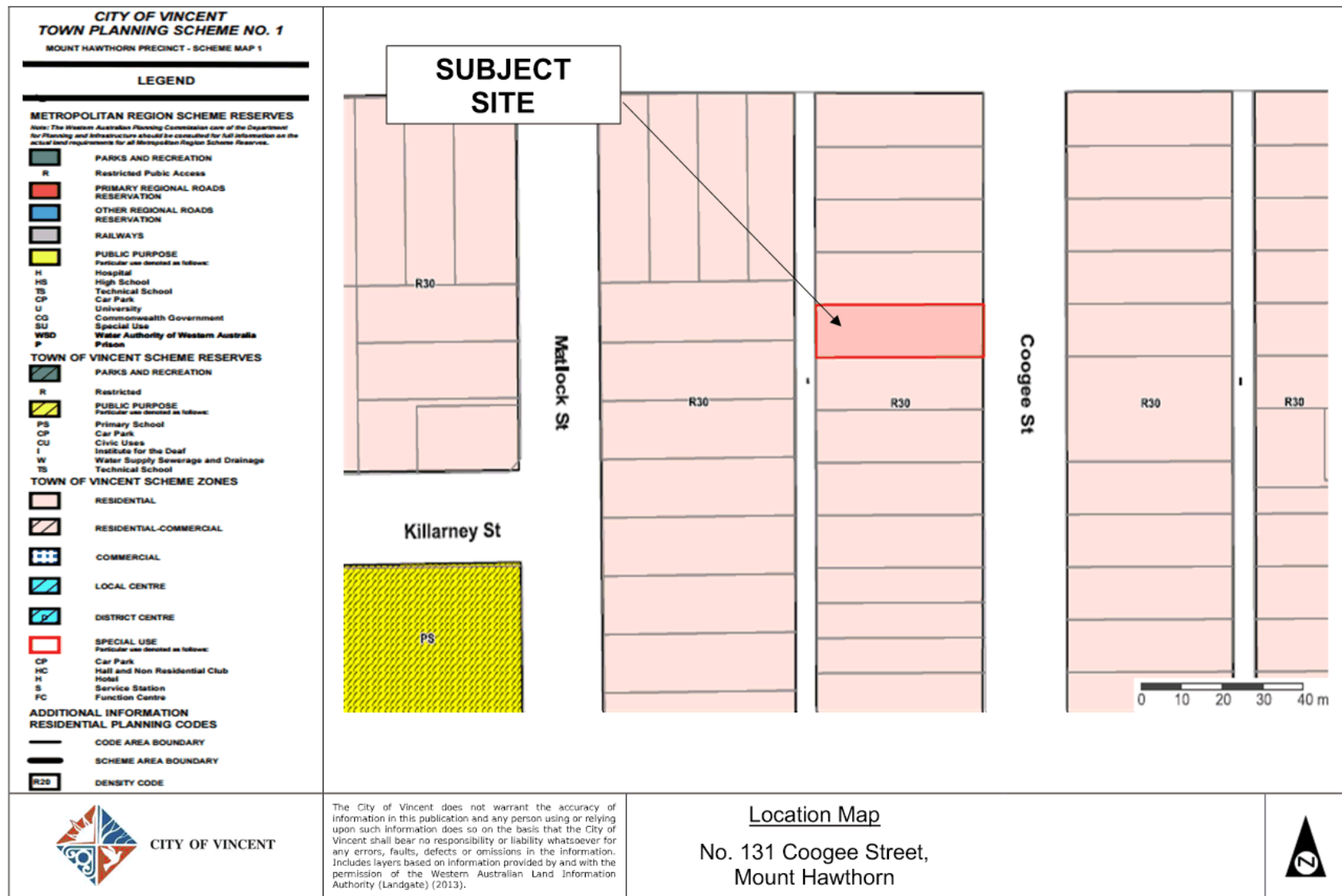
The R Codes deemed-to-comply standards allow an awning to project no more than 1 metre into the street setback area provided that the total width of the projection does not exceed more than 20 percent of the frontage of the lot. On this basis, the deemed-to-comply standard for the awning is a setback of 5.8 metres from the street boundary provided it has a width of no more than 2.2 metres. The proposed awning is setback 5.8 metres from the street boundary with a width of 3.8 metres and as such does not meet the deemed-to-comply standards of Clause 5.1.2 of the R Codes. On this basis, the proposed setback of the bullnose awning is required to be considered against the corresponding design principles.

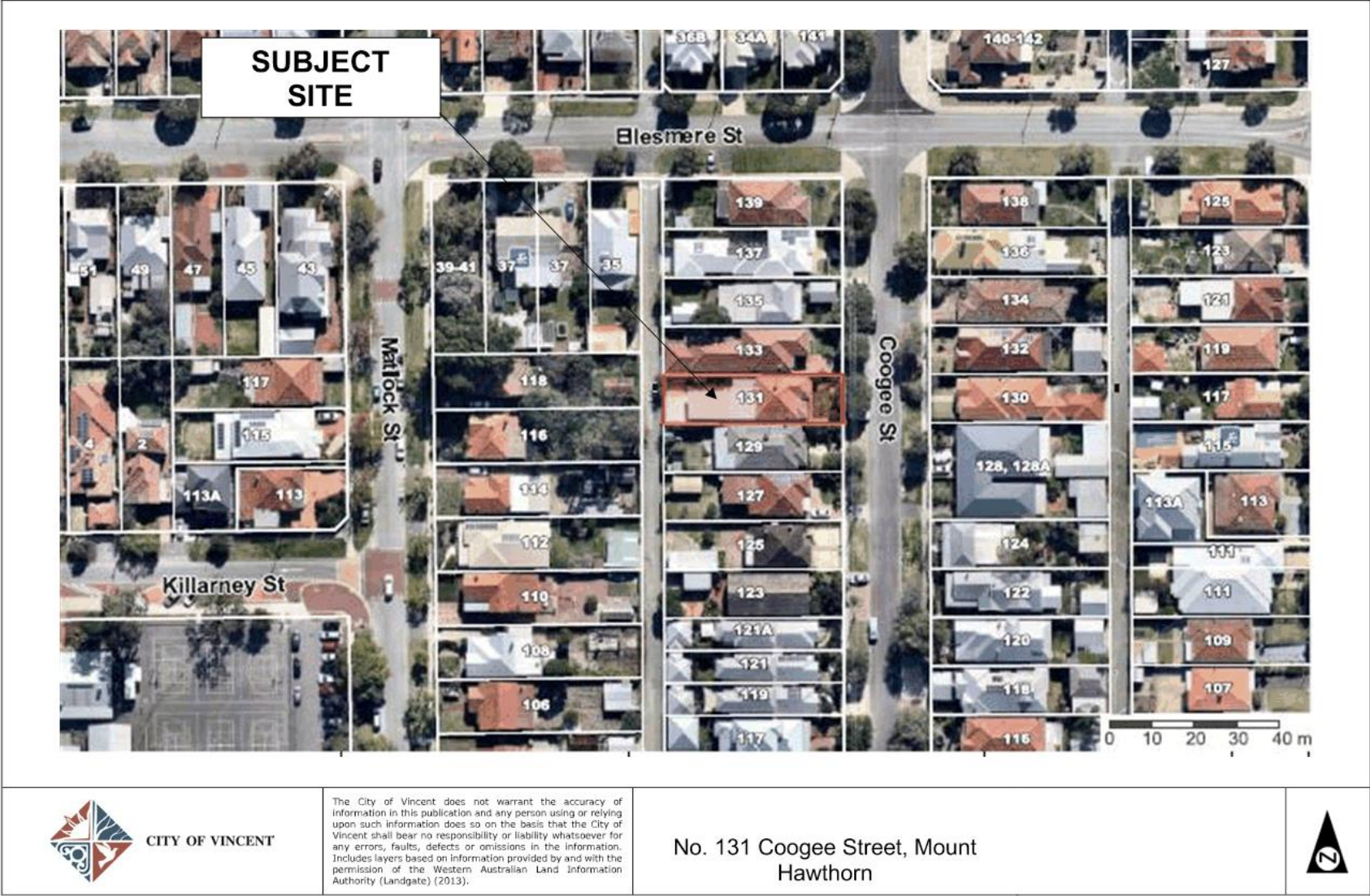
The proposed awning is not considered to meet the design principles of the R Codes and Policy No. 7.1.1 for the following reasons:

- The proposed bullnose awning will result in the removal of the existing tiled awning located on the northern side of the dwelling. This is considered to be a significant design element of the existing dwelling which contributes to the character of the established streetscape. This design element is also reflected in nearby residences. Reference is also made to the SAT decision on the previous carport application for this site, whereby SAT noted that the removal of the existing awning over the window of the front room involves a removal of a design element which makes some contribution to the streetscape and cited this as one of the reasons for refusal;
- The materials used for the bullnose awning are not consistent with the materials of the existing dwelling or the dwellings of a similar type and character within the surrounding streetscape. Despite the applicant's assertion that the roof for the remainder of the dwelling will be replaced imminently with colorbond, this assessment is limited to assessing the proposal against the existing materials and character of the dwelling. As such, the colorbond material selected for the bullnose awning is considered to detract from the character of both the dwelling and established streetscape;

- The width of the proposed awning fails to comply with the R Codes provisions for projections into the front setback area, with the total width proposed comprising 40 per cent of the building façade, which is double the maximum permissible 20 per cent of the building façade specified in the R Codes;
- The addition of the bullnose awning reduces the street setback to 5.8 metres in lieu of the 6.8 metre average that is maintained by the adjoining five dwellings;
- The recent approval for a single tiled roof carport within the front setback will significantly add to the bulk and scale of the dwelling to the street frontage. For this reason, it is preferential that the existing tiled awning remain on-site, as it will maintain a significant area of open space and landscaping adjoining the recently approved carport which will reduce the scale and bulk of the development on the subject site as well maintaining a consistent street setback of the northern portion of the dwelling with the surrounding properties.

Administration's view is that the awning located on the northern side of the dwelling is a design feature that makes some contribution to the street and the removal and replacement of this awning with a larger bullnose awning that is not consistent with the character of the dwelling and intrudes into the only open space area in the front setback is not supported. The proposed departures to the deemed to comply requirements of the R Codes and Policy No. 7.1.1 in relation to the proposed bullnose awning is not considered to meet the corresponding design principles and will not positively contribute to the existing streetscape. On this basis, the proposed bullnose awning is recommended for refusal.

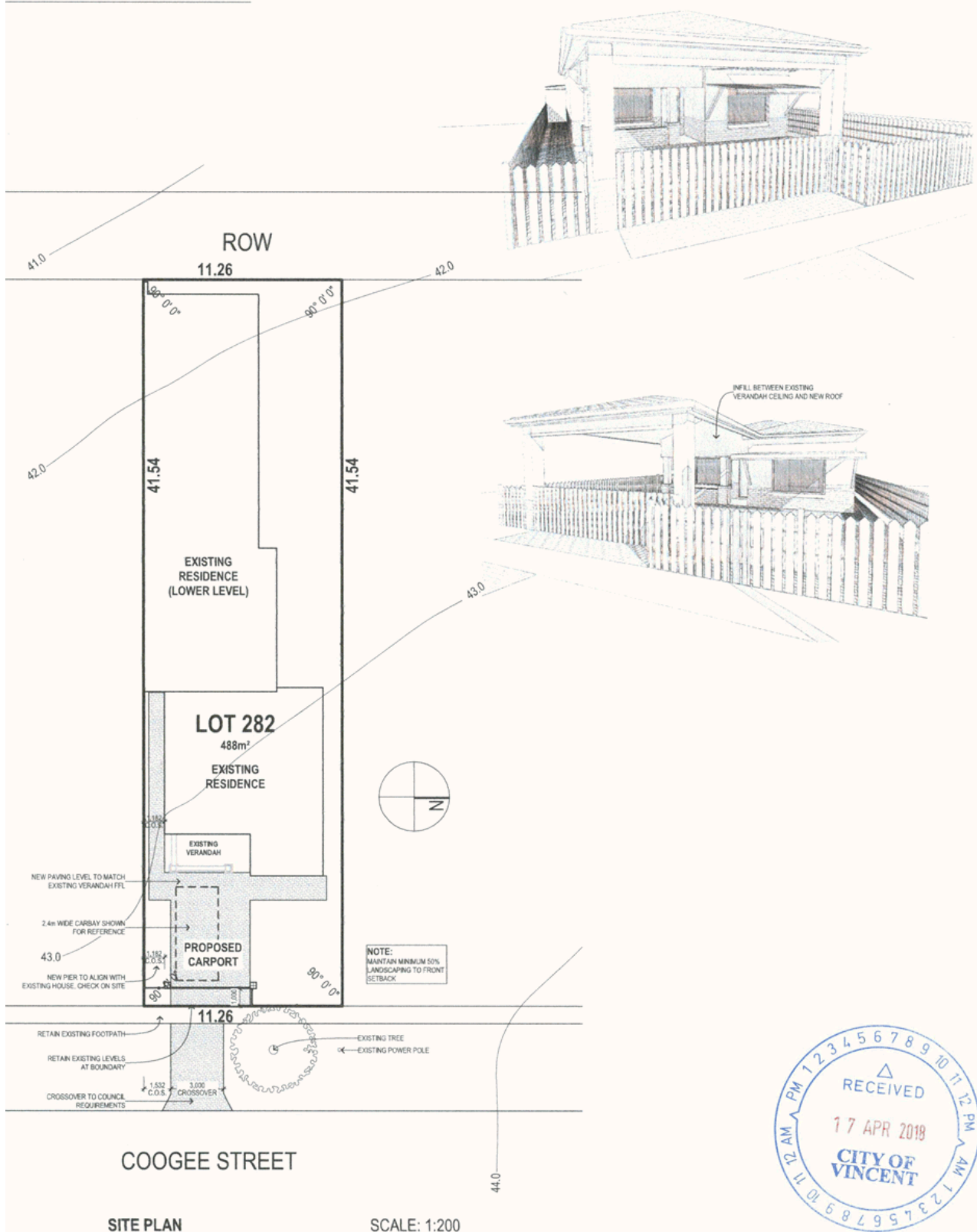




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NAME

- 1 SITE PLAN AND PERSPECTIVES
- 2 FLOOR PLAN ELEVATIONS



Project # **1608** Project Name **MOUNT HAWTHORN CARPORT**

Project Address
LOT 282 (#131) COOGEE STREET
MOUNT HAWTHORN, WA 6016

Local Authority: CITY OF VINCENT / Zoning: R30 / Wind Class: TBC

Project Status
PLANNING PERMIT

Drawn by
JC

Drawing scale @ A3
1:200

Plotted on 15/03/2018 at 2:01 PM

Rev / Page ID / Name
D - A.01 - SITE PLAN AND PERSPECTIVES

Rev	Description	Date
D	CARPORT DOOR / GATE HEIGHT REDUCED. VERANDAH ROOF REMOVED	15/03/2018
C	REVISED PLANNING PERMIT	10/01/2018

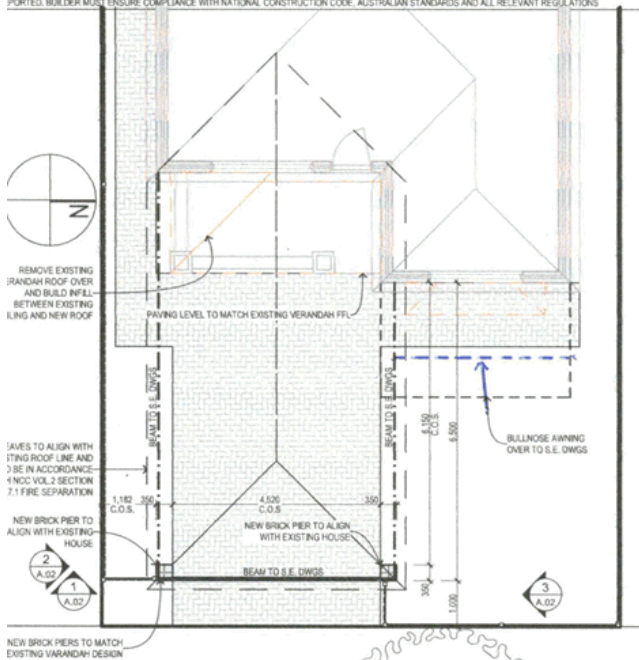
JC DESIGN AND DRAFTING
3 northwood street, west leederville

office: jcdrafting.com.au
mobile: 0415 906 146
email: jakub@jcdrafting.com.au
web: jcdrafting.com.au



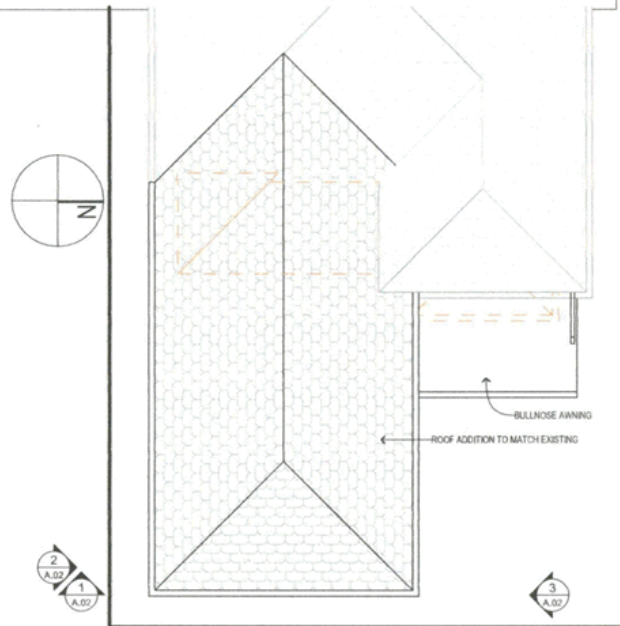
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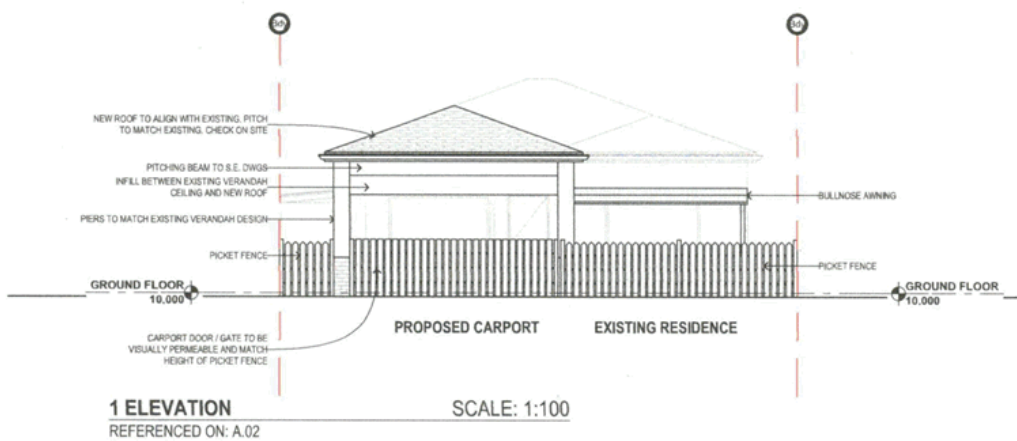
GROUND FLOOR PLAN

SCALE: 1:100



ROOF PLAN

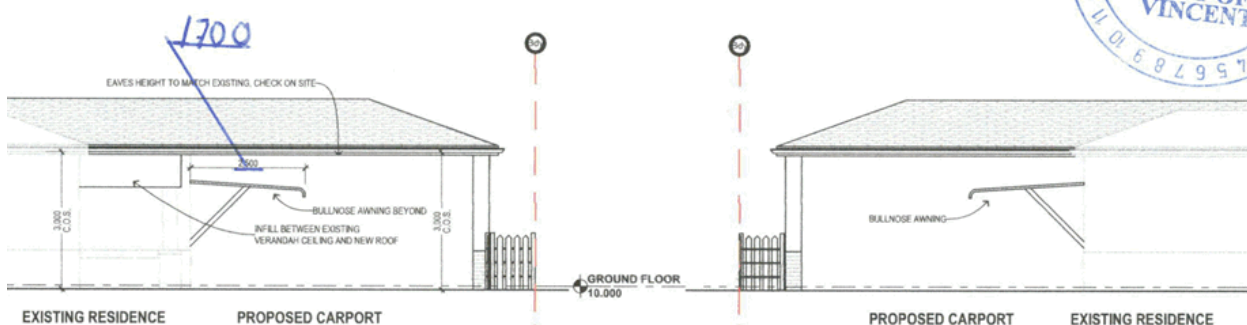
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1 ELEVATION

REFERENCED ON: A.02

SCALE: 1:100



2 ELEVATION

REFERENCED ON: A.02

SCALE: 1:100

3 ELEVATION

REFERENCED ON: A.02

SCALE: 1:100

Project # 1608 Project Name MOUNT HAWTHORN CARPORT

Project Address LOT 282 (#131) COOGEE STREET MOUNT HAWTHORN, WA 6016

Local Authority: CITY OF VINCENT / Zoning: R30 / Wind Class: TBC

Project Status PLANNING PERMIT

Drawn by JC Drawing scale @ A3 1:100
Plotted on 15/03/2018 at 2:01 PM

Rev / Page ID / Name D - A.02 - FLOOR PLAN ELEVATIONS

Rev	Description	Date
D	CARPORT DOOR / GATE HEIGHT REDUCED, VERANDAH ROOF REMOVED	15/03/2018
C	REVISED PLANNING PERMIT	10/01/2018

JC DESIGN AND DRAFTING
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email: jakub@jcdrafting.com.au
web: jcdrafting.com.au



File location: D:\Google Drive\Arch\CAD\PLN\1608 Mt Hawthorn Carport v19.pln

ORDINARY COUNCIL MEETING MINUTES

4 APRIL 2018

9 DEVELOPMENT SERVICES**9.5 NO. 131 (LOT 282; D/P: 2503) COOGEE STREET, MOUNT HAWTHORN - PROPOSED CARPORT AND AWNING ADDITION TO SINGLE HOUSE**





TRIM Ref: D18/38606

Author: Alice Harford, Senior Urban Planner

Authoriser: John Corbellini, Director Development Services

Ward: South

Precinct: 10 – Norfolk

- Attachments:
1. Attachment 1 - Consultation and Location Map 
 2. Attachment 2 - Proposed Development Plans 
 3. Attachment 3 - Determination Advice Notes 
 4. Attachment 4 - Previously Considered Plans 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme:

1. APPROVES the application for a proposed carport and awning addition to a single house at No. 131 (Lot: 282; D/P: 2503) Coogee Street, Mount Hawthorn, in accordance with the plans included as Attachment 2 subject to the following conditions, with the associated determination advice notes in Attachment 3:
 - 1.1 This approval is for the proposed Carport Addition to Single House only, as shown on the plans dated 19 March 2018. No other development forms part of this approval;
 - 1.2 The proposed bullnose awning does not form part of this development approval;
 - 1.3 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 full satisfaction of the City;
 - 1.4 All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City; and
 - 1.5 The carport door/gate shall not exceed 1.2 metres in height and shall be a minimum of 50 percent visually permeable in accordance with Clause 5.2.1 of the Residential Design Codes; and
2. REFUSES the proposed awning addition to a single house at No. 131 (Lot: 282; D/P: 2503) Coogee Street, Mount Hawthorn for the following reason:
 - 2.1 The proposed awning does not meet Design Principles P2.1 and P2.2 of Clause 5.1.2 of State Planning Policy 3.1: Residential Design Codes for the following reasons:
 - 2.1.1 The bullnose awning will result in the removal of the existing tiled awning located on the northern side of the dwelling. This is considered to be a significant design element of the existing dwelling which contributes to the character of the established streetscape;
 - 2.1.2 The materials used for the bullnose awning are not consistent with the materials of the existing dwelling or the dwellings of a similar type and character within the surrounding streetscape. As such, the bullnose awning is considered to detract from the character of both the dwelling and established streetscape; and

ORDINARY COUNCIL MEETING MINUTES4 APRIL 2018

- 2.1.3 The street setback of the proposed awning is not consistent with the setback of dwellings along the existing streetscape.

Moved: Cr Loden, Seconded: Cr Topelberg

That the recommendation be adopted.

PROPOSED AMENDMENT

Moved: Cr Topelberg, Seconded: Cr Loden

That Recommendation 1 be amended to remove the words, "and awning" as follows:

1. APPROVES the application for a proposed carport ~~and awning~~ addition to a single house at No. 131 (Lot: 282; D/P: 2503) Coogee Street, Mount Hawthorn, in accordance with the plans included as Attachment 2 subject to the following conditions, with the associated determination advice notes in Attachment 3:

AMENDMENT CARRIED UNANIMOUSLY (9-0)

For: Presiding Member Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Fotakis, Cr Hallett, Cr Harley, Cr Loden, Cr Murphy and Cr Topelberg

Against: Nil

COUNCIL DECISION ITEM 9.5

Moved: Cr Loden, Seconded: Cr Topelberg

That Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme:

1. APPROVES the application for a proposed carport addition to a single house at No. 131 (Lot: 282; D/P: 2503) Coogee Street, Mount Hawthorn, in accordance with the plans included as Attachment 2 subject to the following conditions, with the associated determination advice notes in Attachment 3:
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 - 1.2 The proposed bullnose awning does not form part of this development approval;
 - 1.3 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 full satisfaction of the City;
 - 1.4 All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City; and
 - 1.5 The carport door/gate shall not exceed 1.2 metres in height and shall be a minimum of 50 percent visually permeable in accordance with Clause 5.2.1 of the Residential Design Codes; and
2. REFUSES the proposed awning addition to a single house at No. 131 (Lot: 282; D/P: 2503) Coogee Street, Mount Hawthorn for the following reason:

Page 18

ORDINARY COUNCIL MEETING MINUTES

4 APRIL 2018

- 2.1 The proposed awning does not meet Design Principles P2.1 and P2.2 of Clause 5.1.2 of State Planning Policy 3.1: Residential Design Codes for the following reasons:

2.1.1 The bullnose awning will result in the removal of the existing tiled awning located on the northern side of the dwelling. This is considered to be a significant design element of the existing dwelling which contributes to the character of the established streetscape;

2.1.2 The materials used for the bullnose awning are not consistent with the materials of the existing dwelling or the dwellings of a similar type and character within the surrounding streetscape. As such, the bullnose awning is considered to detract from the character of both the dwelling and established streetscape; and

2.1.3 The street setback of the proposed awning is not consistent with the setback of dwellings along the existing streetscape.

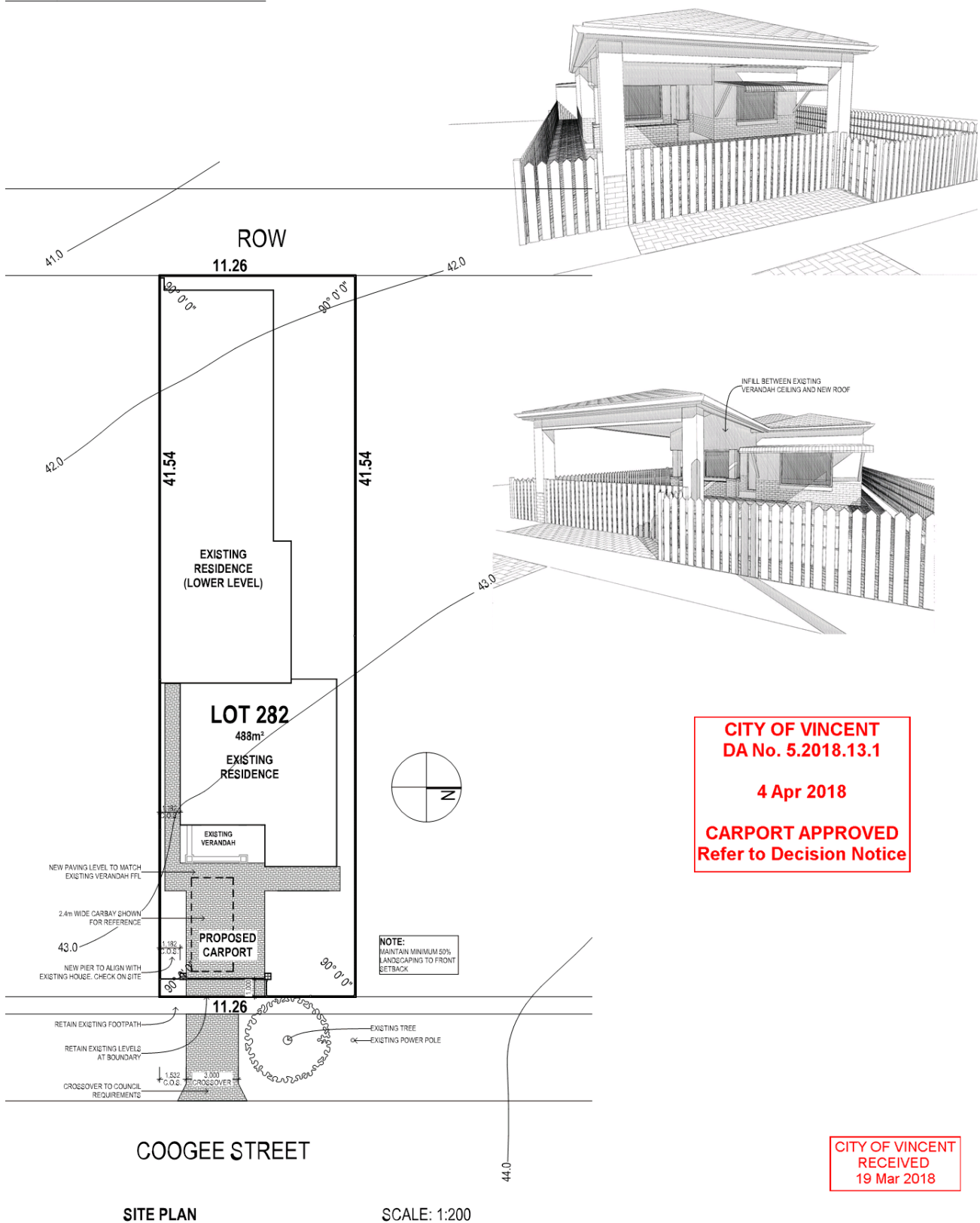
CARRIED UNANIMOUSLY (9-0)

For: Presiding Member Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Fotakis, Cr Hallett, Cr Harley, Cr Loden, Cr Murphy and Cr Topelberg

Against: Nil

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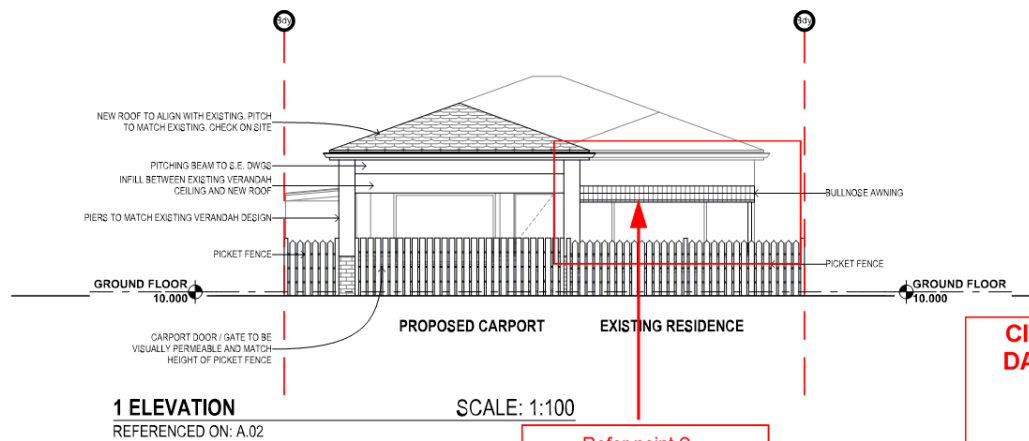
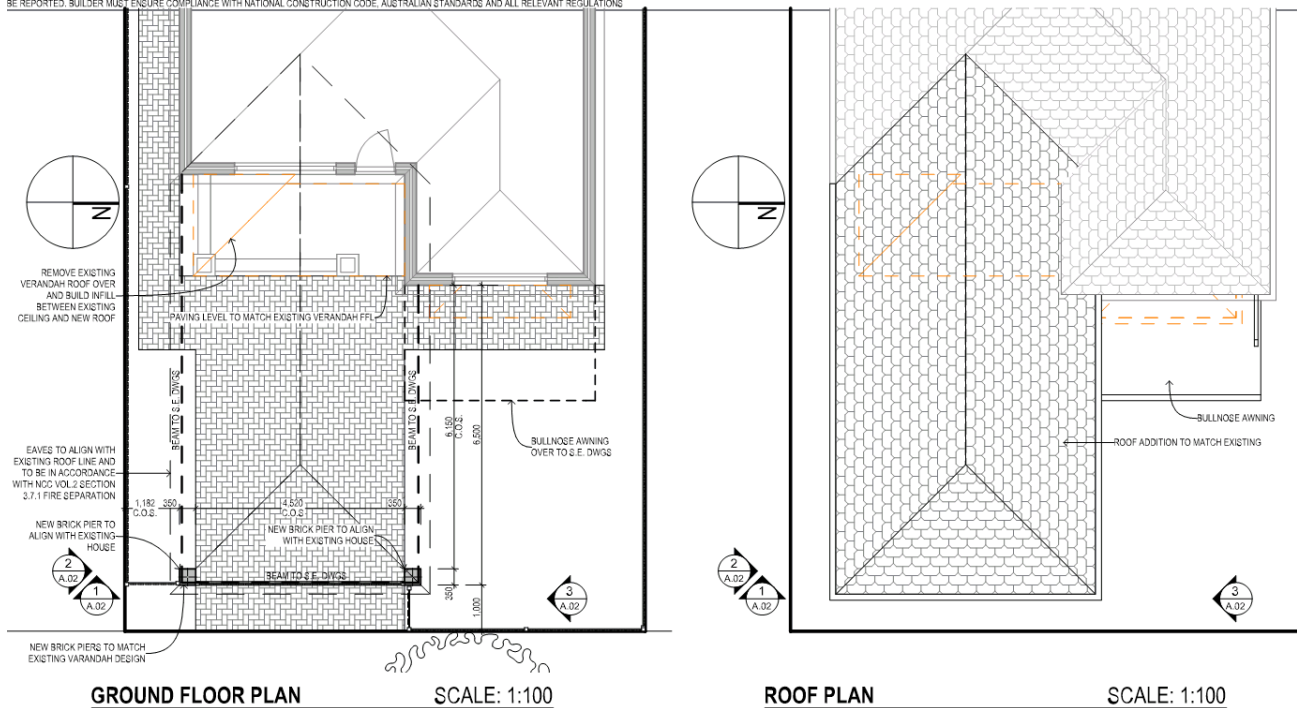
ID	NAME
A.01	SITE PLAN AND PERSPECTIVES
A.02	FLOOR PLAN ELEVATIONS



Project # 1608	Project Name MOUNT HAWTHORN CARPORT	Project Status PLANNING PERMIT	Rev / Page ID / Name D - A.01 - SITE PLAN AND PERSPECTIVES	JC DESIGN AND DRAFTING 3 northwood street, west leederville
Project Address LOT 282 (#131) COOGEE STREET MOUNT HAWTHORN, WA 6016	Drawn by JC	Drawing scale @ A3 1:200	D CARPORT DOOR / GATE HEIGHT REDUCED. VERANDAH ROOF REMOVED	office: jcdrafting.com.au mobile: 0415 906 146
Local Authority: CITY OF VINCENT / Zoning: R30 / Wind Class: TBC	Plotted on 15/03/2018 at 2:01 PM		C REVISED PLANNING PERMIT	email: jakub@jcdrafting.com.au
			Rev Description	web: jcdrafting.com.au
				Date

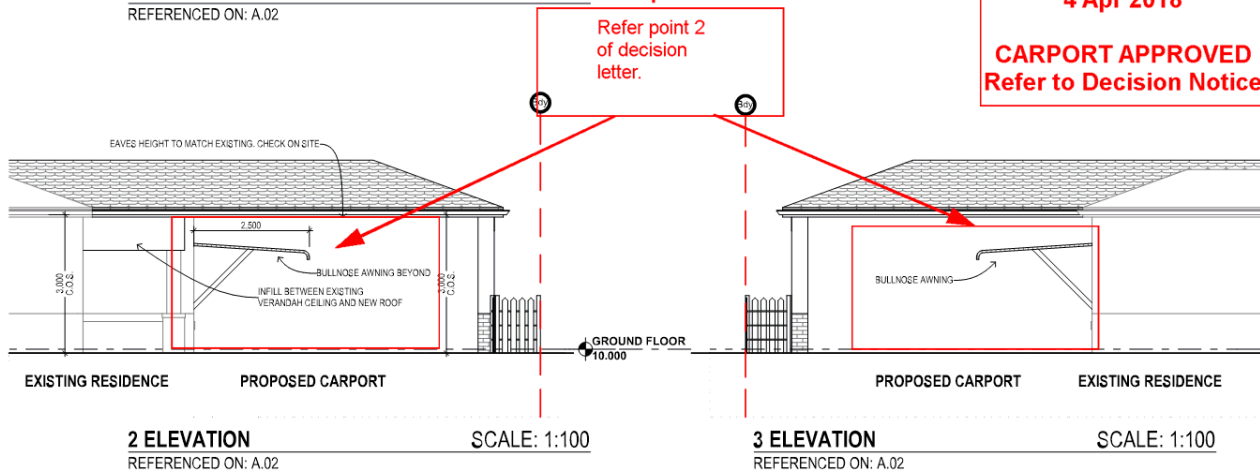
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CITY OF VINCENT
RECEIVED
19 Mar 2018

CITY OF VINCENT
DA No. 5.2018.13.1
4 Apr 2018
CARPORT APPROVED
Refer to Decision Notice



Project # 1608 Project Name MOUNT HAWTHORN CARPORT

Project Address LOT 282 (#131) COOGEE STREET
MOUNT HAWTHORN, WA 6016

Local Authority: CITY OF VINCENT / Zoning: R30 / Wind Class: TBC

Project Status PLANNING PERMIT

Drawn by JC Drawing scale @ A3 1:100
Plotted on 15/03/2018 at 2:01 PM

Rev / Page ID / Name D - A.02 - FLOOR PLAN ELEVATIONS

Rev	Description	Date
D	CARPORT DOOR / GATE HEIGHT REDUCED. VERANDAH ROOF REMOVED	15/03/2018
C	REVISED PLANNING PERMIT	10/01/2018

JC DESIGN AND DRAFTING
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office: jcdrafting.com.au
mobile: 0415 906 146
email: jakub@jcdrafting.com.au
web: jcdrafting.com.au



File location: D:\Google Drive\Arch\CAD\PLN\1608 Mt Hawthorn Carport v19.dwg

5.6 NO. 33A (LOT: 2; STR: 70869) REDFERN STREET, NORTH PERTH - PROPOSED DWELLING (GROUPED)

TRIM Ref: D18/53456






Author: Clair Morrison, Urban Planner

Authoriser: Cathrine Temple, A/Manager Approval Services

Ward: North

Precinct: 8 – North Perth

Attachments:

1. Attachment 1 - Location and Consultation Plans [↓](#) 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Applicant's Justification [↓](#) 
4. Attachment 4 - Summary of Submissions and Applicant's Response [↓](#) 
5. Attachment 5 - Summary of Submissions and Administration's Response [↓](#) 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSES the application for the Dwelling (Grouped) at No. 33a (Lot: 2; STR: 70869) Redfern Street, North Perth, in accordance with the plans provided in Attachment 2, for the following reasons:

1. The proposed street setback to Macri Lane does not meet the Design Principles P2.1 and P2.1 of Clause 5.1.2 of State Planning Policy No. 3.1 Residential Design Codes and the Local Housing Objectives of Clause 5.2 of Local Planning Policy No. 7.1.1 – Built Form as the street setback does not provide adequate open space for the dwelling to accommodate landscaping and the building mass and form does not minimise the proportion of the façade at ground level taken up by vehicle entries and parking, does not positively contribute to the development context of Macri Lane and does not incorporate design features to reduce the building bulk and scale onto Macri Lane;
2. The proposed lot boundary setbacks to No. 33 Redfern Street and No. 35 Redfern Street do not meet the Design Principles P3.1 of Clause 5.1.3 of State Planning Policy No. 3.1 Residential Design Codes as the impacts of building bulk on the western adjoining property and the overlooking and loss of privacy on the northern adjoining property resulting from the proposed setback will adversely impact on the amenity of the adjoining properties;
3. The proposed garage does not meet the Design Principles P1 of Clause 5.2.1 and P2 of Clause 5.2.2 of State Planning Policy No. 3.1 Residential Design Codes and the Local Housing Objectives of Clause 5.7 of Local Planning Policy No. 7.1.1 – Built Form, as it will detract from the streetscape and appearance of the dwelling given it is forward of the dwelling and occupies a greater proportion of the development frontage as viewed from Macri Lane;
4. The proposed open space does not meet the Design Principles P4 of Clause 5.1.4 of State Planning Policy No. 3.1 Residential Design Codes, as it does not reflect the existing streetscape character, does not reduce building bulk on the site and does not provide an attractive setting for buildings, landscape, vegetation or the streetscape;
5. The dimensions of the proposed outdoor living areas do not provide sufficient spaces for the areas to be used for active and passive use in conjunction with the dwelling; and
6. Having due consideration of subclauses 67(m) and (n) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the development is not considered compatible with its setting due to the likely effect of building bulk, scale and appearance of the development on the character of the locality.

PURPOSE OF REPORT:

To consider an application for development approval for a Dwelling (Grouped) at No. 33a Redfern Street, North Perth (the subject site).

PROPOSAL:

The application proposes a two storey grouped dwelling at No. 33a Redfern Street, North Perth, which fronts and proposes vehicular access solely from Macri Lane.

BACKGROUND:

Landowner:	Chantel Concei and Jade Concei
Applicant:	Chantel Concei and Jade Concei
Date of Application:	06 February 2018
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R30/40
Built Form Area:	Residential
Existing Land Use:	Vacant
Proposed Use Class:	Grouped Dwelling
Lot Area:	223m ²
Right of Way (ROW):	Yes, sealed and owned by the City
Heritage List:	No

The subject site is located on the southern side of Redfern Street, North Perth, fronting onto a ROW. The site is adjoined either side by two-storey houses, one to the east and one to the west, and a single-storey house to the north. The abutting southern ROW is 6.0 metres in width. A location plan is included in **Attachment 1**.

The subject site is impacted by two existing boundary walls being 8.9 metres and 11.8 metres in width on the western and eastern boundaries respectively. The subject site and surrounding area is zoned Residential with a dual coding of R30/40 under the Local Planning Scheme No. 2 (LPS2). In accordance with Clause 26(1) of LPS2 the proposal has been assessed in accordance with R40 provisions of the R Codes, as the northern adjoining single house has been retained through the previous subdivision. The subject site is located within the 'Residential' built form area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

The existing ROW is predominantly characterised by garages and fencing, with only two single houses fronting Macri Lane. The materials of the streetscape include exposed brick, face brick, red brick and rendered garages and street walls, and corrugated fibre cement, colorbond, limestone and wooden fences.

The applicant's development plans are included as **Attachment 2** and the applicant's justification for the proposed departures from the deemed-to-comply standards is included in **Attachment 3**. Photographs of Macri Lane between Hunter Street and the intersection of Norham Street and Blake Street are included in **Attachment 3**.

DETAILS:**Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2, the City's Built Form Policy and the State Planning Policy 3.1 Residential Design Codes (R 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
Street Setback		✓
Lot Boundary Setbacks		✓
Front Fence		✓
Setback of Garages and Carports		✓
Building Setbacks/Boundary Wall		✓
Garage Width		✓

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Building Height/Storeys	✓	
Open Space		✓
Outdoor Living Areas		✓
Privacy		✓
Parking & Access	✓	
Solar Access	✓	
Site Works/Retaining Walls	✓	
External Fixtures	✓	
Surveillance	✓	

Detailed Assessment

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

Street Setback	
Deemed-to-Comply Standard	Proposal
Clause 5.2 of Built Form Policy	
No deemed-to-comply standard (see comments below)	1m
Lot Boundary Setback	
Deemed-to-Comply Standard	Proposal
Clause 5.3 of Built Form Policy and 5.13 of the R Codes	
<u>Northern Boundary</u>	<u>Northern Boundary</u>
Level 1: 2.0m Level 2: 3.5m	Level 1: 1.9m Level 2: 3.1m
<u>Western Boundary</u>	<u>Western Boundary</u>
Level 1: 1.5m Level 2: 3.4m	Level 1: 1.2m Level 2: 1.2m
Open Space	
Deemed-to-Comply Standard	Proposal
Clause 5.1.4 of the R Codes	
45%	44.3%
Setback of Garages and Carports	
Deemed-to-Comply Standard	Proposal
Clause 5.7 of Built Form Policy	
Garages are to be setback a minimum 500mm behind the building line of the dwelling	Garage set forward 500mm in front of the building line of the dwelling
Garage Width	
Deemed-to-Comply Standard	Proposal
Clause 5.2.2 of the R Codes	
Garage door and supporting structures facing the primary street not to occupy more than 50% of frontage	Garage door and supporting structures occupy 52% of frontage
Street Walls and Fences	
Deemed-to-Comply Standard	Proposal
Clause 5.10 of the Built Form Policy	
Visual permeability of 50% above 1.2m	Visual permeability of 43% above 1.2m

Outdoor Living Areas	
Deemed-to-Comply Standard	Proposal
Clause 5.3.1 of the R Codes	
Minimum dimension 4m	Courtyard and yard: Minimum dimension 3.419m
Two-thirds uncovered by permanent roof cover	52% uncovered by permanent roof cover
Visual Privacy	
Deemed-to-Comply Standard	Proposal
Clause 5.4.1 of the R Codes	
Setback of unenclosed outdoor active habitable spaces (balconies and courtyards): 7.5m	Setback of balcony to the western boundary: 1.2m
Setback of major openings to habitable rooms other than bedrooms and studies (meals room): 6m	Setback of meals room to the northern boundary: 4.7m

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

CONSULTATION/ADVERTISING:

The application was advertised for a period of 14 days in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, from 1 March 2018 to 15 March 2018. The method of consultation being written notifications in the form of eight 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.

Seven submissions were received, six of which objected to the proposal.

The main concerns raised by the submissions are as follows:

- Building bulk and design;
- Setback variations;
- Streetscape and impact on Macri Lane;
- Open space provisions;
- Outdoor living area;
- Landscaping;
- Disruption of views;
- Solar access and overshadowing; and
- Ventilation.

The applicant's responses to each submission is contained in **Attachment 4**. The summary of submissions and Administration's comments on each issue raised is contained in **Attachment 5**.

Design Advisory Committee (DAC):

Referred to DAC: No

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 3.1 – Residential Design Codes;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.1.1 – Built Form Policy.

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant will have the right to apply to the State Administrative Tribunal for a review of Council's determination.

It is noted that the deemed-to-comply landscaping standards set out in the Built Form Policy have not been approved by the Western Australian Planning Commission (WAPC), who have instead issued approval for a modified set of deemed-to-comply landscaping standards that are similar to those set out in Design WA but which have not been approved by Council. As a result the assessment will only have 'due regard' to those deemed-to-comply landscaping approved by Council in the Built Form Policy.

Delegation to Determine Applications:

This matter is being referred to Council as the City received six written objections during the 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:

Streetscape (Street Setback, Setback of Garages and Carports, Garage Width and Street Walls and Fences)

The proposed street setback from the dwelling is 1.5 metres from the primary street boundary, which in this instance is Macri Lane. The City's Built Form Policy prescribes a deemed-to-comply setback, being the average of the five adjoining properties. The existing dwellings on the five adjoining properties all address Redfern Street and therefore they do not provide a primary street setback to Redfern Street and therefore there is no deemed-to-comply street setback that applied in this instance. Accordingly, the street setback has been assessed against the relevant design principles of the R Codes and local housing objectives of the City's Built Form Policy.

The proposed garage is located 0.5 metres in front of the proposed dwelling line, in lieu of the deemed-to-comply setback of 0.5 metre behind the dwelling. The proposed garage width also does not meet the deemed-to-comply standards, comprising 52 percent of the street frontage in lieu of 50 percent. The proposed street fence too does not meet the deemed-to-comply standards, having a visual permeability of 43 percent in lieu of 50 percent. The applicant has justified these elements of the proposal on the basis that the existing Macri Lane streetscape is dominated by single storey garages and argued that as a result the development will not have an adverse amenity impact on Macri Lane or the visual outlook from any dwellings looking onto Macri Lane.

The subject site was a result of a subdivision approval issued by the Western Australian Planning commission on 22 September 2014, which approved the main frontage of any subsequently proposed dwelling as Macri Lane. Macri Lane is dominated by single storey garage and rear fences. All existing houses in the immediate vicinity of the subject site front Redfern Street and Elizabeth Street, with their rear outdoor living areas and yards adjacent to Macri Lane.

The proposed setback of the dwelling, at 1.5 metres does not allow space for sufficient landscaping to be provided between the dwelling and Macri Lane to soften the appearance of the dwelling, particularly given that at 6.1 metres in width, Macri Lane has itself limited space for landscaping. Any landscaping in this setback will be limited in height and scale given future canopy coverage will be restricted by the dwelling and the ROW. This, in addition to the garage being 0.5 metres in front of the dwelling and 52 percent of the width of the frontage, exacerbates the bulk and scale of the development and will detrimentally impact on the streetscape. The impact is further impacted by the limited permeability of the front fence and results in a development which will detrimentally impact on the streetscape and is not considered to satisfy the design principals and local housing objectives of the R Codes and the City's Built Form Policy.

Lot Boundary Setback

North

The development proposes a reduced setback of 3.4 metres from the northern lot boundary to the area titled 'void' at the top of the staircase adjoining the upper floor meals area, in lieu of the deemed-to-comply 3.5 metres. The upper floor setback to bedroom 1 satisfies the deemed-to-comply standard as this portion of wall does not have a major opening. The applicant argues that the proposal is unlikely to have an adverse amenity impact with regard to building bulk and scale and that the depth of the subject site is a constraint in satisfying the deemed-to-comply 3.5 metre setback. An existing a single-storey house sits on the adjoining lot to the north and has two windows, including one major opening, and a rear door facing the development site.

Whilst the plans depict the area at the top of the staircase as a void, the reality is this space is of the same width as the adjoining meals and living area and could conceivably be used as an extension of this area. A setback of 3.42 metres from an upper floor major opening is considered not sufficient to achieve adequate privacy separation from the adjoining dwelling given there is a major opening along this boundary and that this space is the only rear outdoor area this dwelling has. A redesign of this window to a highlight window or obscure glass could address this issue, however, the proposal as presented is not considered to satisfy the design principles of the R Codes and is therefore not supported.

West

The development proposes an upper floor setback of 1.2 metres to the western boundary in lieu of the deemed-to-comply 3.4 metres. The applicant has justified this setback on the basis that it relates to an unscreened balcony and that there is an outbuilding located on the boundary in the adjoining property to the west. The applicant has contended that given this fact, the proposed setback of the dwelling from the western side boundary will not have an adverse impact on any outdoor living areas or major openings to the habitable rooms associated with the existing dwelling on adjoining No. 33 Redfern Street.

The affected adjoining lot (No. 33 Redfern Street) consists of a two-storey single house fronting Redfern Street, but which also has views from major openings across the subject site. These upper storey windows face Macri Lane and have a clear though oblique view across the development site. There is a single-storey garage, with a boundary wall, that sits below these windows facing Macri Lane. However, this garage will not screen the upper floor of the proposed development from the upper storey windows of No. 33 Redfern Street.

The upper floor wall of the proposed development facing the No. 33 Redfern Street provides no articulation and is one solid length of wall. No landscaping is provided along this western lot boundary to reduce the impact of the bulk this wall presents to No. 33 Redfern Street or Macri Lane. Consequently, the perception of building bulk is exacerbated and given this, the proposed lot boundary setbacks are not considered to reduce the overall building bulk of the proposed development and therefore do not satisfy the relevant design principles of the R Codes.

Open Space and Outdoor Living Areas

The applicant proposes 44.3 percent open space in lieu of the deemed-to-comply 45 percent an outdoor living areas with minimum dimension of 3.419 metres in lieu of the deemed-to-comply minimum dimension of 4 metres. The applicant has justified this on the basis that the outdoor living area is north facing and the development also includes separate clothes drying area as well as a 2.2 metre deep balcony fronting Macri Lane that provides a second outdoor area. The applicant has contended that this departure is acceptable on this basis noting that the site is one of a 'small nature' and the departures will not have a detrimental impact on neighbouring properties or the street.

Although the applicant considers the site to be of a 'small nature', the existing site area of the lot, as approved by the WAPC on 22 September 2014, exceeds the average site area of R40 density coding. It is agreed that the proposed open space does provide for access to natural sunlight and space for external features. However, the size of the outdoor living area, combined with the amount of open space and resulting lack of landscaping, is considered to be insufficient to contribute to the amenity of the development, which does not satisfy the design principles of the R Codes and is therefore not supported.

Landscaping

The applicant has provided 11 percent deep soil zone and 5 percent canopy coverage in lieu of the deemed-to-comply 15 percent and 30 percent, respectively. The applicant has contended that the small lot size and inability to plant species with large root systems in the open spaces proposed, impacts on the ability to provide vegetation that result in canopy coverage. The applicant has proposed to plant seven ornamental pear trees which reach a height of 8 metres, and five magnolia teddy bear trees which reach a height of 3 metres.

Administration considers the use of alternative species could provide a greater canopy coverage within the deep soil zones that are proposed. However, it is noted that the tree species suitable for within the front setback area is limited due to the constrained 1.5 metre primary street setback proposed for the dwelling. Increased canopy coverage and landscaping can greatly assist in reducing the impact of building bulk as viewed from neighbouring properties and the public realm. Provision of high quality landscaping is imperative in achieving good built form outcomes and building design which is sympathetic to the character of the area and reduces the perception of building bulk and scale. It is not considered that the development provides adequate landscaping that contributes to the appearance and amenity of the development.

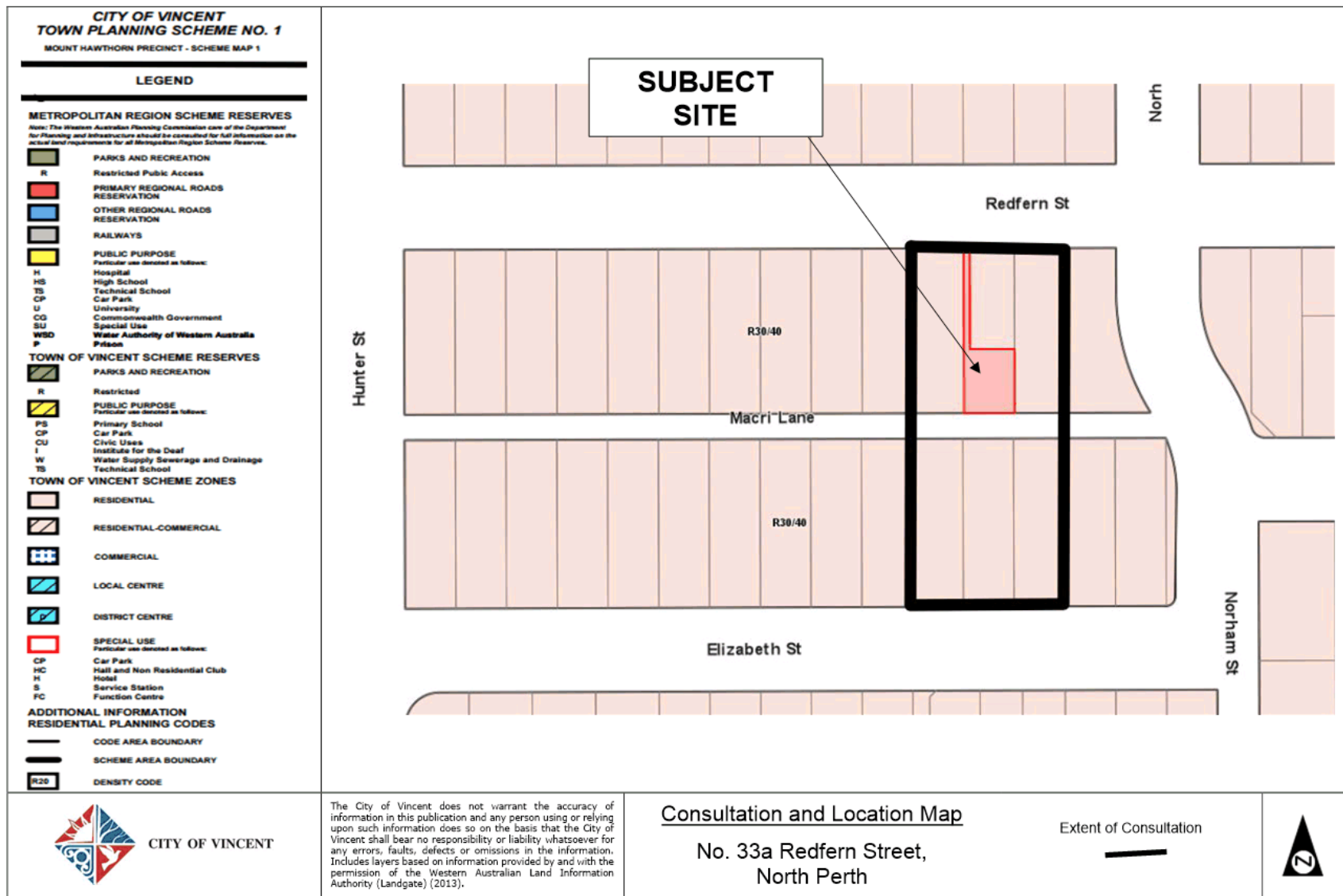
Visual Privacy

The application proposes a 1.2 metre setback from the first-floor balcony in lieu of the deemed-to-comply 7.5 metre. The proposed balcony results in overlooking onto a garage, and not over any outdoor living areas or into major openings into habitable rooms and as a result is considered acceptable.

Conclusion

The proposal requires Council to exercise its discretion in relation to the street setback, lot boundary setbacks, setback of garages, garage width, street walls and fences, open space, outdoor living areas, landscaping and visual privacy. It is considered that the collective impact of these departures result in an overdevelopment of the site, and the perception and exacerbation of the building bulk and scale when viewed adjoining properties and Macri Lane. The proposed garage width and setback in front of the dwelling line is considered to result in a built form that dominates the dwelling, resulting in an unacceptable building bulk and scale when viewed from the primary street. The inadequate amount of canopy coverage from the proposed landscaping is considered to further exacerbate the perception of building bulk and size when viewed from neighbouring properties and public realm. The proposed building footprint of this proposal, in conjunction with the reduced lot boundary setbacks, is considered excessive for the R30/40 density applicable to the site. As a result of this overdevelopment, the proposal is unable to achieve adequate open space, deep soil zones, canopy coverage or outdoor living areas. This is considered to result in a negative built form outcome and impact on the amenity of both future residents, surrounding landowners and the public realm. The proposed development is not considered to satisfy the design principles of the R Codes or the Local Housing Objectives of the Built Form Policy relating to street setback, lot boundary setback, setback of garages and carports, garage width, open space, landscaping and outdoor living areas and is recommended for refusal.





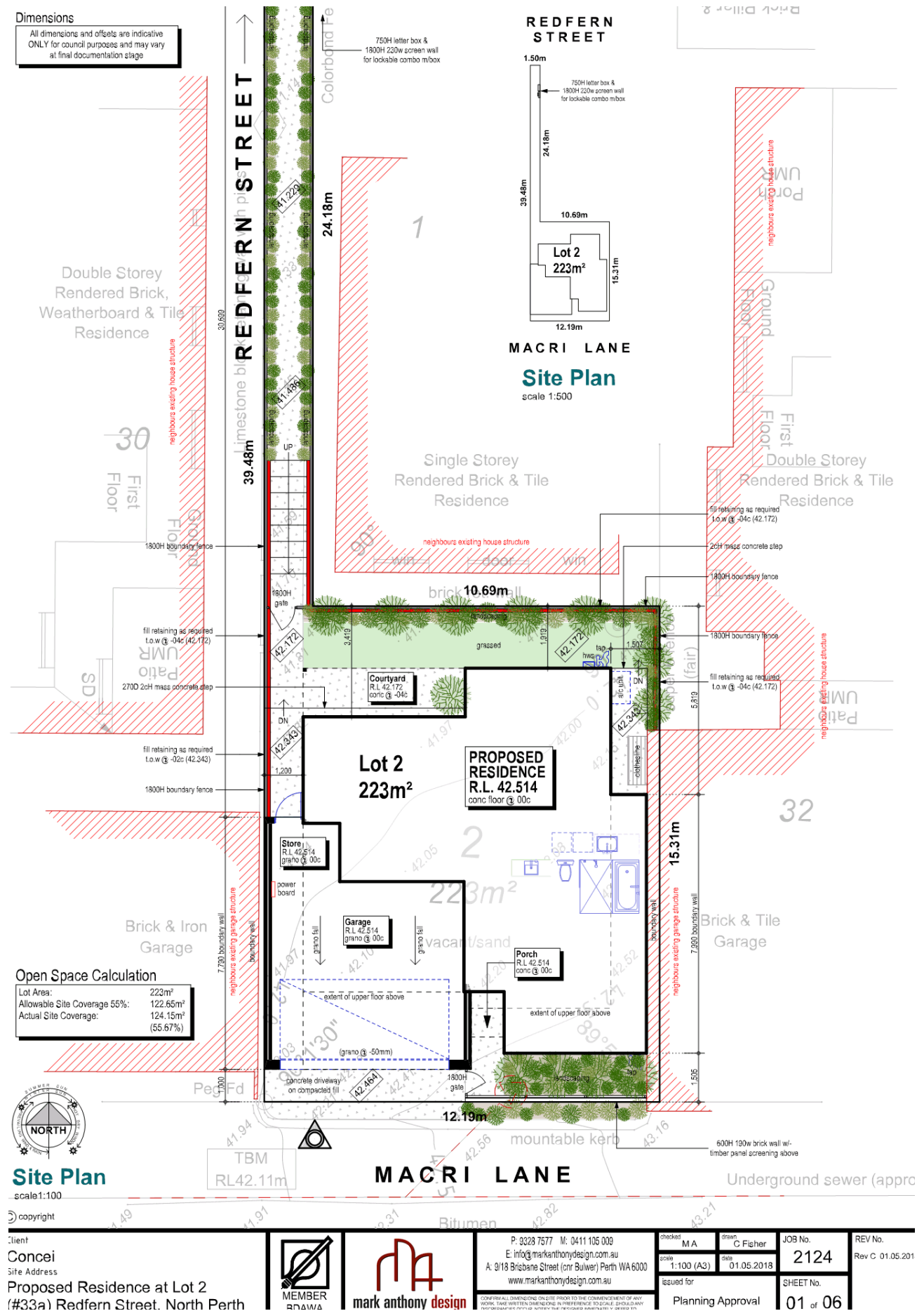


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Proposed Residence at Lot 2 (#33a) Redfern Street, North Perth

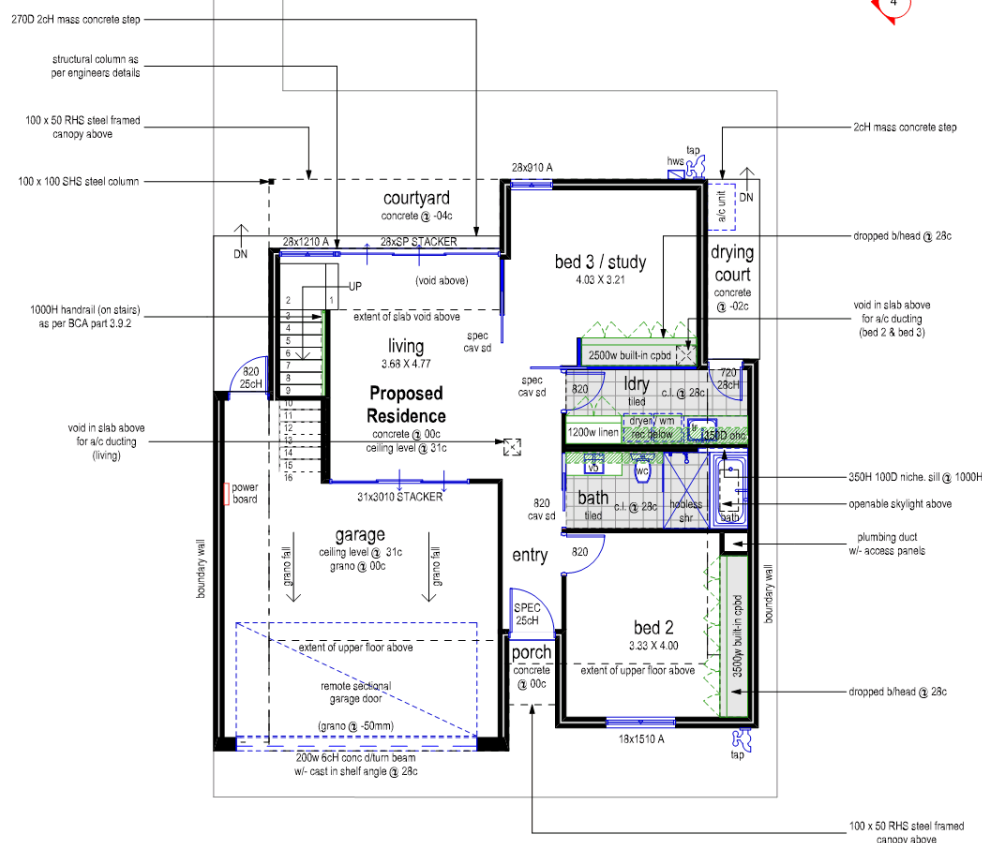

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n	= BATH COURSE HEIGHT	wc	= WATER CLOSET
w	= WITH	wd	= WASHING MACHINE
dn	= DOWNPIPE	dry	= DRYER
sp	= SPREADER	dw	= DISHWASHER
rw	= RAN WATER HEAD	s	= SINK
dho	= DOOR HEIGHT OPENING	lwo	= LULL OWEN
alc	= AIR-CONDITIONING	ubo	= UNDER BENCH OVEN
mb	= MASH	vb	= VASTY BASIN
sa	= SMOKE ALARM	u	= UNDO BASIN
bc	= BEDROOM SOUNDER	tr	= TROUGH
t/d	= THERMAL DETECTOR	tp	= HOT PLATE
fw	= FLOOR WASTE	rh	= RANGEHOOD
td	= TUN DISH	ohc	= OVERHEAD CUPBOARD

Ground Floor:	83.45m ²
Garage:	40.70m ²
Upper Floor:	89.65m ²
Balcony:	12.31m ²
Total Area:	226.11m ²



scale 1:100

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Client
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Site Address
Proposed Residence at Lot 2
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M.A.	C. Fisher

scale	date
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issued for

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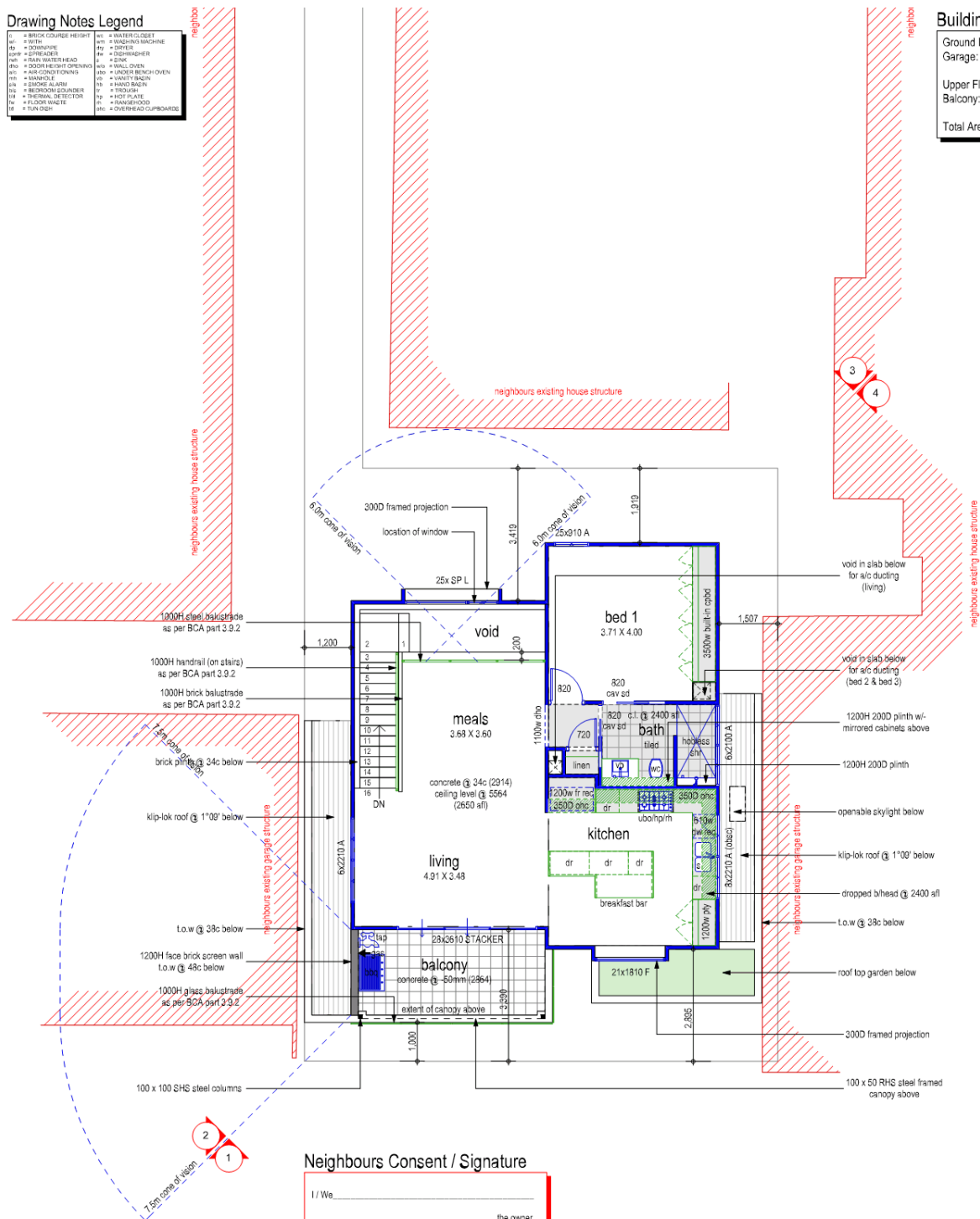
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2	BATH	11	WASHING MACHINE
3	DORMER	12	WIPER
4	SPREADER	13	DEHATCHER
5	RAIN WATER HEAD	14	DOWN
6	DOOR HEIGHT OPENING	15	WALL OVEN
7	AIR CONDITIONING	16	UNDER BENCH OVEN
8	MANHOLE	17	VANITY BASIN
9	SHOWER ALARM	18	WANDER BASIN
10	BEDROOM CLOSET	19	TROUGH
11	TRIAL DETECTION	20	WOT PLATE
12	FLOOR WARE	21	HANDHELD
13	TUN DICH	22	OVERHEAD CUPBOARD

Building Area

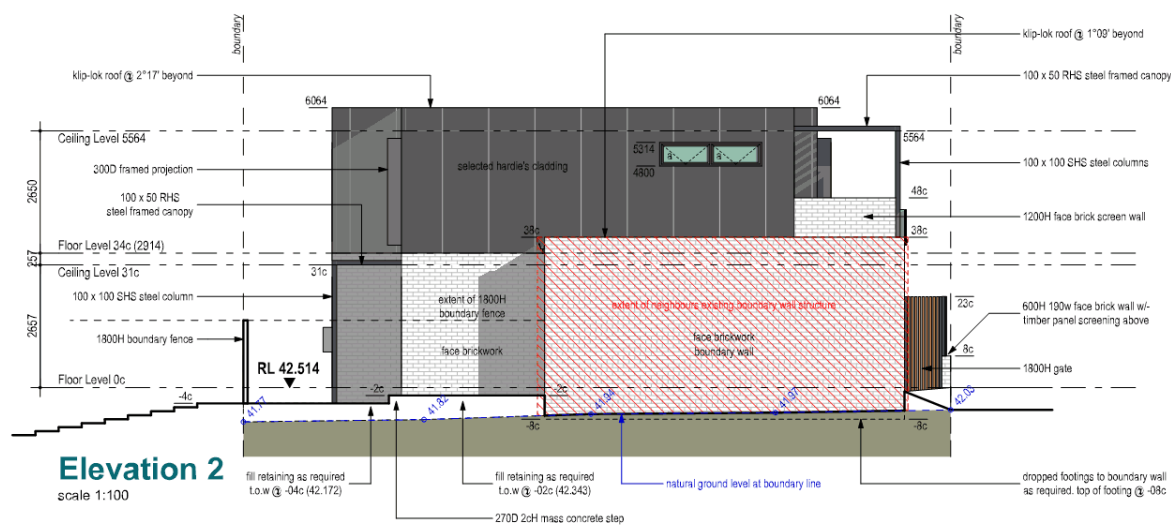
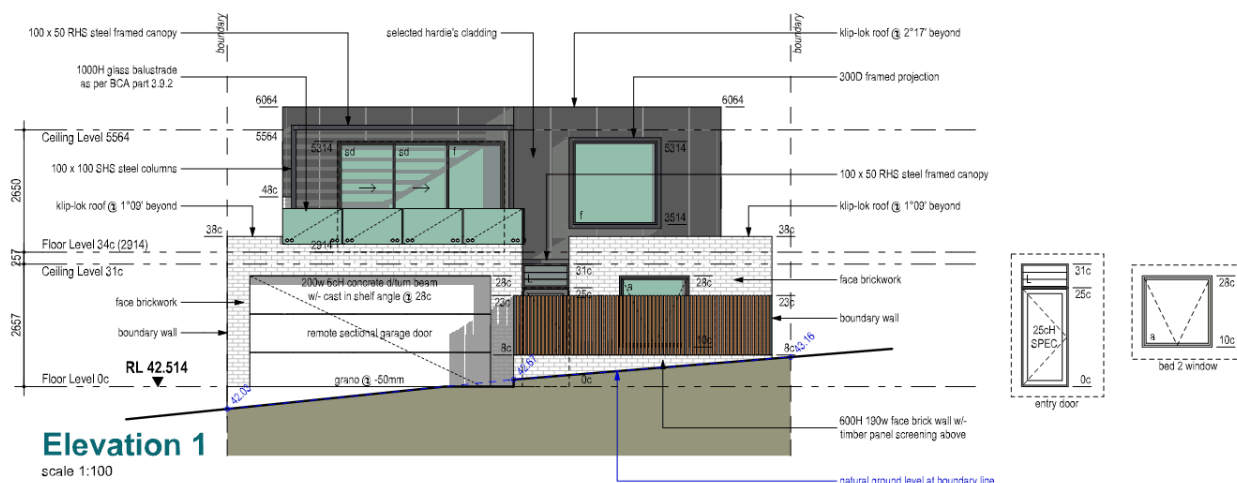
Ground Floor:	83.45m ²
Garage:	40.70m ²
Upper Floor:	89.65m ²
Balcony:	12.31m ²
Total Area:	226.11m ²



Upper Floor Plan

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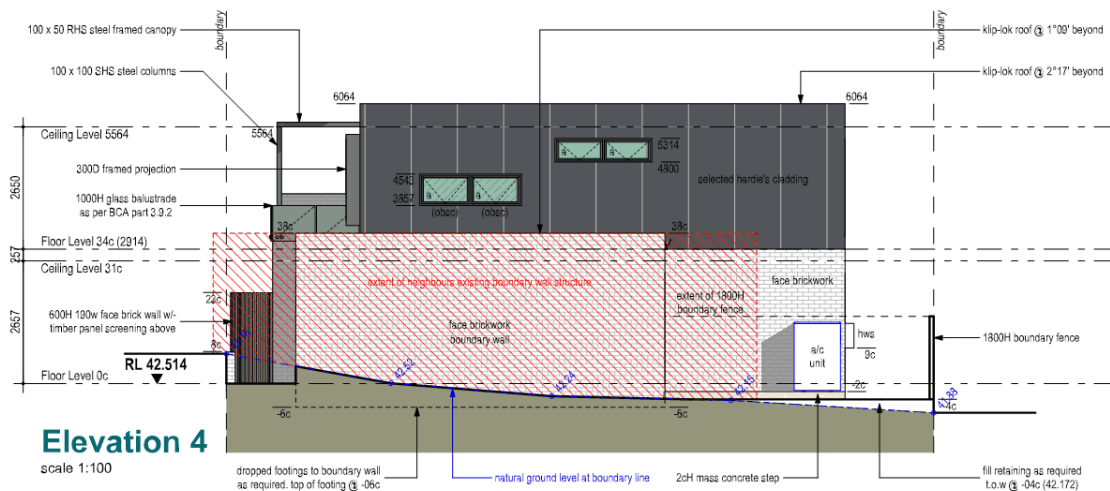
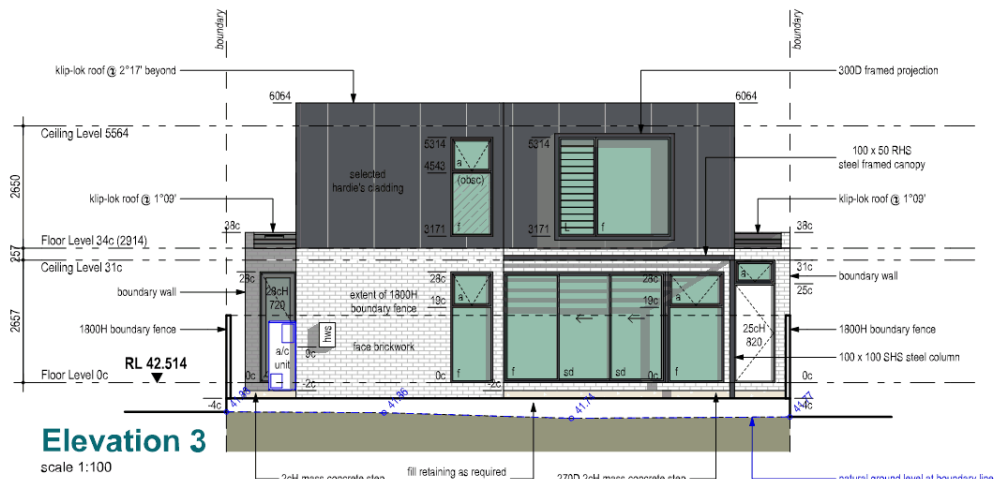
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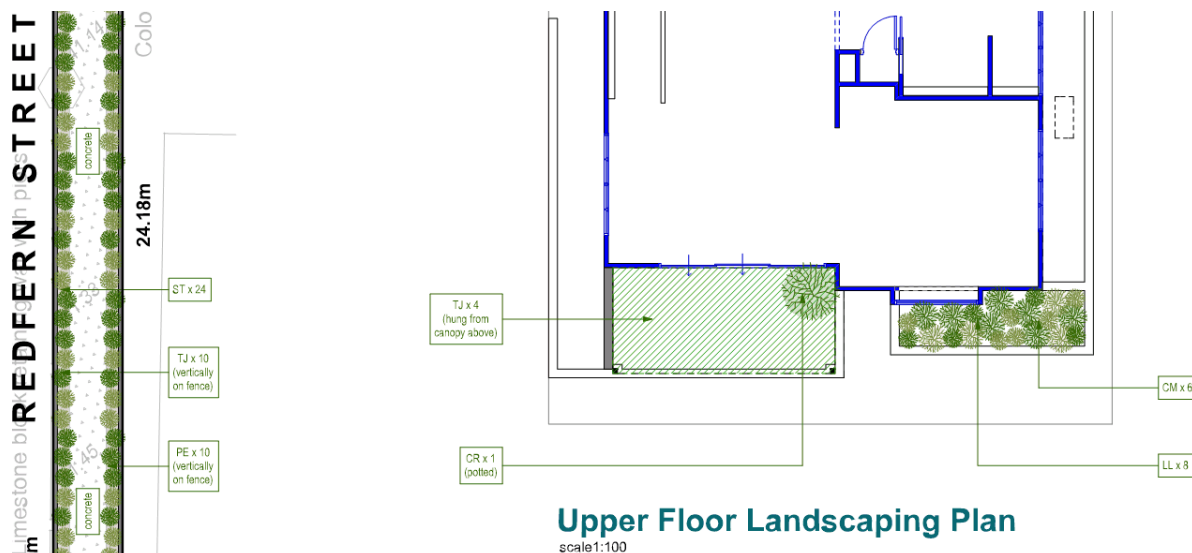
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Site Address
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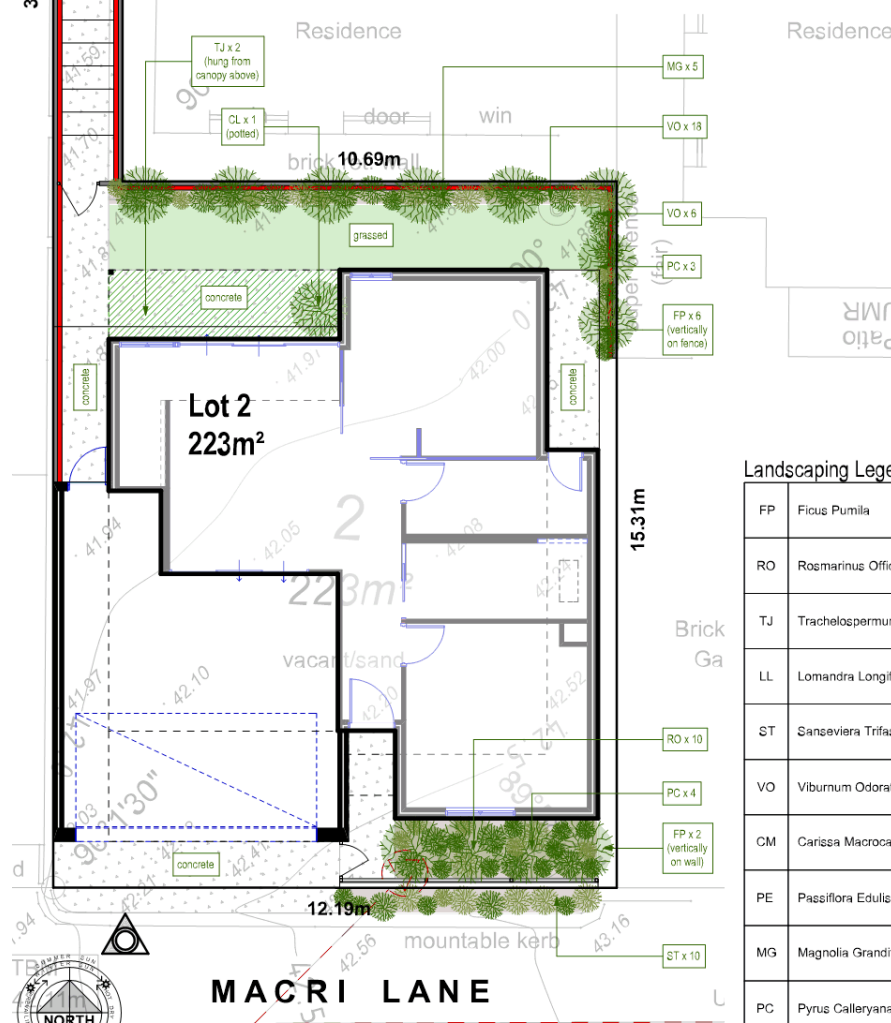
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Upper Floor Landscaping Plan

scale 1:100



Ground Floor Landscaping Plan

scale 1:100

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CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TAKE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY DISCREPANCY OCCUR, THE DIMENSIONS SHOWN ON THIS DRAWING SHALL PREVAIL.

checked M.A. drawn C. Fisher
scale 1:100 (A3) date 01.05.2018
issued for Planning Approval

JOB No. 2124
SHEET No. 06 of 06

REV No. Rev C 01.05.201

General Landscaping Notes

Planting Notes:

1. Planted areas shall be mulched with an organic mulch to minimum depth of 50mm.

Irrigation Notes:

1. All planting and grassing to be irrigated via a fully automatic system from mains water.
2. All Turf to be irrigated via pop up risers.
3. All shrubs to be irrigated with drip line.
4. Trees to be irrigated via bubblers.
5. Irrigation system shall be dual program to allow turf and planting areas to be watered separately.
6. Irrigation to be programmed to set watering days according to council guidelines

Landscaping Legend

FP	Ficus Pumila	Creeping Fig	8	140mm	
RO	Rosmarinus Officinalis	Rosemary	10	140mm	
TJ	Trachelospermum Jasminoides	Star Jasmine	16	140mm	
LL	Lomandra Longifolia	Long Leaf Mat Rush	8	140mm	
ST	Sansevieria Trifasciata Laurentii	Mother in Law's Tongue	34	140mm	
VO	Viburnum Odoratissimum	Sweet Viburnum	24	140mm	
CM	Carissa Macrocarpa	Carissa Green Carpet	6	140mm	
PE	Passiflora Edulis	Passionfruit	10	140mm	
MG	Magnolia Grandiflora	Magnolia Teddy Bear	5	90 ltr	
PC	Pyrus Calleryana	Ornamental Pear	7	90 ltr	
CL	Citrus Limon	Dwarf Lemon	1	25 ltr	
CR	Citrus Reticulata	Japanese Seedless Mandarin	1	25 ltr	

CF Town Planning & Development

3 May 2018

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

Attention: Clair Morrison - Urban Planner

Dear Clair

**APPLICATION FOR DEVELOPMENT APPROVAL
PROPOSED SINGLE DWELLING (TWO STOREY)
STRATA LOT 2 (NO.33A) REDFERN STREET, NORTH PERTH
CITY OF VINCENT**

We act on behalf of the landowner/s as their consultant town planners and refer to the City's email correspondence dated 28 April 2018 regarding the abovementioned application wherein it:

- i) advised that the proposed new dwelling on Strata Lot 2 does not meet the 'deemed to comply requirement' of the Residential Design Codes of Western Australian ('R-Codes') with particular reference to:
 - a) Element 5.1.4 C4.1 – 'Open space';
 - b) Element 5.3.1 C1.1 – 'Outdoor living areas';
 - c) Element 5.3.7 C7.3 – 'Site works';
 - d) Element 5.3.8 C8 – 'Retaining walls'; and
 - e) Element 5.4.1 C1.1 – 'Visual privacy'.
- ii) advised that the proposed new dwelling on Strata Lot 2 does not meet the 'deemed to comply criteria' of the City's Local Planning Policy No.7.1.1 – 'Built Form Policy' with particular reference to:
 - a) Clause 5.3.1 – 'Lot boundary setback';
 - b) Clause 5.7.2 – 'Setback of garages & carports'; and
 - c) Clause 5.14.1 & 5.14.2 – 'Landscaping'.
- iii) requested the preparation and submission of amended plans or a detailed statement addressing the relevant 'design principles criteria' of the R-Codes, including the provision of written justification in support of any variations to the City's Local Planning Policy.

Having regard for the abovementioned matters amended plans are enclosed herewith in support of the application for the proposed new dwelling on the subject land. In addition we hereby submit the following information for the City's consideration in determining the application.

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Point 1: R-Code Element 5.1.4 C4.1 – ‘Open space’

Amended plans have been prepared (see copies attached herewith) reducing the floor level of the outdoor living area to ensure that it does not exceed a height of 500mm above natural ground level (NGL) and therefore is not included as part of the site coverage calculations.

Notwithstanding the above, the application proposes that the new dwelling on Strata Lot 2 will comprise 44.33% (i.e. 98.85m²) open space in lieu of 45% (i.e. 100.35m²) required by the ‘deemed to comply requirements’ of Element 5.1.4 C4.1 of the R-Codes.

In determining the suitability of the abovementioned variation in the context of the relevant ‘design principles criteria’ contained at Element 5.1.4 of the R-Codes, the following justifications are provided for the City’s consideration:

1. The proposed variation to the open space requirements for the new dwelling (i.e. 0.67% or 1.5m²) is considered minor and will not have a detrimental impact on the local streetscape or any adjoining properties in terms of its bulk and scale.
2. The proposed outdoor living area and balcony provided for the new dwelling is sufficient in area and is accessed by the internal living areas. Furthermore, the outdoor living area has been located to capture the winter sun (i.e. orientated north), with the balcony orientated towards Macri Lane to improve passive surveillance of the Lane.
3. The proposed new dwelling on Strata Lot 2 meets the ‘deemed to comply requirements’ of Element 5.4.2 C2.1 (i.e. ‘Solar access for adjoining sites’) of the R-Codes and will not detrimentally impact access to light and ventilation for the existing dwellings on any adjoining properties. In fact, the dwelling will not cast a shadow over any of the adjoining properties at 12 noon on 21 June (i.e. winter solstice).
4. The subject land is located approximately 275 metres south-east of Kyilla Park (i.e. public open space), which is capable of supplementing the day-to-day recreational needs of the future occupants of the dwelling. In addition, a small public space is available at the eastern end of Macri Lane to provide additional respite area for the future occupants of the dwelling.
5. The open space provided for the new dwelling is considered functional, adaptable and will provide an attractive outdoor living area for its future occupants.

Having regard for the above it is contended that the open space provided for the proposed new dwelling on Strata Lot 2 satisfies the ‘design principles criteria’ of Element 5.1.4 of the R-Codes, will not result in the dwelling having a detrimental impact on the streetscape and may therefore be approved by the City.

Point 2: R-Code Element 5.3.1 C1.1 – ‘Outdoor living areas’

The application proposes that the outdoor living area for the new dwelling will comprise a minimum dimension of 3.419 metres in lieu of a minimum dimension of 4 metres required by the ‘deemed to comply requirements’ of Element 5.3.1 C1.1 of the R-Codes.

In determining the suitability of the abovementioned variation in the context of the relevant ‘design principles criteria’ contained at Element 5.3.1 of the R-Codes, the following justifications are provided for the City’s consideration:

1. The variation to the minimum dimension of the outdoor living area for the new dwelling is considered minor (i.e. 581mm) and will not undermine the usability of this area by the future occupants of the dwelling.
2. The outdoor living area for the new dwelling has been designed to be used in conjunction with a habitable room (i.e. living room), providing a functional/usable entertaining area for the future occupants of the dwelling.

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3. The new dwelling will be provided with a drying court area separate to the outdoor living area. The separation of these areas improves the amenity and functionality of the dwelling and minimises potential constraints to the use of the dedicated outdoor living area.
4. The outdoor living area provided for the new dwelling meets the 'deemed to comply requirements' of Element 5.3.1 C1.1 of the R-Codes in terms of minimum area. In fact the proposed area of the outdoor living area is greater than the R-Code requirements (i.e. 21.2m² in lieu of 20m²). Furthermore, there is a further 11.5m² of usable area adjacent the bedroom/study and connecting to the outdoor living area.
5. In addition to the above, the dwelling is also provided with a 10.5m² balcony along its frontage to Macri Lane. Whilst this area is not included as part of the dedicated outdoor living area required by Element 5.3.1 C1.1 of the R-Codes, it does provide additional usable area for the occupants of the dwelling. As such, it is contended that the dwelling comprises ample outdoor living areas to meet the modern needs of its future occupants.
6. The proposed outdoor living area provided for the new dwelling has been located to capture the winter sun (i.e. on the northern side of the dwelling). In addition, a portion of the area is covered to facilitate usage throughout the year and provide some cover from the elements.

Having regard for the above it is contended that the proposed dimension of the outdoor living area for the new dwelling on Strata Lot 2 satisfies the 'design principles criteria' of Element 5.3.1 of the R-Codes, is sufficient to accommodate the needs of the future occupant of the dwelling and may therefore be approved by the City.

Point 3: R-Code Element 5.3.7 C7.3 – 'Site works'

Amended plans have been prepared (see copies attached herewith) reducing the extent of retaining walls/fill for the proposed new dwelling along the southern, northern and eastern boundaries to comprise a maximum height of less than 500mm from natural ground level (NGL) in accordance with the 'deemed to comply requirements' of Element 5.3.7 C7.3 of the R-Codes.

Point 4: R-Code Element 5.3.8 C8 – 'Retaining walls'

Amended plans have been prepared (see copies attached herewith) reducing the height of the retaining walls/fill to be built up the side and rear boundaries to less than 500mm in accordance with the 'deemed to comply requirements' of Element 5.3.8 C8.1 of the R-Codes (i.e. the retaining walls no longer require a setback from the boundaries).

Point 5: R-Code Element 5.4.1 C1.1 – 'Visual privacy'

Amended plans have been prepared (see copies attached herewith) reducing the level of the outdoor living area to less than 500mm above NGL, therefore the outdoor living area now complies with the visual privacy provisions of the R-Codes.

Reference is made to the City's assessment identifying that the 'cone of vision' from the meals room of the new dwelling will extend over Strata Lot 1 on the same strata development.

It is significant to note that Element 5.4.1 C1.1 of the R-Codes specifically refers to the 'cone of vision' extending over the "lot boundary". The definition of 'Lot' stated in the R-Codes and the *Planning and Development Act (2005)* exclude a lot in relation to a strata scheme/development. This matter has been discussed in previous decision by the State Administrative Tribunal (SAT), wherein SAT recognised that the 'lot boundary', as defined by the Codes, excludes the internal boundaries of a strata plan.

In light of the above, it is contended that the overlooking from the meals room over the internal strata boundary (i.e. over Strata Lot 1) meets the 'deemed to comply requirements' of Element 5.4.1 C1.1 of the R-Codes and that no further amendments are required regarding this matter.

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Notwithstanding the above, the application proposes that a portion of the 7.5 metre 'cone of vision' from the balcony will extend over the adjoining western property.

In determining the suitability of the proposed 'overlooking' in context with the relevant 'design principles criteria' contained at Element 5.4.1 of the R-Codes, the following justifications are provided for the City's consideration:

1. The proposed new dwelling has been designed to effectively locate all major openings to habitable rooms in a manner which avoids overlooking the rear yard areas of the adjoining residential properties. This has been achieved by the use of obscure glass windows and highlight windows.
2. The balcony of the new dwelling provide improved passive surveillance over Macri Lane, which currently comprises little active frontages and poor passive surveillance.
3. Those portions of the 'cone of vision' extending over the adjoining properties are not considered to be excessive or detrimental in terms of visual privacy impacts and are generally consistent with other similar residential developments approved by the City in the immediate locality (including widows for the existing dwelling on adjoining No.35 Redfern Street overlooking the subject land).
4. The open balcony (i.e. no screening) provides improved ventilation for the upper floor of the proposed dwelling.
5. With respect to any potential impacts on the amenity of adjoining Lot 30 (No.35) Redfern Street (i.e. western property), the following points are submitted in support of the proposal:
 - i) The adjoining property comprises a large outbuilding abutting the common boundary with the subject land, which provides screening of the new dwelling on Strata Lot 2 and prevent direct overlooking of the adjoining property (see Figure 1 – Aerial Site Plan);
 - ii) Given the above point, the 'cone of vision' from the balcony extends over the outbuilding structure on adjoining Lot 30. Given this fact, it is concluded that the overlooking from the balcony of the new dwelling will not have any adverse impacts on any major openings to habitable rooms or outdoor living areas associated with the existing dwelling on adjoining Lot 30;
 - iii) The owners of adjoining Lot 30 have reviewed the plans and raise no objections to the extent of overlooking from the balcony. A copy of the signed plans are attached herewith for the City's reference and records; and
 - iv) Given the above points, it is contended that the proposed 'overlooking' is unlikely to have any detrimental impacts in terms of visual privacy for the current occupants of adjoining Lot 30.

Having regard for the above it is submitted that the portion of the 'cone of vision' extending from the proposed new dwelling on Strata Lot 2 over the adjoining western property satisfies the 'design principles criteria' of Element 5.4.1 of the R-Codes, will not have a detrimental impact on the amenity of the adjoining property, will not have an impact on the amenity of the adjoining properties, will provide improved passive surveillance of Macri Lane and may therefore be approved by the City.

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Figure 1 – Aerial Site Plan

Point 6: Clause 5.3.1 of the City's LPP No.7.1.1 ('Built Form' Policy) - 'Lot boundary setback'

The application proposes the following variations to the 'deemed to comply requirements' of Clause 5.3.1 of the City's Policy No.7.1.1:

- i) the bedroom 3/study wall (ground floor) will comprise a setback from the northern internal strata boundary of 1.919 metres in lieu of 2 metres;
- ii) the void wall (upper floor) will comprise a setback from the northern internal strata boundary of 3.419 metres in lieu of 3.5 metres; and
- iii) the entire wall (upper floor) will comprise a setback from the western side boundary of 1.2 metres in lieu of 3.4 metres.

In determining the suitability of the abovementioned variations in context of the relevant 'design principles' contained at Clause 5.3.1 of the City's Policy, the following justifications are provided for the City's consideration:

1. The setback variations to the rear internal strata lot boundary (i.e. 81mm) is considered minor and will not have an adverse Impact on the adjoining properties or the local streetscape in terms of bulk and scale.
2. The proposed variations to the side and rear setbacks can be attributed to the shallow depth of Strata Lot 2 (i.e. 15.314 metres). Given this constraint, there is a predisposition to variations to the R-Codes in terms of setbacks and therefore there is merit for the City to grant such variations to the required setback provisions.
3. The proposed new dwelling on Strata Lot 2 meets the 'deemed to comply requirements' of Element 5.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes and will not detrimentally

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- impact access to light and ventilation for the existing dwellings on any adjoining properties. In fact, the proposed dwelling will not overshadow the adjoining properties at 12 noon on 21 June (i.e. winter solstice).
4. Other than the front balcony, the proposed new dwelling on Strata Lot 2 meets the 'deemed to comply requirements' of the Element 5.4.1 C1.1 ('Visual privacy') of the R-Codes.
 5. It is considered that those portions of the proposed development comprising reduced setbacks from the side and rear boundaries are consistent in terms of their design, bulk and scale with other similar residential developments approved by the City in the immediate locality. Particular reference is made to the over height parapet wall on adjoining Lot 32 (No.31) Redfern Street that abuts the subject lot, which would have a greater impact on the surrounding environment than the setback variations being sought as part of this application.
 6. The design of the new development provides for the effective use of all available space and the creation of adequate internal and external living areas which will benefit the future occupants.
 7. The extent of the setback variation from the western side boundary (upper floor) is due to the balcony being unscreened. As previously mentioned within this submission, the unscreened balcony does not have an adverse impact on the adjoining western property and assists with providing improved passive surveillance over Macri Lane.
 8. That portion of the new dwelling on Strata Lot 2 proposes a reduced setback from the northern internal strata boundary abuts the rear setback area of the existing dwelling on adjoining Strata Lot 1 (No.33) Redfern Street (see Figure 1 - Aerial Site Plan). In addition, the proposed variation is only 81mm. Given these facts, it is contended that proposed dwelling will not have an adverse impact on any habitable spaces associated with the existing dwelling on adjoining Strata Lot 1.
 9. That portion of the new dwelling proposing a reduced setback from the western side boundary abuts an outbuilding for the existing dwelling on adjoining Lot 30 (No.35) Redfern Street built up to the common boundary (see Figures 1 & 4). Given this fact, it is contended that proposed reduced setback of the dwelling from the western side boundary will not have an adverse impact on any outdoor living areas or major openings to the habitable rooms associated with the existing dwelling on adjoining Lot 30.
 10. The City is advised that the owners of adjoining Lot 30 have reviewed the plans and raise no objection to the setback variations being sought. A copy of the plans signed by the adjoining owner/s is attached herewith for the City's reference and records.

Having regard for the above it is contended that the portions of the proposed new dwelling on Strata Lot 2 comprising a reduced setback from the side and rear boundaries are consistent with other developments within the locality, will not have an adverse impact on the local streetscape or adjoining properties, it satisfies the 'design principles' of Clause 5.3.1 of the City's Policy No.7.1.1 and may therefore be supported and approved by the City.

Point 7: Clause 5.7.2 of the City's LPP No.7.1.1 ('Built Form' Policy) - 'Setback of garages & carports'

The application proposes that the garage for those new dwelling on Strata 2 will be located forward of the building alignment (excluding the porch) in lieu of being located 500mm behind the building alignment as required by the 'deemed to comply requirements' Clause 5.7.2 of the City's Local Planning Policy No.7.1.1.

In determining the suitability of the abovementioned variation in context of the relevant 'design principles' contained at Clause 5.7 of the City's Policy, the following justifications are provided for the City's consideration:

1. The proposed garage is forward of the building line by only 400mm, is in-line with the garage of on the adjoining western property and behind the garage on the adjoining eastern property (see Figures 3 & 4). Given this, it is contended that the proposed garage setback will not have an

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- adverse impact on the Macri Lane streetscape, which comprises very little dwellings that are orientated towards the Lane.
2. The setback of the garage for the proposed dwelling is consistent with the current built form along this portion of Macri Lane and will not result in the dwelling having a detrimental impact on the local streetscape or the amenity of any adjoining properties. In addition, the setback for the entire dwelling along the land's Macri Lane frontage is varying, provides articulation and visual interest when viewed from the lane.
 3. The proposed new dwelling has been designed to include a major opening to a habitable room orientated towards Macri Lane and a balcony over the garage. As such it is contended that the design of the proposed new dwelling on Strata Lot 2 will result in a positive contribution to the streetscape and will result in improved passive surveillance to Macri Lane. Furthermore, the balcony assists with reducing the bulk and scale of the garage when viewed from Macri Lane.
 4. The proposed new dwelling (specifically the garage) will not have any adverse impacts on the Macri Lane streetscape in terms of its overall bulk and scale and is generally consistent with other similar residential developments along Macri Lane that comprise reduced or nil setbacks to garages (see Figure 3 – Aerial Site Plan, Figures 2, 3 & 4). It is significant to note that Macri Lane was historically been a rear laneway that serviced dwellings orientated towards Redfern and Elizabeth Streets. As such, the Macri Lane streetscape contains an eclectic mix of outbuildings and rear boundary fences. Given these facts, the setback of the garage for the new dwelling will not have a detrimental impact on the secondary street in terms of bulk, scale and appearance.
 5. The design of the new dwelling is consistent with a number of other dwellings approved along Macri Lane (i.e. No.75 Macri Lane), which contains a garage either forward of the building line or in line with the building. As such, it is contended that the built form of the new dwelling is consistent with other dwellings along the street approved by the City.
 6. The garage setback for the proposed new dwelling will not have an adverse impact on the visual outlook from any adjoining properties on the street. In fact both adjoining properties are oriented towards Redfern Street and have no frontage to Macri Lane.
 7. The location of the proposed garage results in the effective use of all available space and provides for the creation of adequate internal and external living areas which will benefit all future occupants.
 8. The proposed garage setback variation can be attributed to the shallow depth of Strata Lot 2 (i.e. 15.314 metres), which places a constraint on the future development of the land.
 9. A garage door is required for the new dwelling to provide security for the future occupants of the dwelling, given the lack of passive surveillance over Macri Lane. Given this, the option of removing the door or installing a visually permeable door will compromise the security and safety of the occupants of the dwelling.
 10. Adequate landscaping will be provided within the front setback area of the proposed dwelling to assist with soften any impact the garage may have on Macri Lane.

Having regard for the above it is contended that the proposed variation to the garage setback for the new dwelling on Strata Lot 2 will not have an adverse impact on the streetscape, will improve passive surveillance of the street, satisfies the 'design principles' of Clause 5.7.2 of the City's Policy No.7.1.1 and may therefore be supported and approved by the City.

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Point 8: Clause 5.14.1 & 5.14.2 of the City's LPP No.7.1.1 ('Built Form' Policy) - 'Landscaping'

The application proposes 11% (i.e. 24.53m²) of the site area being provided with 'Deep Soil Zone' in lieu of 15% (i.e. 33.45m²) and 5% (i.e. 11.15m²) canopy coverage in lieu of 30% (i.e. 66.9m²) as required by the 'deemed to comply requirements' of Clause 5.14.1 & 5.14.2 of the City's Policy No.7.1.1.


In determining the suitability of the abovementioned variation in context of the relevant 'design principles' contained at Clause 5.14 of the City's Policy, the following justifications are provided for the City's consideration:

1. The proposed Deep Soil Zones for the proposed new dwelling on Strata Lot 2 is sufficient to enhance the development when viewed from the adjoining properties and the streetscape.
2. The variations to the landscaping requirements can be attributed to the relatively small lot area and building envelope (i.e. 162m² – minus the pedestrian access leg). Given the small building envelope area, there is a predisposition to variations to the landscaping requirements to enable a dwelling to actually be situated on the land. Given this constraint, there is merit for the City to grant such variations to the required landscaping provisions.
3. The provision of 30% canopy coverage on such a small lot with numerous structures in close proximity on the adjoining properties is difficult to physically or practically achieve. In addition, there is potential for damage to occur to buildings as larger more mature trees will have less separation to building structures. The damage could result from branches dropping on nearby structures or the root systems of the trees causing structural damage.
4. The proposed variation to the extent of Deep Soil Zone (DSZ) is unlikely to have a detrimental impact on the amenity of the local streetscape or any adjoining properties.
5. The proposed development has provided adequate DSZ and is considered to achieve the objectives set by the City to provide adequate landscaping of the land to satisfy the City's goal to provide more environmentally sensitive urban area.
6. It is contended that the extent of landscaping is consistent with the stated objectives of the City's Built Form policy and that the variation to the DSZ requirements will not comprise the objectives of the City's policy.
7. The extent of landscaping provided in support of the development has been designed to reduce/soften the impact of development on adjoining properties and the public realm. Furthermore, it is contended that the landscaping is sufficient to provide a sense of open space to the occupants of the dwelling and the surrounding properties.
8. Clause 5.14 of the City's Policy No.7.1.1 does not take into consideration lots with a relatively small area (i.e. 15% DSZ & 30% canopy coverage regardless of lot area). Given the relatively small lot area of Strata Lot 2 and the designated density coding of R40, it should be recognised and acknowledged that there is a predisposition to greater variations to the landscaping requirements to assist with the development of the land. It is contended that the requirement to accommodate the area of DSZ and canopy cover is excessive and that strict compliance with the provisions will compromise the development potential of the land and the design layout of the dwelling to the detriment of the future occupants.

Having regard for all of the above it is contended that the extent of landscaping provided in support of the new dwelling on Strata Lot 2, including the area of Deep Soil Zone and canopy cover, satisfies the 'design principles' of Clause 5.14 of the City's Policy No.7.1.1 entitled 'Built Form', will not compromise the objectives of the City's policy and may therefore be supported and approved by the City.

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CF Town Planning & Development**Conclusion**

In light of the amended plans, above information and justifications we respectfully request the City's favorable consideration and approval of the Application for Development Approval to construct a new single dwelling on Strata Lot 2 (No.33A) Redfern Street, North Perth at its earliest convenience.

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,

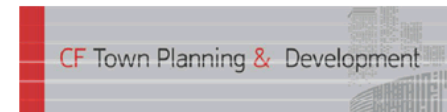


Carlo Famiano
Principle Town Planner
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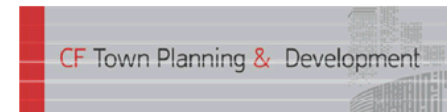
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Response to Submissions Received by the City of Vincent
Proposed single dwelling of Strata Lot 2 (No.33A) Redfern Street, North Perth

Submission	Applicant Comment
<u>Submission 1 - Objection</u> No comments.	<ul style="list-style-type: none"> The objector has not raised any valid planning grounds in relation to the proposed new dwelling. Therefore, the submission is irrelevant and should be dismissed.
<u>Submission 2 - Objection</u> Proposal doesn't meet the planning elements and would disrupt views for neighbouring houses, impact laneway use and the design generally doesn't appear to sync in with the existing houses in the area.	<ul style="list-style-type: none"> Given that the proposed new dwelling meets the 'deemed to comply requirements' of Clause 5.6 ('Building height') of the City's Local Planning Policy No.7.1.1 entitled 'Built Form', consideration of views are not a consideration in this instance (therefore the comment is not a planning consideration). The objector does not substantiate how the proposed dwelling would impact Marci Lane. It should be noted that the lot has been created with frontage to Macri Lane and the planning framework supports/encourages frontage to the Laneway. There are numerous examples throughout the locality of dwellings having frontage to a Laneway. Furthermore, frontage to Macri Lane actually enhances the streetscape and improves passive surveillance. In light of the above response, the comment is unsubstantiated and should be dismissed.
<u>Submission 3 – Neither support or object but has concerns</u> Submitter objects to the balcony setback of 1.2 and raised outdoor living area. If screening is provided, submitter supports this variation.	<ul style="list-style-type: none"> The 'cone of vision' extending from the balcony over the adjoining western property overlooks the roof of an outbuilding constructed on that property. Given this, the extent of overlooking will not have an adverse impact on any major openings to habitable rooms or outdoor living areas associated with the existing single detached dwelling on the adjoining western property. Given the above point, it is contended that the overlooking from the balcony satisfies the 'design principles criteria' of Element 5.4.1 of the R-Codes and may be approved by the City. In light of the above points, the comments made by the objector should be dismissed.
Submitter is concerned about the height of the excavation and fill.	<ul style="list-style-type: none"> The extent of fill/retaining wall variation being sought of 730mm (max) in lieu of 500mm, a variation of 230mm. The proposed variation is considered to be minor and is attributed to a 1.46 metre fall in levels from the right of way to the rear of the lot. In reviewing the levels, the retaining wall will be abutting the side setbacks of the existing dwellings on the adjoining properties. Given this, the proposal will not have any adverse impacts on the adjoining properties in terms of bulk and scale.

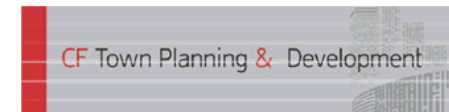
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**Response to Submissions Received by the City of Vincent
Proposed single dwelling of Strata Lot 2 (No.33A) Redfern Street, North Perth**

	<ul style="list-style-type: none"> Reducing the floor level of the dwelling will result in issues associated with driveway gradients. In light of the above, the comment should be dismissed.
<p><u>Submission 4 – Objection</u></p> <p>There will be a disruption to the adjoining landowners while the building process is occurring.</p>	<ul style="list-style-type: none"> The issue regarding construction noise and/or disruption is not a planning matter and will be addressed by other legislation. Any unlawful disruption will be controlled by the City's Environmental Health Officers and/or Ranger Services during the construction stage. The builder is mindful of the requirements to limit disruption and monitor noise levels. Given the above response and as this point is not a valid planning consideration, the submission should be dismissed.
<p>Builder should be made aware that unwanted noise be kept to a minimum and that residents receive 24 hours' notice prior should to right of way need to be obstructed.</p>	<ul style="list-style-type: none"> The issue regarding construction noise is a health matter and will be controlled by the City's Environmental Health Officers during construction stage. The builder has noted the objector's request and will provide 24 hour notice to the City of any obstructions in the right of way during construction. In addition, the builder is required to comply with any conditions imposed by the City on any approval granted. It should be noted that the issues raised by the objector are not valid planning matters and the submission should be dismissed.
<p><u>Submission 5 – Objection</u></p> <p>Development does not fit into guidelines.</p>	<ul style="list-style-type: none"> The objector has not substantiated the claim. Therefore, the submission is irrelevant and should be dismissed
<p>Development does not fit in to the area and fabric of North Perth.</p>	<ul style="list-style-type: none"> The objector has not identified which guidelines the proposed dwelling does not address. Notwithstanding this, the proposed dwelling either meets the 'deemed to comply' provision or 'design principles criteria' of the R-Codes and the City of Vincent Town Planning Scheme No.2, including any Local Planning Policies. Furthermore, the subject land is not located with a guideline or heritage precinct, which specifies the design type of the dwelling (including material usage, architectural style etc). In addition, the built form of the new dwelling is consistent with other dwellings approved by the City throughout the locality. The proposed new dwelling will provide for significant improvements to the current levels of passive surveillance along Macri Lane. The proposed new dwelling has been designed to be architecturally pleasing, low key and

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	<p>compatible with the current and future built form within North Perth in general.</p> <ul style="list-style-type: none"> In light of the above response, the comment is unsubstantiated, speculative and should be dismissed.
<p><u>Submission 6 – Objection</u></p> <p>The proposed development is not compatible with the existing development in the area and it does not harmonise with the existing streetscape, it does not reinforce the dominant streetscape rhythm and it does not consider spacing and proportion of existing built form.</p>	<ul style="list-style-type: none"> The City has not adopted guidelines for the locality that restricts or requires a particular housing style to be adopted. Furthermore, the subject land is not located with a designated heritage precinct. Given these facts, the style and character of the dwelling cannot be assessed in this instance (i.e. the style of the dwelling is permitted and whether it reflects the style of other dwellings within the area cannot be assessed). The proposed dwelling is not located within the Redfern Street frontage, therefore it does not have an impact on the local streetscape. Macri Lane is currently characterised as having rear solid fencing and outbuildings with a nil or reduced setback, therefore the Laneway does not comprise a typical streetscape. In addition there are three (3) new dwellings at No.73A & 75 A Redfern Street and No.48 Elizabeth Street which front onto Macri Lane that are all contemporary designs. Given this the proposed new dwelling is not out of character with the locality, will improve the Laneway streetscape by improving passive surveillance and providing an active frontage. In light of the above response, the comment is unsubstantiated, speculative and should be dismissed.
The proposal will dominate existing properties and is not compatible with the bulk and scale of adjoining properties.	<ul style="list-style-type: none"> Refer to the response above. The comment should be dismissed.
The height and scale will cause overshadowing, restrict solar access and ventilation, and view loss for adjoining properties.	<ul style="list-style-type: none"> The proposed new dwelling meets the 'deemed to comply requirements' of Element 5.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes. The proposed new dwelling meets the 'deemed to comply requirements' of Clause 5.6 ('Building height') of the City's Local Planning Policy No.7.1.1 entitled 'Built Form'. In light of the above response, the comment is unsubstantiated, is not accurate and should be dismissed.
There is insufficient open space on the site and it is an overdevelopment of the site.	<ul style="list-style-type: none"> The proposed variation to the open space provisions of Element 5.1.4 C4 of the R-Codes (i.e. 0.7% or 1.56m²) is considered minor and is consistent with other residential developments approved by the City within the immediate locality.

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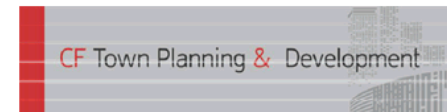
	<ul style="list-style-type: none"> The proposed variation adequately satisfies the 'design principles criteria' of Element 5.1.4 ('Open space') of the R-Codes and therefore the City has discretion to approve the proposal. In light of the above response, the comment is unsubstantiated, speculative and should be dismissed.
<p>Macri Lane between Hunter Street and Northam Street currently have no existing two storey developments adjoining Macri Lane itself. All existing development in Elizabeth Street and Redfern Street have substantial setbacks both front and rear to protect the amenity of both front and rear streetscapes in relation to the following:</p> <ul style="list-style-type: none"> Privacy and overlooking; Visual security; Solar access; Breeze access; Overshadowing; Sense of open space. 	<ul style="list-style-type: none"> The proposed new dwelling will not be visible from either Elizabeth Street or Redfern Street. Furthermore, the planning framework permits the construction of a two storey dwelling (i.e. a two storey dwelling is allowed regardless of the built form on the adjoining properties). The adjoining properties comprise two storey dwellings, therefore the objector has provided the City with false and misleading information. The proposed dwelling complies with the overshadowing provisions of the R-Codes and does not impact access to light and ventilations for the existing dwellings on the adjoining properties. In addition to the above, the new dwelling satisfies the 'design principles criteria' in regards to open space, setbacks and visual privacy. It should be noted that the existing garage on the adjoining western property has a setback of less than 1 metre to the Macri Lane, this is consistent with the garage setback of the new dwelling on the subject land. In light of the above response, the comment should be dismissed.
The development is inconsistent with a number of Policy Objectives within the City's Built Form Policy as follows:	Refer to responses below
<p><i>Objective 2 – Context:</i></p> <p>The proposed development fails to respect local and historic context as it is at odds with the style, fabric and existing character of the area.</p>	<ul style="list-style-type: none"> The comment is unsubstantiated and does not specifically document how the proposed dwelling is at odds with the area. The proposed dwelling does not front Redfern Street, therefore it does not have any adverse impacts on the existing built form for character along Redfern Street. In relation Macri Lane, it does not currently comprise any specific character (it is characterised by solid fencing, outbuildings with nil setbacks etc). It is significant to note that there are three (3) new dwellings at No.73A & 75 A Redfern Street and No.48 Elizabeth Street which front onto Macri Lane that are all contemporary designs. Given this, the proposed new dwelling will improve the Laneway streetscape/character by improving passive surveillance and providing an active frontage. As such, the proposal meets Objective 2 of the City's LPP No.7.1.1.

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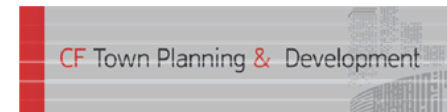
	<ul style="list-style-type: none"> In light of the above response, the comment should be dismissed.
<p><i>Objective 3 – Context:</i></p> <p>The proposed development fails to preserve and reinterpret established built form and social character as the proposal is different to the established and does not preserve, reinterpret, harmonise or integrate with it in any way.</p>	<ul style="list-style-type: none"> The comment is unsubstantiated and does not specifically document how the proposed dwelling does not meet the objective. As previously mentioned, Macri Lane does not comprise an established built form and that the new dwelling will provide an active frontage and improve passive surveillance over Macri Lane. In light of the above response, the comment should be dismissed.
<p><i>Objective 4 – Context:</i></p> <p>The proposed development will have a significant impact on the amenity of surrounding properties and public areas.</p>	<ul style="list-style-type: none"> The comment is unsubstantiated and does not specifically document how the proposed dwelling will have a significant impact on the surrounding properties. The built form of the proposed dwelling accords with the established planning framework and is consistent with other residential developments within the North Perth locality. Furthermore, the new dwelling will actually improve the public realm by providing an active frontage and improve passive surveillance over Macri Lane. In light of the above response, the comment should be dismissed.
<p><i>Objective 5 – Design:</i></p> <p>The proposed development is not well designed in respect to built form. The built form is of overwhelming bulk and is out of character with the surrounding built form.</p>	<ul style="list-style-type: none"> The comment is unsubstantiated and does not specifically document how the proposed dwelling does not address the objective. The subject land is not located with a guideline or heritage precinct, which specifies the design type/style of the dwelling. Furthermore, two storey dwellings are permitted with the municipality, therefore the built form of the new dwelling will not have an impact on Macri lane in terms of bulk and scale and is consistent with other residential development within the North Perth locality. In light of the above response, the comment should be dismissed.
<p>A reasonable amount of canopy cover is impossible to achieve because the area of open space is insufficient and nearly all of the open space available is in permanent shade because it is either on the south side of the development or on the south side of a substantial brick fence.</p>	<ul style="list-style-type: none"> The subject land is relatively small and was created through the subdivision process (including its southern orientation). Given this, there is limited space available to include the planting of numerous mature trees. Notwithstanding this, the proposed new dwelling has incorporated landscaping where possible within the development, adopting the use of particular tree species that will limit future damage to the new dwelling and the adjoining properties. In addition to the above point, it is significant to note that following a review aerial photography of the adjoining properties, that the adjoining landowners have not planted mature trees and

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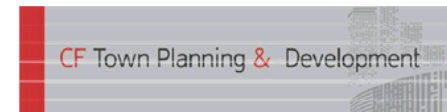
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	<p>comprise appropriate canopy cover. Given this, the proposed new dwelling is consistent with the landscaping provided on the adjoining properties.</p> <ul style="list-style-type: none"> In light of the above response, the comment is bias and should be dismissed.
Loss of amenity at 31 Redfern Street, North Perth:	<ul style="list-style-type: none"> The objector has not provided details on how the proposed new dwelling will have an impact on the amenity of adjoining No.31 Redfern Street (eastern property). The fact is, the proposed new dwelling on the subject land abuts a garage on No.31, which comprises an over height parapet wall and a higher floor level. In addition, the proposed new dwelling will not cast a shadow over No.31 on 21 June (i.e. winter solstice). Given the above, it is clear that the proposed new dwelling on the subject land will not have an adverse impact on the amenity of the existing dwelling on adjoining No.31, in fact the existing parapet wall on No.31 will have a greater impact on the new dwelling. Given the above responses, the comment is unsubstantiated, inaccurate, speculative and should be dismissed.
<p><i>Loss of Solar Access:</i></p> <p>The proposed development will block direct sun to the outdoor living area from approximately 2:30pm onwards at midsummer and from approximately 4pm.</p> <p>The development will block sun to existing landscaping and plants, it will deprive the laundry and main living space of the dwelling of afternoon sunlight.</p>	<ul style="list-style-type: none"> The proposed new dwelling meets the 'deemed to comply requirements' of Element 5.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes In light of the above response, the comment should be dismissed.
<p><i>Loss of Ventilation:</i></p> <p>The height and bulk of the proposed development will block breezes from the south west to the rear verandah as well as reducing ventilation to the west facing bedroom and ultimately the remainder of the house.</p>	<ul style="list-style-type: none"> The proposed new dwelling meets the 'deemed to comply requirements' of Element 5.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes. Given this, the proposed dwelling does not have an adverse impact on access to light and ventilation for the existing dwellings on the adjoining properties. The proposed new dwelling meets the 'deemed to comply requirements' of Clause 5.6 ('Building height') of the City's Local Planning Policy No.7.1.1 entitled 'Built Form'. In light of the above response, the comment is unsubstantiated, is speculative and should be dismissed.

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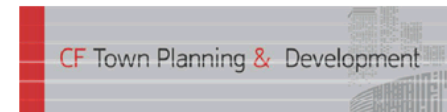
<p><i>Loss of Views:</i></p> <p>The height of the proposal will obscure the sweeping views to the horizon across Mount Hawthorn and Leederville.</p> <p>The development will also restrict highly valued sunset views to the west north west from the communal area of upper Macri Lane and from the public park at the top of Macri Lane, resulting in a loss of neighbourhood and public amenity.</p>	<ul style="list-style-type: none"> • The proposed new dwelling meets the 'deemed to comply requirements' of Clause 5.6 ('Building height') of the City's Local Planning Policy No.7.1.1 entitled 'Built Form'. Given compliance with the building height provisions, assessment of any loss of 'views of significance' cannot be assessed in this instance. • In light of the above response, the comment should be dismissed.
<p><i>Loss of Privacy:</i></p> <p>The balcony fronting Macri Lane will overlook adjoining properties.</p> <p>The raised outdoor living area without screening would create overlooking issues and further exacerbate loss of ventilation and south west breezes.</p>	<ul style="list-style-type: none"> • The 'cone of vision' extending from the balcony over the adjoining western property overlooks the roof of an outbuilding constructed on that property. Given this, the extent of overlooking will not have an adverse impact on any major openings to habitable rooms or outdoor living areas associated with the existing single detached dwelling on the adjoining western property. • Given the above point, it is contended that the overlooking from the balcony satisfies the 'design principles criteria' of Element 5.4.1 of the R-Codes and may be approved by the City. • Other than the above, the proposed dwelling meets the 'deemed to comply requirements' of Element 5.4.1 C1.1 ('Visual privacy') of the R-Codes. • In light of the above response, the comment should be dismissed.
<p><i>Loss of Open Space:</i></p> <p>The bulk and size of the proposed development significantly reduces the dense of open spaces with is further exacerbated by the absence of space for landscaping.</p>	<ul style="list-style-type: none"> • The proposed variation to the open space provisions of Element 5.1.4 C4 of the R-Codes (i.e. 0.7% or 1.56m²) is considered minor and is consistent with other residential development approved by the City in the immediate locality. • The proposed variation adequately address the 'design principles criteria' of Element 5.1.4 of the R-Codes and therefore the City has discretion to approve the proposal. • The subject land is relatively small and landscaping will be provided where possible. • In light of the above response, the comment should be dismissed.
<p><i>Parking and Traffic Congestion:</i></p> <p>Visitors will park their vehicles in Redfern Street, leading to congestion and conflict adjoining residents' street parking</p>	<ul style="list-style-type: none"> • The subject land was created through the subdivision process and did not require the need to provide additional parking beyond that required by the R-Codes.

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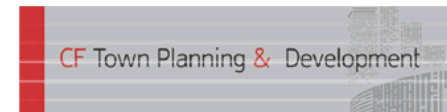
spaces become utilised by visitors to the subject site. Street parking will be diminished by increased competition for parking.	<ul style="list-style-type: none"> The proposed dwelling meets the 'deemed to comply requirements' of Element 5.3.3 C3.1 ('Parking') of the R-Codes. As such the number of on-site parking bays proposed is sufficient. In addition to the above, the subject land is well serviced by public transport, along both Charles and Walcott Streets. In light of the above response, the comment is unsubstantiated, speculative and should be dismissed.
<p><i>Stormwater Management:</i></p> <p>The proposed plans do not show any stormwater management so it is assumed that water draining from the roof will be directed to on-sites sumps. It is further assumed that the only feasible position for any soak wells would be within the outdoor living area. Any area occupied by a soak well cannot be reasonable deemed a 'deep soil zone' so the calculated deep soil area would be reduced.</p>	<ul style="list-style-type: none"> Details regarding onsite stormwater disposal will be provided at building permit stage, will need to comply with the relevant Australian Standard and will accordingly be assessed by the City. In light of the above response, the comment is unsubstantiated, speculative and should be dismissed.
<p>Submitter notes the following non-compliances with the R-Codes and Built Form Policy:</p> <ul style="list-style-type: none"> Required setback for main dwelling is 2.5m. 1.5m is proposed Required setback for garage is 3m. 1m is proposed. The proposed retaining wall at the northwest corner of the site is 1.3m high. As the outdoor living area is elevated over 0.5m above natural ground levels, it must be setback 1.5m in accordance with R-Codes Table 2b. The average boundary wall height is 3.23m where 3m is required. Required setback for the northern ground floor wall is 2m. 1.9m is proposed to Bed 3. Required setback for the northern upper floor is 3.5m. 3.1m is proposed with 3.4m to the wall. Required setback for the western upper floor wall is 1.5m. 	<ul style="list-style-type: none"> We recognise that the submitter notes the variations being sought and has not expanded on the points listed, therefore it is unclear whether the submitter is supporting or objecting to the variations. The planning framework provides the City with discretion to consider any development application under the 'design principles criteria' where there is merit and where the proposal will not have an adverse impact on the immediate locality. In this instance the variation to the prescribed development standards being sought are minor in nature, adequately satisfies the relevant 'design principles criteria', is consistent with the built form along Macri Lane (including front setback) and will enhance the Macri Lane streetscape. Given this, there is solid grounds for the City to exercise its discretion on the variations being sought. In light of the above response, the comments should be dismissed.

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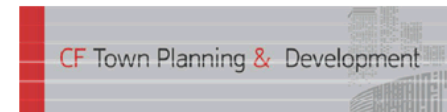
1.2m is proposed.	
Submitter objects to the setback variations on the basis that the developer is employing a strategy of moderate non-compliance in many directions in order to achieve a dwelling with inappropriate building bulk and size.	<ul style="list-style-type: none"> The objector's accusation is defamatory, inappropriate and should be dismissed by the City. Notwithstanding the above, the proposed setback variations adequately address the relevant 'design principles criteria', is consistent with the built form in terms of bulk and scale within the immediate area, will enhance the Macri Lane streetscape and improve passive surveillance. Given this, there is solid grounds for the City to exercise its discretion on the variations being sought.
The adjoining property to the west of the subject site is directly within the 7.5m cone of vision of the unscreened south facing part of the balcony.	<ul style="list-style-type: none"> The 'cone of vision' extending from the balcony over the adjoining western property overlooks the roof of an outbuilding constructed on that property. Given this, the extent of overlooking will not have an adverse impact on any major openings to habitable rooms or outdoor living areas associated with the existing single detached dwelling on the adjoining western property. Given the above point, it is contended that the overlooking from the balcony satisfies the 'design principles criteria' of Element 5.4.1 of the R-Codes and may be approved by the City. In light of the above response, the comment should be dismissed.
Residents have often enjoyed the use of Macri Lane for leisure activities, however now Macri Lane will be overlooked by the balcony and kitchen of the subject development.	<ul style="list-style-type: none"> This comment is confusing, raises no valid planning matters and should be dismissed. Furthermore, the Macri Lane is a public road that cannot be used for private functions or activities.
Users of the park at the top of Macri Lane (eastern end) will suffer amenity loss due to the blocking of views to the west north west by the subject development.	<ul style="list-style-type: none"> The proposed new dwelling meets the 'deemed to comply requirements' of Clause 5.6 ('Building height') of the City's Local Planning Policy No.7.1.1 entitled 'Built Form'. Given compliance with the building height provisions, assessment of any loss of 'views of significance' cannot be assessed in this instance. In light of the above response, the comment should be dismissed.
<p>The proposed development fails to meet the design principles of Clause 5.1.3 P3.1 of the R-Codes as it:</p> <ul style="list-style-type: none"> Fails to reduce the impact of building bulk on adjoining properties; Fails to provide adequate direct sun and ventilation to adjoining properties; 	<ul style="list-style-type: none"> The objector has not substantiated where the proposed dwelling does not meet the 'design principles criteria'. The proposed dwelling abuts a garage/outbuildings constructed on both the adjoining properties. These structures are not habitable spaces, therefore the new dwelling does not have an adverse impact on the adjoining properties in terms of shadowing (which complies with the R-Code provisions), visual privacy, bulk and scale. Given the structures on the adjoining properties (outbuildings), the new dwelling adequately

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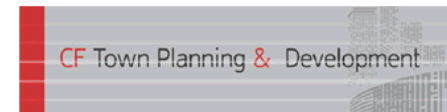
<ul style="list-style-type: none"> • Fails to provide adequate open spaces; • Fails to minimise the extent of overlooking on adjoining properties. 	<p>address the relevant 'design principles criteria', is consistent with the built form along Macri Lane (including front setback) and will enhance the Macri Lane streetscape. Given this, there is solid grounds for the City to exercise its discretion on the variations being sought.</p> <ul style="list-style-type: none"> • In light of the above response, the comment is unsubstantiated, misleading and should be dismissed.
<p>The proposed development fails to meet the design principles of Clause 5.1.3 P3.2 of the R-Codes as it:</p> <ul style="list-style-type: none"> • Has adverse impact on the amenity of the adjoining property; • Restricts sun to major openings to habitable rooms and outdoor living areas on the adjoining property; • Does not contribute to the prevailing development context and streetscape. 	<ul style="list-style-type: none"> • The objector has not substantiated where the proposed dwelling does not meet the 'design principles criteria'. • The proposed new dwelling meets the 'deemed to comply requirements' of Element 5.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes. • The Macri Lane streetscape is characterised by rear sold fences and outbuildings with nil or reduced setbacks. Given this, the proposed new dwelling (including the reduced front setback) will in fact enhance the streetscape. • In light of the above response, the comment is unsubstantiated, misleading and should be dismissed.
<p>The lack of open space for the development results in building dominance and restricts landscaping and vegetation possibilities which impact on the amenity of the area.</p>	<ul style="list-style-type: none"> • The proposed variation to the open space provisions of Element 5.1.4 C4 of the R-codes (i.e. 0.7% or 1.56m²) is considered minor and is consistent with other residential development approved by the City in the immediate locality. • The proposed variation adequately address the 'design principles criteria' of Element 5.1.4 ('Open space') of the R-Codes and therefore the City has discretion to approve the proposal. • In light of the above response, the comment is unsubstantiated, speculative and should be dismissed.
<p>The development does not meet the design principles of Clause 5.1.4 P4 of the R-Codes as it:</p> <ul style="list-style-type: none"> • Does not reflect the existing and/or desired character of the streetscape; • Does nothing to reduce building bulk on-site; • Fails to provide sufficient space for an attractive setting for buildings, landscape and vegetation. 	<ul style="list-style-type: none"> • See above response - the comment should be dismissed.
<p>The R-Codes definition of private open space excludes car parking spaces and access ways. It also excludes outdoor living</p>	<ul style="list-style-type: none"> • The R-Codes includes the access leg as part of the land area under the definition of 'Lot'. In regards to the open space calculation, the City confirms that the proposed variation to the open

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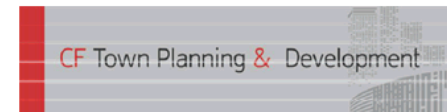
<p>areas over 0.5m above natural ground level. The developer has incorrectly calculated open space as being 44.3% of the lot area. The calculation includes the access way between No. 33 and No. 35 and the area marked as outdoor living area. Neither are allowable under the R-Codes definition of open space.</p> <p>Subtracting these areas from the purported open space area leaves a true open space area of 27.78m² which represents approximately 12.5% of the lot area.</p>	<p>space provisions of Element 5.1.4 C4 of the R-Codes is 0.7% or 1.56m², which is considered to be minor.</p> <ul style="list-style-type: none"> • Notwithstanding the above, the proposed variation adequately satisfies the 'design principles criteria' of Element 5.1.4 of the R-Codes and therefore the City has discretion to approve the proposal. • The calculation provided by the objector is misleading and incorrect, therefore the comment should be dismissed.
<p>Development does not meet R-Codes Clause 5.1.6 P6 or Clause 5.6 design principles of Built Form Policy:</p> <ul style="list-style-type: none"> • Creates adverse impact on amenity of adjoining properties, streetscape and open space reserve; • Blocks access to direct sun into building and appurtenant to open spaces; • Blocks access to views of significance. • Building does not contribute to neighbourhood context and streetscape character and dominates the existing development; • Design does not correspond to the natural features of the site; • Design does not minimise overshadowing. 	<p>The comment is incorrect and unsubstantiated. For the record the following response is provided to the comments made:</p> <ul style="list-style-type: none"> • The Macri Lane streetscape is currently poor and comprises rear sold fences to dwellings or various outbuildings with a nil or reduce setback to the Laneways. Given this, the proposed new dwelling will actually enhance the streetscape. • The proposed dwelling abuts outbuildings on both the adjoining western and eastern properties, therefore the dwelling will not have an adverse impact on the amenity of those properties. • The proposed new dwelling meets the 'deemed to comply requirements' of Element 5.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes. In fact the new dwelling will not overshadow the adjoining properties at 12 noon on 21 June (winter solstice). • The proposed new dwelling meets the 'deemed to comply requirements' of Clause 5.6 ('Building height') of the City's Local Planning Policy No.7.1.1 entitled 'Built Form'. Given compliance with the building height provisions, assessment of any loss of 'views of significance' cannot be assessed in this instance. • The proposed dwelling will not be visible from the Redfern Street and therefore it does not have an impact on the local streetscape. As previously mentioned, the dwelling will enhance the character of Macri Lane. • The subject land comprises a 1.46 metre fall, with the level of the dwelling being partly below the right of way level and will be lower than the adjoining eastern property (which comprises a substantial parapet wall). Given the fall over the land, some retaining and fill is required to provide a flat building site. <p>In light of the above response, the comment is unsubstantiated, misleading and should be dismissed.</p>

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**Response to Submissions Received by the City of Vincent
Proposed single dwelling of Strata Lot 2 (No.33A) Redfern Street, North Perth**

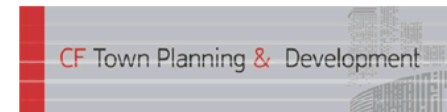
Outdoor living area does not meet the design principles of Clause 5.3.1 P1.1 as it does not allow for winter sun, it is blocked from prevailing breezes and the northern aspect offers no benefit. The proposed south facing balcony is permanently shaded from winter sun.	<ul style="list-style-type: none"> It is noted that the minimum dimension of the outdoor living area does not meet the 'deemed to comply requirements' of Element 5.3.1 C1.1 of the R-Codes. Notwithstanding this, the area comprises sufficient area, is orientated north to obtain winter sun and therefore satisfies the 'design principles criteria' of Element 5.3.1 (Outdoor living area) of the R-Codes. There are no development standards in place that would restrict or prevent a south facing balcony, therefore the comment is irrelevant. In light of the above response, the comment should be dismissed.
The excavation for the retaining at the southeast corner of the site risks undermining of footings and retaining wall of neighbouring garage.	<ul style="list-style-type: none"> The structural integrity and building construction methods are not a planning matter and is addressed under alternative legislation. Notwithstanding this, engineering plans will be prepared at building permit stage to demonstrate the stability of the works being undertaken. This will be assess by the City once a building permit is lodged. In light of the above response, the comment should be dismissed.
Proposed retaining wall at the north east corner of the site is 0.5m high with no setback and no screening. There is no regard for visual privacy.	<ul style="list-style-type: none"> A dividing fence is provided on top of the retaining wall to reduce any overlooking of the adjoining property. In light of the above response, the comment should be dismissed
The actual width of the pedestrian access way is 1.3m not 1.5m as shown on the plans. The landscaping along this length of PAW makes the width narrower.	<ul style="list-style-type: none"> The access leg is 1.5 metres and there is adequate space to provide landscaping. The comment is misleading, false and should be dismissed.
Development does not address Built Form Policy 7.1.1 design principles of Clause 5.14.1 with regard to landscaping.	<ul style="list-style-type: none"> Given the small nature of the site, there is limited space available to include the planting of numerous mature trees. Notwithstanding this, the proposed new dwelling has incorporated landscaping where possible within the development. The landscaping will complement those areas viewed by the public (i.e. along the access leg and within the Macri Lane frontage). In light of the above, the City has discretion to vary the landscaping provisions having due regard for the lot constraints. In light of the above response, the comment should be dismissed.
The proposed air conditioning fixture is placed on eastern side of ground floor facing the outdoor living area of the adjoining property. This will reduce the amenity of the adjoining property owner's outdoor living area. Not consistent with Built Form	<ul style="list-style-type: none"> The Policy specially states that fixtures should not be visible from the street and the surrounding properties. In fact the Policy (Clause C5.25.2) actually states that the air conditioning units are to be located to the rear of the dwelling on the ground floor. The application complies with this requirement.

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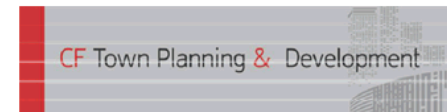
Policy Clause C5.25.3.	<ul style="list-style-type: none"> In light of the above response, the comment is misleading, false and should be dismissed.
<p>The proposal fails to address a number of the design principles of Appendix 1 of the Built Form Policy:</p> <p><i>Context and Character:</i></p> <p>The proposal fails to respond to the distinctive character of the local area.</p> <p><i>Landscape Quality:</i></p> <p>The proposal fails to allow sufficient deep soil zone and open space for good landscape design.</p> <p><i>Built Form and Scale:</i></p> <p>The proposal fails to achieve an appropriate built form that responds to its site and surrounding built fabric in a considered manner.</p> <p>The proposal also fails to respect important views and fails to contribute to the character of the adjacent streetscapes.</p>	<p>The response is provided to the comments made and outlines that the proposal does address the design principles:</p> <ul style="list-style-type: none"> The dwelling is not visible from Redfern Street and therefore does not adversely impact the character of the locality. Furthermore, the Macri Lane streetscape is currently poor and comprises rear sold fences to dwellings or various outbuildings with a nil or reduce setback to the Laneways. Given this, the proposed new dwelling will actually enhance the streetscape. The locality comprises a number of two storey dwellings (including the adjoining properties), therefore the built form of the new dwelling is consistent with the immediate locality and does not have an adverse impact on the local streetscape in terms of bulk and scale. Sufficient open space and outdoor living area has been provided to meet the needs of the future residents of the dwelling. Adequate landscaping is provided for the dwelling within the areas viewed from the public realm. This will enhance the dwelling and soften any potential impacts the dwelling may have on the streetscape. As previously mentioned the proposed new dwelling meets the 'deemed to comply requirements' of Clause 5.6 ('Building height') of the City's Local Planning Policy No.7.1.1 entitled 'Built Form'. Given compliance with the building height provisions, assessment of any loss of 'views of significance' cannot be assessed in this instance. In light of the above response, the comments are unsubstantiated, misleading and should be dismissed.
<p>Submission 7 – Objection</p> <p>Submitter does not want to see a precedent set where people are allowed to develop onto Macri Lane.</p>	<ul style="list-style-type: none"> The City and the R-Codes encourage the construction of dwellings with orientation towards a right of way (Macri Lane) to improve passive surveillance and create a streetscape along rights of ways. The subject land has been created with frontage to Macri Lane, therefore orientation towards the Laneway has already been granted by the City and the WAPC through the subdivision process. There are already existing developments orientated towards the Laneway at No.73A & 75A Redfern Street and No.48A Elizabeth Street. This reinforces the existing planning framework that encourages development fronting the Laneway.

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	<ul style="list-style-type: none"> In light of the above response, the comment should be dismissed.
A double storey development with minimum setback from Macri Lane destroys the sense of privacy from Elizabeth and Redfern Street.	<ul style="list-style-type: none"> Two storey dwellings are permitted, subject to comply with the building height provisions of the City's LPP No.7.1.1. Furthermore, the design of the dwelling will assist with improving passive surveillance of Marci Lane. In light of the above response, the comment is unsubstantiated, speculative and should be dismissed.
Submitter questions why the proposed development is unable to provide the appropriate privacy screening as required under the R-Codes.	<ul style="list-style-type: none"> The 'cone of vision' extending from the balcony over the adjoining western property overlooks the roof of an outbuilding constructed on that property. Given this, the extent of overlooking will not have an adverse impact on any major openings to habitable rooms or outdoor living areas associated with the existing single detached dwelling on the adjoining western property. Given the above point, it is contended that the overlooking from the balcony satisfies the 'design principles criteria' of Element 5.4.1 of the R-Codes and may be approved by the City.

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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.

Comments Received in Objection:	Officer Technical Comment:
<p><u>One submission neither objecting or in support, but with the following concerns</u></p> <ul style="list-style-type: none"> • The height of the site works; and • The proposed retaining wall with no proposed boundary fence. 	<p>Following the community consultation period, the applicant provided amended plans with a reduction in the amount of site works (fill). The proposed site works (fill) within 1m of the lot boundary are now 0.332m at the highest point. As a result, the proposed site works (fill) are compliant with the deemed-to-comply criteria of Clause 5.3.7 Site Works of the Residential Design Codes (R Codes) and is considered acceptable. Additionally, the proposal includes a 1.8m high boundary fence in addition to the proposed retaining wall, as indicated on the site plan.</p>
<p><u>Submitter notes the following non-compliances with the R Codes and City of Vincent Policy No. 7.1.1 Built Form (Built Form Policy)</u></p> <ul style="list-style-type: none"> • Required setback for main dwelling is 2.5m. 1.5m is proposed. • Required setback for garage is 3m. 1m is proposed. • The proposed retaining wall at the northwest corner of the site is 1.3m high. • As the outdoor living area is elevated over 0.5m above natural ground levels, it must be setback 1.5m in accordance with R Codes Table 2b. • The average boundary wall height is 3.23m where 3m is required. • Required setback for the northern ground floor wall is 2m. 1.9m is proposed to Bed 3. • Required setback for the northern upper floor is 3.5m. 3.1m is proposed with 3.4m to the wall. • Required setback for the western upper floor wall is 1.5m. 1.2m is proposed. 	<p>Noted. These departures from the deemed-to-comply criteria of the Built Form Policy and R Codes have been assessed through a planning assessment. When a development application does not meet the relevant deemed-to-comply Criteria of the City Built Form Policy or the State Planning Policy 3.1 Residential Design Codes, the application is assessed against the relevant corresponding Design Principle/s. As a result, the overall proposal is considered non-compliant with the relevant design principles and presented to Council with the recommendation for refusal.</p>
<p><u>General non-compliance with planning elements</u></p> <ul style="list-style-type: none"> • Doesn't meet any of the planning elements. • Doesn't fit into guidelines. • Development is inconsistent with a number of Policy Objectives within the City's Built Form Policy as follows: <ul style="list-style-type: none"> ○ Objective 2 – Context: The proposed development fails to respect local and historic context as it is at odds with the style, fabric and existing character of the area. ○ Objective 3 – Context: The proposed development fails to preserve and reinterpret established built form and social character as the proposal is different to the established and does not preserve, reinterpret, harmonise or integrate with it in any way. 	<p>When a development application does not meet the relevant deemed-to-comply Criteria of the City's Built Form Policy or the State Planning Policy 3.1 R Codes, the application is assessed against the relevant corresponding design principle/s and objectives of these policies. The identified departures were assessed against the objectives of the Built Form Policy due to the overall building bulk, scale and design and the adverse amenity impact the proposed setbacks, garage, open space and landscaping have on adjoining properties and the street. In addition, the proposed design is considered to not preserve or reinterpret, or integrate with the built form from the surrounding development along Redfern Street. As a result, the overall proposal is considered non-compliant with the relevant design principles and presented to Council with the recommendation for refusal.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<ul style="list-style-type: none"> ○ Objective 4 – Context: The proposed development will have a significant impact on the amenity of surrounding properties and public areas. ○ Objective 5 – Design: The proposed development is not well designed in respect to built form and landscaping. The built form is of overwhelming bulk and is out of character with the surrounding built form. • The proposal fails to address a number of the design principles of Appendix 1 of the Built Form Policy: <ul style="list-style-type: none"> ○ Context and Character: The proposal fails to respond to the distinctive character of the local area. ○ Landscape Quality: The proposal fails to allow sufficient deep soil zone and open space for good landscape design. ○ Built Form and Scale: The proposal fails to achieve an appropriate built form that responds to its site and surrounding built fabric in a considered manner. ○ The proposal also fails to respect important views and fails to contribute to the character of the adjacent streetscapes. • The proposed development fails to meet the design principles of Clause 5.1.3 P3.1 of the R Codes as it fails to: <ul style="list-style-type: none"> ○ Reduce the impact of building bulk on adjoining properties; ○ Provide adequate direct sun and ventilation to adjoining properties; ○ Provide adequate open spaces; ○ Minimise the extent of overlooking on adjoining properties. • The proposed development fails to meet the design principles of Clause 5.1.3 P3.2 of the R Codes as it: <ul style="list-style-type: none"> ○ Has adverse impact on the amenity of the adjoining property; ○ Restricts sun to major openings to habitable rooms and outdoor living areas on the adjoining property; ○ Does not contribute to the prevailing development context and streetscape. • The development does not meet the design principles of Clause 5.1.4 P4 of the R Codes as it: <ul style="list-style-type: none"> ○ Does not reflect the existing and/or desired character of the streetscape; ○ Does nothing to reduce building bulk on-site; ○ Fails to provide sufficient space for an attractive setting for buildings, landscape and vegetation. 	<p>It is noted that the proposal does not comply with the deemed-to-comply criteria of Clause 5.1.3 Lot Boundary Setback of the R Codes. As such, the proposal was assessed against the relevant design principles. It was considered that the lot boundary setbacks, in addition to the lack of proposed canopy coverage and open space, results in the exacerbation of building bulk when viewed from neighbouring properties. As a result, the proposal was referred to Council with the recommendation of refusal.</p> <p>It is noted that Clause 5.3 Lot Boundary Setbacks augments the design principles of P3.2. As a result, the departures from the deemed-to-comply criteria of Clause 5.3 were assessed against design principle P5.3.1 of the Built Form Policy. In addition, the proposed walls on the lot boundary is compliant with the deemed-to-comply criteria of Clause 5.3 Lot Boundary Setbacks of the Built Form Policy and are considered acceptable.</p> <p>It is noted that the proposal does not meet the deemed-to-comply criteria of Clause 5.1.4 Open Space of the R Codes. As a result the proposal was assessed against the relevant design principles. It is considered that the proposal does not allow sufficient space for adequate landscaping or outdoor living areas, and results in the perception of building bulk when viewed from neighbouring properties. As such, the proposal was presented to Council with a recommendation of refusal.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<ul style="list-style-type: none"> Development does not meet R Codes Clause 5.1.6 P6 or Clause 5.6 design principles of Built Form Policy: <ul style="list-style-type: none"> Creates adverse impact on amenity of adjoining properties, streetscape and open space reserve; Blocks access to direct sun into building and appurtenant to open spaces; Blocks access to views of significance; Building does not contribute to neighbourhood context and streetscape character and dominates the existing development; Design does not correspond to the natural features of the site; Design does not minimise overshadowing. 	
<u>Disrupt Views</u> <ul style="list-style-type: none"> Would disrupt views for neighbouring houses The height of the proposal will obscure the sweeping views to the horizon across Mount Hawthorn and Leederville. The development will also restrict highly valued sunset views to the west north west from the communal area of upper Macri Lane and from the public park at the top of Macri Lane, resulting in a loss of neighbourhood and public amenity. Users of the park at the top of Macri Lane (eastern end) will suffer amenity loss due to the blocking of views to the west north west by the subject development. 	<p>It is noted that the building height is compliant with the deemed-to-comply criteria of Clause 5.6 Building Height of the City's Built Form Policy. In addition, there are no policies adopted or endorsed by the City regarding views of significance. As such, any perceived disruption of views are not a planning consideration when undertaking assessments against the City's Built Form Policy or the Residential Design Codes.</p>
<u>Impact Laneway</u> <ul style="list-style-type: none"> Impact laneway use Would not like to see a precedent be set where others are allowed to develop onto Macri Lane Residents have often enjoyed the use of Macri Lane for leisure activities, however now Macri Lane will be overlooked by the balcony and kitchen of the subject development. 	<p>The purpose of Macri Lane (existing laneway) is for vehicular access to abutting lots off Redfern Street and Elizabeth Street. During subdivision stage, the application was approved with vehicular access from Macri Lane. As such, it is considered that the laneway will be used for its intended purpose.</p>
<u>Doesn't reflect existing streetscape</u> <ul style="list-style-type: none"> The design generally doesn't appear to sync with the existing housing in the area Doesn't fit into the area and fabric of North Perth Development is non-compatible with existing development in the area and does not harmonise with the existing streetscape, it does not reinforce the dominant streetscape rhythm and does not consider spacing and proportion of existing built form. Macri Lane between Hunter Street and Norham Street currently have no 	<p>The application has been assessed against the relevant design principles of the Built Form Policy and the R Codes, as a result it is considered that the proposed building bulk, scale and design, open space and landscaping does not reflect the existing development of surrounding properties and results in an unacceptable level of building bulk when viewed from neighbouring properties or the streetscape. As a result, the proposal was presented to Council with a recommendation of refusal.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p>existing two storey developments adjoining Macri Lane itself. All existing development in Elizabeth Street and Redfern Street have substantial setbacks both front and rear to protect the amenity of both front and rear streetscapes in relation to the following:</p> <ul style="list-style-type: none"> ○ Privacy and overlooking; ○ Visual security; ○ Solar access; ○ Breeze access; ○ Overshadowing; and ○ Sense of open space. 	<p>It is noted that the proposal is compliant with the deemed-to-comply criteria of Claus 5.4.2 Solar Access for Adjoining Sites of the R Codes. As a result, the amount of solar and breeze access and overshadowing are considered acceptable.</p>
<p><u>Visual Privacy</u></p> <ul style="list-style-type: none"> • Objection to the balcony with no screening • A double storey development with minimal setback from Macri Lane destroys the sense of privacy from backyards of lots off Elizabeth Street and Redfern Street • Why the proposed development is unable to provide the appropriate screening as outlined in Clause 5.4.1 Visual Privacy of the Residential Design Codes – particularly on the balcony. • The balcony fronting Macri Lane will overlook adjoining properties. • The raised outdoor living area without screening would create overlooking issues and further exacerbate loss of ventilation and south west breezes. • The adjoining property to the west of the subject site is directly within the 7.5m cone of vision of the unscreened south facing part of the balcony. 	<p>The proposed balcony is set back 1.2m, with visually impermeable screening of 1.2m in height. The proposed balcony overlooks portion of the existing garage on the western adjoining lot. As the proposed overlooking is not to be located over any outdoor living areas or major openings into habitable rooms. Following a design principles assessment, the proposed overlooking is consistent with P1.1 and P1.2 of Clause 5.4.1 Visual Privacy of the R Codes.</p>
<p><u>Building Process</u></p> <ul style="list-style-type: none"> • Request the City informs contractors that all unwanted noise (i.e. radios and music) be kept to a minimum • Request the City informs contractor to provide neighbours at least 24 hours should the right of way be blocked. 	<p>It is a requirement for all contractors on a construction site to comply with the relevant regulations of the <i>Environmental Protection (Noise) Regulations 1997</i>, when undertaking any works on site. Should any neighbour consider any construction works exceed the permitted amount of noise under these regulations, a complaint may be lodged with the City of Vincent. Additionally, all contractors must ensure that the right-of-way laneway is accessible and useable to all vehicle users. Should any neighbour be unable to access Macri Lane due to the right-of-way being blocked, a complaint may be lodged with the City of Vincent.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Building Bulk</u></p> <p>The proposal will dominate existing properties and is not compatible with the existing building bulk and scale of adjoining properties.</p>	<p>A design principles has been undertaken due to the cumulative impacts of the departure from the deemed-to-comply criterial of:</p> <ul style="list-style-type: none"> • lot boundary setback; • street setback; • setback of garages and carports; • open space; • landscaping; and • site works. <p>As a result, it is considered that the proposal is an overdevelopment of the lot, resulting in an unacceptable building bulk, scale and design for this location.</p>
<p><u>Solar Access/Overshadowing</u></p> <ul style="list-style-type: none"> • The height and scale will cause overshadowing, restrict solar access and ventilation, and view loss for adjoining properties. • The proposed development will block direct sun to the outdoor living area from approximately 2:30pm onwards at midsummer and from approximately 4:00pm. • The development will block sun to existing landscaping and plants, it will deprive the laundry and main living space of the dwelling of afternoon sunlight. 	<p>As in accordance with the Residential Design Codes, overshadowing is assessed based on the shadow cast by a development at midday of the 21st June, when the sun is at its lowest. It has been noted that the most impacted lots are those south to a proposed development. As the lot is north/south facing, the vast majority of overshadowing onto Macri Lane. As a result, the amount of overshadowing as a result of this proposal is compliant with the deemed-to-comply Criteria of Clause 5.4.2 Solar Access for Adjoining Sites of the Residential Design Codes.</p>
<p><u>Open Space</u></p> <ul style="list-style-type: none"> • There is insufficient open space on the site and it is an overdevelopment of the site. • The bulk and size of the proposed development significantly reduces the dense of open spaces with is further exacerbated by the absence of space for landscaping. • The lack of open space for the development results in building dominance and restricts landscaping and vegetation possibilities which impact on the amenity of the area. 	<p>The application proposes a departure from the deemed-to-comply Criteria of Clause 5.1.4 Open Space of the Residential Design Codes. Following a design principles assessment, it is considered that the proposed open space is not compliant due to the insufficient space to allow for adequate landscaping and does not allow residents to adequately use the for outdoor pursuits. As a result, the proposal was presented to Council with the recommendation of refusal.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> A reasonable amount of canopy cover is impossible to achieve because the area of open space is insufficient and nearly all of the open space available is in permanent shade because it is either on the south side of the development or on the south side of a substantial brick fence. Development does not address Built Form Policy design principles of Clause 5.14.1 with regard to landscaping. 	<p>It is noted that the deemed-to-comply criteria of Clause 5.14 of the Built Form Policy have not received approval from the WAPC, as a result, these criteria are given due regard during the development assessment. However, the application proposes a departure from the deemed-to-comply canopy coverage and deep soil zones of Clause 5.14 of the Built Form Policy. Following a design principles assessment, it is considered that the proposed landscaping has not been designed to reduce the impact of development on adjoining properties or the street or facilitates the retention of existing deep soil zones, as a result, is considered non-compliant with the relevant design principles. As a result, the proposal was presented to Council with the recommendation of refusal.</p>
<p><u>Ventilation</u></p> <p>The height and bulk of the proposed development will block breezes from the south west to the rear verandah as well as reducing ventilation to the west facing bedroom and ultimately the remainder of the house.</p>	<p>Although the application proposes departures to the deemed-to-comply requirements for the western lot boundary setbacks, this is not considered to not impact on ventilation. The proposed dwelling has been designed to incorporate north facing major openings and has sufficient openings to allow for adequate ventilation.</p>
<p><u>Parking and Traffic Congestion</u></p> <ul style="list-style-type: none"> Visitors will park their vehicles in Redfern Street, leading to congestion and conflict adjoining residents' street parking spaces become utilised by visitors to the subject site. Street parking will be diminished by increased competition for parking. 	<p>Any on-street parking to any residential property on Redfern Street or Macri Lane shall be compliant with the relevant City of Vincent parking policies. Should any resident of Redfern Street not have access to their property or the public road due to on-street parking, a complaint may be made to the City of Vincent.</p>
<p><u>Stormwater Management</u></p> <p>The proposed plans do not show any stormwater management so it is assumed that water draining from the roof will be directed to on-sites sumps. It is further assumed that the only feasible position for any soak wells would be within the outdoor living area. Any area occupied by a soak well cannot be reasonable deemed a 'deep soil zone' so the calculated deep soil area would be reduced.</p>	<p>For any development approval issued for a single house, a standard condition is implemented to ensure that all stormwater and drainage runoff is retained and disposed of on-site. Stormwater management is considered during the subsequent building permit application, where a detailed stormwater management design locating all stormwater and drainage runoff disposal is required to be submitted and approved by the City prior to construction.</p>
<p><u>Contest Calculations on Plans</u></p> <p>The R Codes definition of private open space excludes car parking spaces and access ways. It also excludes outdoor living areas over 0.5m above natural ground level. The developer has incorrectly calculated open space as being 44.3% of the lot area. The calculation includes the access way between No. 33 and No. 35 and the area marked as outdoor living area. Neither are allowable under the R Codes definition of open space.</p>	<p>It is noted that during the advertising period, the open space was advertised at 44.3% of the lot, which included the courtyard that was 0.5m above natural ground level. This courtyard space should not have been included in the initial assessment, as it does not meet the definition of Open Space as defined in Appendix 1 – Definitions. Open Space is defined as:</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p>Subtracting these areas from the purported open space area leaves a true open space area of 27.78m² which represents approximately 12.5% of the lot area.</p>	<p><i>Generally that area of a lot not occupied by any building and includes:</i></p> <ul style="list-style-type: none"> • <i>Open areas of accessible and useable flat roofs and outdoor living areas above natural ground level;</i> • <i>Areas beneath eaves;</i> • <i>Verandahs, patios or other such roofed structures not more than 0.5m above natural ground level, unenclosed on at least two sides, and covering no more than 10 percent of the site area or 50m² which ever is the lesser;</i> • <i>Unroofed open structures such as pergolas;</i> • <i>Uncovered driveways (including access aisles in car parking areas) and uncovered car parking spaces.</i> <p><i>But excludes:</i></p> <ul style="list-style-type: none"> • <i>Non-accessible roofs, verandahs, balconies and outdoor living areas over 0.5m above natural ground level; and/or</i> • <i>Covered car parking spaces and covered walkways, areas for rubbish disposal, stores, outbuildings or plant rooms.</i> <p>As a result, the initial open space should have been advertised at 40.5%.</p> <p>Following the community consultation period, the applicant submitted amended plans reducing the finished floor level of the courtyard to 0.362m above natural ground level. As a result the proposed courtyard can now be included in the open space area and results in 44.3% open space. Following a design principles assessment of the proposal against the design principles of Clause 5.1.4 Open Space of the R Codes, it is considered that the proposal does not allow sufficient space for adequate landscaping or outdoor living areas, and results in the perception of building bulk when viewed from neighbouring properties. As such, the proposal was presented to Council with a recommendation of refusal.</p>
<p><u>Retaining Wall and Excavation</u></p> <ul style="list-style-type: none"> • The excavation for the retaining at the southeast corner of the site risks undermining of footings and retaining wall of neighbouring garage. • Proposed retaining wall at the north east corner of the site is 0.5m high with no setback and no screening. There is no regard for visual privacy. 	<p>Following the community consultation period, the applicant submitted amended plans reducing the height of the retaining walls on the lot boundary to 0.4m at the highest point. As a result, the proposed retaining walls are compliant with Clause 5.3.8 Retaining Walls of the R Codes and are considered acceptable.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Pedestrian Access</u></p> <p>The actual width of the pedestrian access way is 1.3m not 1.5m as shown on the plans. The landscaping along this length of PAW makes the width narrower.</p>	<p>The pedestrian access was approved by the Western Australian Planning Commission (WAPC) on 22 September 2014. As such, the existing pedestrian access is not a consideration in the planning assessment.</p>
<p><u>Outdoor Living Area</u></p> <ul style="list-style-type: none"> Outdoor living area does not meet the design principles of Clause 5.3.1 P1.1 as it does not allow for winter sun, it is blocked from prevailing breezes and the northern aspect offers no benefit. The proposed south facing balcony is permanently shaded from winter sun. 	<p>Both outdoor living areas do not meet the deemed-to-comply minimum dimension of the R Codes. As a result, it is considered that the proposed outdoor living areas are not suitable to be used for outdoor pursuits and are not supported.</p>
<p><u>External Fixtures</u></p> <p>The proposed air conditioning fixture is placed on eastern side of ground floor facing the outdoor living area of the adjoining property. This will reduce the amenity of the adjoining property owner's outdoor living area. Not consistent with Built Form Policy Clause C5.25.3.</p>	<p>Following community consultation period, the applicant submitted amended plans with reduced ground levels. As a result, the highest point of the proposed air conditioning fixture is 1.8m above natural ground level and is located below the existing fence line. As such, the proposal is considered compliant with the deemed-to-comply criteria of Clause 5.25 External Fixtures and is considered acceptable.</p>
<p><u>Setback Variations</u></p> <p>Submitter objects to the setback variations on the basis that the developer is employing a strategy of moderate non-compliance in many directions in order to achieve a dwelling with inappropriate building bulk and size.</p>	<p>A design principles assessment was undertaken of cumulative impact of the departures from the deemed-to-comply criteria of the Built Form Policy and the R Codes. As a result of this assessment, it is considered that the cumulative impact of the departures from the deemed-to-comply lot boundary setbacks, street setback, open space, setback of garage, garage width and landscaping, result in an overdevelopment of the lot and an unacceptable building bulk and scale. As a result, the proposal was presented to Council with the recommendation of refusal.</p>

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

5.7 AMENDMENT 1 TO LOCAL PLANNING SCHEME NO. 2**TRIM Ref:** D18/41183**Author:** Jordan Korovesi, Coordinator Policy & Place**Authoriser:** Stephanie Smith, Manager Policy and Place**Attachments:** 1.  Amendment 1 to Local Planning Scheme No. 2 - Amendment Documents [↓](#)**RECOMMENDATION:****That Council:**

1. **PREPARES** Amendment 1 to Local Planning Scheme No. 2 included as at Attachment 1, pursuant to Section 75 of the *Planning and Development Act 2005*;
2. **CONSIDERS** Amendment 1 to Local Planning Scheme No. 2 as a basic amendment under Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, on the basis that the amendment is intended to correct an administrative error, and an amendment to the scheme so that it is consistent with the model provisions in Schedule 1 or with another provision of the local planning scheme"; and
3. **FORWARDS** Amendment 1 to Local Planning Scheme No. 2 to the:
 - 3.1 **Environmental Protection Authority** pursuant to Section 81 of the *Planning and Development Act 2005*; and
 - 3.2 **Western Australian Planning Commission** within 21 days, subject to Section 57 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE OF REPORT:

To consider preparing a basic amendment to Local Planning Scheme No. 2 (the Scheme) to incorporate a number of administrative modifications that improve clarity, correct minor errors and increase consistency with State legislation.

BACKGROUND:

The City's Local Planning Scheme No. 2 was published in the *Government Gazette* on 16 May 2018. In the late stages of the Scheme approval process, a number of minor administrative errors were identified in the Scheme text and on the zoning map. While these were identified prior to the Scheme being published, it was determined that the legislative process did not allow for additional changes without preparing a formal amendment. As such, Administration compiled a list of all required changes, which forms the basis of this proposed Amendment 1 to Local Planning Scheme No. 2 (the Amendment).

DETAILS:

There are 36 modifications that are proposed to be made to the Scheme. A full explanation of these is included in **Attachment 1**.

Modification 1 – 32 are administrative changes to correct spelling errors, grammatical errors, formatting and inconsistent wording with the Model Scheme Text.

Modification 33 and 34 relate to Supplemental Provisions. These are provisions which supplement the requirements of the Deemed Provisions, but do not overwrite them. Modification 33 and 34 modify the existing Supplemental Provisions by adding the parent clauses to the provisions themselves. This makes it easier for the reader to understand which clause in the Regulations is being supplemented, without needing to refer to a different document (the Deemed Provisions). Modification 33 corrects the clause number from 61A(1)(k) to 61(1)(k). Modification 34 also corrects the clause number from 67(cz) to 67(zc).

Modification 35 changes the definition of 'consulting rooms' to match the required definition in the Model Scheme Text. The definition in the Scheme was incorrectly written as a duplicate of that for 'community purpose,' as follows:

"consulting rooms" means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit".

The proposed definition is exactly the same as the Model scheme Text, as follows:

"consulting rooms" means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care".

Modification 36 replaces the R40 Residential Density Code for 50 Fairfield Street, Mount Hawthorn with the R60 Residential Density Code. This administrative correction is to ensure 50 Fairfield Street's R-Code is the same as the R-Code on either side of it.

All of the proposed changes have been discussed with officers at the Department of Planning, Lands and Heritage. The officers have agreed in writing that all 36 proposed amendments can be considered as a 'basic' amendment under Section 34 of the Regulations.

CONSULTATION/ADVERTISING:

As the proposed Amendment is considered a 'basic' amendment, no formal advertising or consultation is required. The City has contacted the landowner of the affected property at 50 Fairfield Street, Mount Hawthorn to advise of this Amendment.

LEGAL/POLICY:

If Council resolves to prepare the Amendment, the City will forward the Amendment Documentation to the Environmental Protection Authority (EPA) for its consideration under Section 81 of the *Planning and Development Act 2005*. Once the EPA is satisfied there are no environmental concerns, the City will forward the Amendment Documentation to the Department of Planning, Lands and Heritage for endorsement by the Western Australian Planning Commission and the Minister for Planning, pursuant to Section 63 of the Regulations.

RISK MANAGEMENT IMPLICATIONS:

Proceeding with the Amendment will mitigate the risk of errors causing issues with communication and interpretation of the Scheme.

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"1.1.1 Develop and implement a Town Planning Scheme and associated policies, guidelines and initiatives that deliver the community vision."

The proposal aligns with Council's Strategic Priority:

"Best practice transparency, accountability & financial management".

SUSTAINABILITY IMPLICATIONS:

The proposed Amendment has no measurable effect on sustainability.

FINANCIAL/BUDGET IMPLICATIONS:

Administrative expenses can be met within the current operating budget.

COMMENTS:

The proposed changes to the Scheme are relatively minor and administrative in nature and are considered necessary to improve clarity, legibility and consistency throughout the planning framework. It is recommended that Council initiate the Amendment to the Scheme.



CITY OF VINCENT

LOCAL PLANNING SCHEME NO. 2

Amendment No. 1

Basic amendment to incorporate administrative modifications to the
City of Vincent Local Planning Scheme No. 2



CITY OF VINCENT

FORM 2A

Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

**CITY OF VINCENT LOCAL PLANNING SCHEME NO. 2
AMENDMENT NO. 1**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005* (as amended), amend the above Local Planning Scheme by:

1. Adding a full stop to cl. 1;
2. Modifying cl. 8(c) full colon to semi-colon before the word 'and';
3. Modifying cl. 9(k) to change the word "uses" to "users";
4. Modifying cl. 16(1) to change the words "Scheme Map" to "Scheme Maps";
5. Modifying part of cl. 16 Table - Zone Objectives (Mixed Use) second point from "mixed of varied" to "mix of varied";
6. Modifying part of cl. 16 Table - Zone Objectives (Mixed Use) fourth point from "vital an integral" to "vital and integral";
7. Modifying part of cl. 16 Table - Zone Objectives (Mixed Use) fifth point from "including, but not limited, to solar" to "including, but not limited to, solar";
8. Adding full stop to cl. 16 Table - Zone Objectives (Regional Centre) fourth point;
9. Modifying cl. 17 Table 1 - Zoning Table from "Car park" to "Car Park";
10. Adding full stop to cl. 18 (2) after the meaning of 'X';
11. Removing first two blank rows from cl. 21 Table and renumber remainder from 1-5;
12. Modifying cl. 26(3) and (4) to change wording from "2 000 square meters" to "2,000 square meters";
13. Modifying cl. 31 "*Environment Protection Act 1986*" from italic to roman;
14. Removing first blank row from cl. 32 Table and renumber remainder from 1-5;
15. Modifying definition of 'industry - light' by changing the word "manage" to "managed";
16. Modifying definition of 'medical centre' to match Model Scheme Text by adding the words "injuries or" between "human" and "ailments";
17. Replacing the full stop with a semi-colon at the end of the definition for 'motor vehicle repair';
18. Modifying the definition of 'bulky goods showroom' (a) by changing the words "childrens' goods" to read "children's goods";
19. Modifying the definition of 'bulky goods showroom' (b) by changing "used to sell by retail goods" to "used to sell goods";
20. Modifying the definition of 'liquor store - large', 'liquor store - small', 'motel' and 'tavern' by italicising "*Liquor Control Act 1988*";
21. Adding full stops after "85A" and "85B" in Schedule 1 - Supplemental Provisions;
22. Modifying the definition of 'convenience store' (a) by changing the words "newsagents, and;" to "newsagents; and";



CITY OF VINCENT

23. Modifying the definition of 'convenience store' (c) to include a semi-colon at the end of the sentence;
24. Modifying the definition of 'home business' (d) to include the word "only" before "by means of the Internet";
25. Modifying the definition of 'home business' (f) to include the word "of" before "more than 4.5 tonnes";
26. Modifying the definition of 'home occupation' (d) by changing the wording "does not display a sign exceeding 0.2m²" to "does not involve the display on the premises of a sign with an area exceeding 0.2m²";
27. Modifying the definition of 'home occupation' (e) to include the word "Internet" instead of "internet";
28. Modifying the definition of 'industry - light' to include a semi-colon at the end of the sentence rather than a full stop;
29. Modifying the definition of 'restricted premises' to include the word "(Commonwealth)" in italics instead of roman font;
30. Modifying the definition of 'shop' to include the word "therapy" instead of "therapist";
31. Modifying all reference to this "Town Planning Scheme" to read "Local Planning Scheme" unless referring to Town Planning Scheme No. 1;
32. Renumbering Schedules from 1-3 in their current order;
33. Replacing Supplemental Provision 61A(1)(k) with:
"61. Development for which development approval not required"
 - (1) Development approval of the local government is not required for the following works -
 - (k) works to remove, destroy and/or interfere with any tree(s) where it is not listed on the City of Vincent Trees of Significance Inventory.";
34. Replacing Supplemental Provision 67(cz) with:
"67. Matters to be considered by local government"
 - (zc) any advice of the Design Advisory Committee.";
35. Modifying definition of 'consulting rooms' to match Model Scheme Text from "*consulting rooms* means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit" to "*consulting rooms* means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care"; and
36. Replacing the R40 Residential Density Code for 50 Fairfield Street, Mount Hawthorn with the R60 Residential Density Code.

The Amendment is basic under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

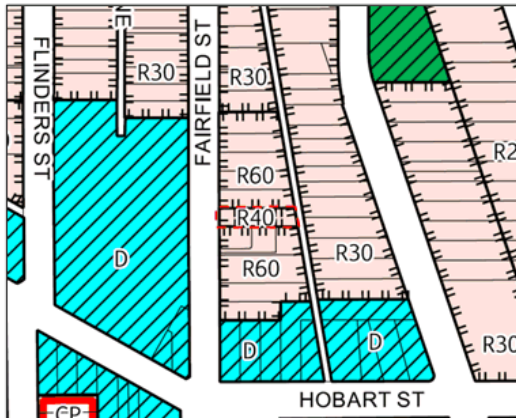
- a) An amendment to correct an administrative error; and
- b) An amendment to the scheme so that it is consistent with the model provisions in Schedule 1 or with another provision of the local planning scheme.



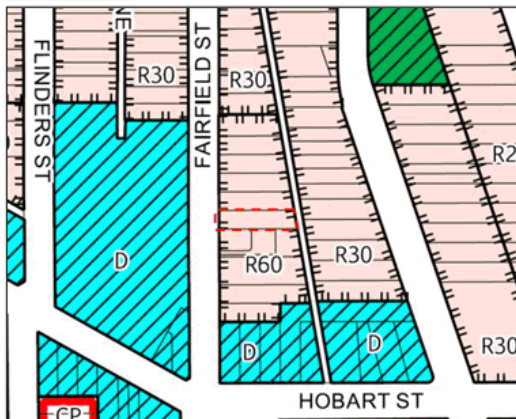
CITY OF VINCENT

Modification 36 Map

Existing:



Proposed:



--- = Amendment Area

Dated this day of 2018

CHIEF EXECUTIVE OFFICER

CITY OF VINCENT LOCAL PLANNING SCHEME NO. 2 SCHEME MAP 5 - MT HAWTHORN	
LEGEND	
METROPOLITAN REGION SCHEME RESERVES	
<small>Note: The Western Australian Planning Commission and the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.</small>	
	PARKS AND RECREATION
R	Restricted Public Access
	PRIMARY REGIONAL ROADS RESERVATION
	OTHER REGIONAL ROADS RESERVATION
	RAILWAYS
	PUBLIC PURPOSES
<small>Particular use denoted as follows:</small>	
H	Hospital
HS	High School
TS	Technical School
CP	Car Park
U	University
CG	Commonwealth Government
SU	Special Use
WSC	Water Authority of Western Australia
P	Prison
CITY OF VINCENT LOCAL SCHEME RESERVES	
	PUBLIC OPEN SPACE
R	Restricted
	PUBLIC PURPOSES
<small>Particular use denoted as follows:</small>	
PS	Primary School
CP	Car Park
CU	Civic Uses
HS	High School
I	Institute for the Deaf
W	Water Supply Sewerage and Drainage
TS	Technical School
CITY OF VINCENT SCHEME ZONES	
	RESIDENTIAL
	MIXED USE
	COMMERCIAL
	LOCAL CENTRE
	DISTRICT CENTRE
	REGIONAL CENTRE
	SPECIAL USE
<small>Particular use denoted as follows:</small>	
CP	Car Park
CU	Community Use
FC	Function Centre
HC	Hall and Non Residential Club
H	Hotel
PW	Place of Worship
S	Service Station
	ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES	
	CODE AREA BOUNDARY
	SCHEME AREA BOUNDARY
	DENSITY CODE



CITY OF VINCENT

LOCAL PLANNING SCHEME NO. 2

Amendment No. 1

COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

Supported for submission to the Minister for Planning for approval by resolution of the City of Vincent at the Ordinary Meeting of the Council held on the 1 May 2018 and the Common Seal of the City of Vincent was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

.....
DELEGATED UNDER S.16 OF
THE *PLANNING AND DEVELOPMENT ACT 2005*

DATE.....





APPROVAL GRANTED

.....
MINISTER FOR PLANNING
S.87 OF THE *PLANNING AND DEVELOPMENT ACT 2005*

DATE.....

6 ENGINEERING**6.1 REVIEW OF ENGINEERING POLICIES RELATING TO VERGE TREATMENTS AND STREET TREES****TRIM Ref:** D18/60361**Author:** Jeremy van den Bok, Manager Parks & Property Services**Authoriser:** Andrew Murphy, Director Engineering

Attachments:

1. Draft Revised Policy 2.1.2 - Street Trees  
2. Draft Revised Policy 2.2.4 - Verge Treatments, Plantings and Beautification  

RECOMMENDATION:**That Council:**

1. **AUTHORISES** the Chief Executive Officer to advertise the draft revised Policies 2.1.2 – Street Trees and 2.2.4 – Verge Treatments, Plantings and Beautification included as Attachments 1 and 2 respectively, for public comment for a period of 21 days in accordance with the City's Policy No. 4.1.5 – Community Consultation; and
2. **NOTES** that a subsequent report will be submitted to Council at the conclusion of the public comment period and completion of risk assessments.

PURPOSE OF REPORT:

To consider revised draft Policies 2.1.2 and 2.2.4 for the purpose of advertising for public comment.

BACKGROUND:

Policy 2.1.2 – Street Trees was first adopted by Council on 22 May 2007 and was due for review on 22 May 2012. Policy 2.2.4 – Verge Treatments, Plantings and Beautification was first adopted by Council on 14 August 2007 and is due for review in December 2018.

DETAILS:

Administration has reviewed the effectiveness of Policies 2.1.2 and 2.2.4 and is recommending changes to both policies to take a more liberal approach to permitting attachments to street trees and greater variety in verge gardens.

The policies reviewed are listed below together with commentary regarding the reasons for the proposed changes.

Policy No.	Policy Name	Commentary
2.1.2	Street Trees	<p>This policy provides guidance on the care, control and management of street trees. Whilst the majority of the policy remains unchanged, an important amendment has been made with the addition of a section referred to as Street Tree Attachments.</p> <p>The proposed changes will, upon approval, allow residents to attach various items to street trees such as rope ladders, swings and platforms, subject to certain criteria being met.</p>
2.2.4	Verge Treatments, Plantings and Beautification	<p>This policy provides guidelines and specifications for permissible verge treatments.</p> <p>An important amendment has been made to the Beautification of Verges section.</p>

Policy No.	Policy Name	Commentary
		The proposed changes will allow residents to install items such as raised garden beds, seats, logs, rocks and various forms of paving on their verge, subject to certain criteria being met.

CONSULTATION/ADVERTISING:

Public consultation relating to policies is only required for new policies or where significant amendments are being proposed. The changes being proposed to both policies are considered to be contemporary and (anecdotally) reflective of the Vincent community's expectations, but they are nonetheless important insofar as they contribute to a change to the streetscape. As such, it is recommended the revised draft policies are advertised for twenty-one days in accordance with the Community Consultation policy.

LEGAL/POLICY:

Policies provide essential guidance to the City's Administration and Council Members when considering various matters. The City's code of conduct requires that employees adhere to all policies.

RISK MANAGEMENT IMPLICATIONS:

Failure to review Council policies does not result in any breach of legislation, however the routine review and readoption of policies will ensure their continued currency and alignment with Council and community expectations.

In progressing with the proposed significant changes to Policy No. 2.1.2 - Street Trees and Policy No. 2.2.4 - Verge Treatments, Plantings and Beautification, Administration has been in regular contact with the City's insurer, Local Government Insurance Services (LGIS).

The type of treatments proposed are already widely present across the City and LGIS has advised that no claims have been received related to the type of verge and tree treatments proposed.

To mitigate any residual risks and ensure that appropriate controls are in place, Administration will undertake a more detailed risk assessment of the proposed permissible verge treatments before the amended policies are presented to Council for final adoption.

STRATEGIC IMPLICATIONS:

This matter is in keeping with the Strategic Plan 2013 – 2017 – Key Result Area "4: Leadership, Governance and Management: 4.1.2 – *Manage the Organisation in a responsible, efficient and accountable manner*".

SUSTAINABILITY IMPLICATIONS:

Maintaining a current up-to-date suite of policies serves to ensure that the City's practices are operating effectively and this in turn may enhance sustainability principles.

FINANCIAL/BUDGET IMPLICATIONS:

Not applicable.

COMMENTS:

Policy Nos. 2.1.2 - Street Trees and 2.2.4 - Verge Treatments, Plantings and Beautification have been amended in recognition of verge space being seen as important useable urban space. These amendments are considered to be substantial enough to warrant public advertising to gauge community sentiment on the proposed permissible verge treatments.



CITY OF VINCENT

STREET TREES

POLICY NO. 2.1.2

(Adopted at the Ordinary Meeting of Council held on 22 May 2007)

POLICY NO: 2.1.2

STREET TREES

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POLICY NO: 2.1.2**STREET TREES****OBJECTIVES**

To provide guidance for the care, control and management of trees in road reserves and public places.

POLICY STATEMENT**1. Planning for Street Trees**

The City:

- (i) Recognises the significance of street trees within the urban setting in terms of creating functional and aesthetic streetscapes and has the responsibility for the planning, establishment, care, control and maintenance of all street trees in the City; and
- (ii) Will plan for the retention of suitable trees within proposed road reservations and for urban enhancement by the planting of selected suitable street trees.

2. Street Tree Planting

The City is responsible for the planting of all street trees.

3. Street Tree Pruning under Powerlines

The City is responsible for the pruning of all street trees [under powerlines](#).

4. Street Tree Pruning where Unaffected by Powerlines

The City:

- (i) Will investigate requests for pruning street trees not under power lines and respond in accordance with adopted procedures; and
- (ii) Is committed to a pruning strategy to include crown thinning, under pruning, property line pruning (upon request) and remedial pruning.

5. Unauthorised Street Tree Planting

Street trees planted without the City's approval are considered unauthorised plantings, but may be retained at the approval of the Director [Technical Services Engineering](#) and subject to conditions being complied with.

6. Street Tree Removal

- (i) The City recognises the significant contribution made by street trees to both the aesthetic and environment aspects of existing streetscapes within the City. It also recognises that in some cases, tree retention may not be desirable, feasible or reasonable, owing to the condition, and possible location or species of the tree.
- (ii) The City wishes to avoid the unnecessary removal of street trees. Circumstances where retention is considered undesirable or unreasonable, include the following:
 - (a) the tree is diseased and beyond remedial treatment, or dead;
 - (b) the tree has been assessed by the City as structurally weak and/or dangerous, placing the public at risk or jeopardising safety;
 - (c) the tree has been irreparably damaged (e.g. by a storm, vehicle accident);
 - (d) the tree is hazardous to motorists/pedestrians owing to interference in suitable sightlines presented by the trees alignment or spacing;
 - (e) the tree is affected by road widening, service modification/relocation or other infrastructure works and all other options to retain the tree have been deemed by the City to be inappropriate;
 - (f) the tree is dangerously in contact with overhead power lines or distributor wires to properties and where, for reasons of growth habit pertaining to the variety, selective pruning is not practical with the only option being severe lopping;
 - (g) the tree precludes reasonable development of an adjoining property and all possible developments options have been explored by the developer and there is no reasonable alternative to removal; or
 - (h) the tree is not an approved variety and is unacceptable to the City.
- (iii) Owing to the hazardous nature of the task, residents/occupants will not be permitted to remove street trees themselves. Where removal is approved by the City, a replacement of an approved species and size will be planted by the City at the applicant's full expense.

7. **Unauthorised Interference, Removal, Pruning or Damage to Street Trees**

The City will pursue legal action (issue of an Infringement Notice/Modified Penalty or prosecution), where there is sufficient evidence to so, against any person who wilfully interferes, removes, prunes or damages a street tree, without the prior approval of the City.

8. **Street Tree Watering**

The City is responsible for the post planting care and maintenance of all street trees, however, wherever possible residents/occupants will be encouraged to assist with street tree watering.

9. **Street Tree Attachments**

An owner or occupier of land which abuts a verge may on a street tree located on the verge directly in front of his/her land, install a permissible street tree attachment subject to approval and in accordance with the Street Tree attachment guidelines.

- (i) Permissible street tree attachments are as follows:
 - (a) Swings
 - (b) Rope ladders
 - (c) Platforms
 - (d) Christmas decorations/lights
- (ii) Street tree attachments cannot be permanently fixed to street trees and sharp objects or other obvious hazards will not be permitted.
- (iii) Any street tree attachment must not obstruct a clear line of sight for a person(s) using the abutting thoroughfare in the vicinity of an intersection.
- (iv) Where there is no footpath, clear access of a minimum width of 2 metres immediately adjacent the kerb must be provided.
- (v) If a street tree attachment is considered to pose a safety hazard or does not meet the guidelines, the City will request the adjacent owner/occupier to undertake works to meet the requirements or remove the attachment.
- (vi) Street tree attachments installed prior to the adoption of this policy do not need to seek retrospective approval, however will need to meet the ongoing requirements of this policy.

Date Adopted:	22 May 2007 (replaces previous Trees Policy adopted on 26 May and 9 June 1997 and Policy 2.1.3 – Existing Street Verge Trees adjacent to Property Developments adopted on 26 May 1999)
Date Amended:	18 January, 6 December 1999
Date Reviewed:	22 May 2007
Date of Next Review:	May 2012

**GUIDELINES AND POLICY PROCEDURES
RELATING TO STREET TREES
POLICY NO. 2.1.2**

1. Planning for Street Trees

- (i) The City shall give consideration to the use or retention of street trees as part of any streetscape in its planning process.
- (ii) Naturally occurring trees, where appropriate, shall be retained within the streetscape.
- (iii) Selection of new tree species will be undertaken using the City's street tree selection tool ~~varieties shall be in accordance with landscape codes applicable to various arboreal zones of the City~~ and to suite the character of particular localities.
- ~~(iv) Detailed guidelines pertaining to streetscape planning and design, as outlined under in the Street Tree Management Plan 2007 shall apply.~~

2. Street Tree Planting

- (i) The City shall undertake tree planting on streets, as part of its annual street tree management replacement program. Requests from residents/occupants will also be considered.
- (ii) The following serve only as guidelines for all street tree plantings. Variations under exceptional circumstances shall be at the discretion of the Director Technical Services Engineering:
 - (a) plant at least three (3) metres away from any public utility junction box, manhole, pole or aerial feeder line;
 - (b) trees to be planted at a distance of 2.8 to 3 metres from the private property line or at such alignment as approved under the Utility Provider's Code of Practice;
 - (c) street trees to be planted at no less than 6 metre centres. (Spacings to be dependent upon species type and specific locations);
 - (d) plantings near road intersections and crossovers will be subject to pedestrian and motorist safety assessment by the City; or
 - (e) street tree selection - mixing of street tree species in one street may be appropriate dependent upon the outcome of community consultation where an entire street is to be replanted.

3. Street Tree Pruning under Powerlines

- (i) The City (or its contractor) shall undertake the pruning of all street trees affected by powerlines on a programmed basis.

- (ii) Programmed street tree pruning shall include trees on the side of the street affected by overhead powerlines as well as trees affected by electrical feeder lines to individual properties on the opposite side of the street.
- (iii) Programmed pruning shall not normally include trees on the opposite side of the street to powerlines.
- (iv) Programmed pruning is to be planned each year, on a needs basis in consultation with the Director of Energy Safety (referred to in section 5 of the Energy Co-ordination Act 1994), and in accordance with pre-determined arboreal/geographical sectors of the City.
- (v) Programmed street tree pruning shall address at least one of the following requirements to:
 - (a) clear the canopy from interference with overhead powerlines and other essential services;
 - (b) remove overhanging branches considered hazardous to traffic, buildings or structures;
 - (c) underprune low growing branches considered hazardous to traffic or pedestrians;
 - (d) form the shape of developing trees;
 - (e) re-define the frame work of mature trees;
 - (f) rejuvenate vigour into unthrifty growth;
 - (g) reduce crown density or to redistribute growth to lateral branches; or
 - (h) remove dead, dying, diseased or pest infested limbs and branches.
- (vi) Residents/occupants may seek to have a street tree under powerlines pruned in advance or out of the programmed schedule and requests for the City's approval must be submitted in writing to the Director [Technical Services Engineering](#) or nominee.

4. Street Tree Pruning where Unaffected by Powerlines

- (i) Under its programmed pruning schedule, the City shall crown thin, under prune, property line prune (upon request) and remedial prune selected street trees unaffected by power lines, this pruning will be undertaken in the interests of:
 - (a) public safety;
 - (b) reducing structural risk to the tree; or

- (c) removing growth abnormality or disease, from the tree.
- (ii) Requests from residents for the pruning of street trees not located under powerlines to reduce their height (therefore reducing leaf/fruit drop or improving light penetration), shall be made in writing. Such requests will be considered on their merits by the City's Parks Services. Where, in the opinion of the Director ~~Technical Services Engineering~~ or nominee, the pruning is considered significant or beyond what is "normal tree maintenance" a recommendation will be made to the Council, based on the following criteria:
 - (a) species of tree;
 - (b) location;
 - (c) reasons highlighted by Resident;
 - (d) health and condition of tree;
 - (e) value of tree in overall streetscape; and
 - (f) potential for significant nuisance or damage to property.
- (iii) Where residents/occupants contact the City with a request to prune a tree unaffected by power lines, the following procedures is implemented:
 - (a) the tree is physically inspected by a Parks Services Technical Officer / Arborist. ~~An inspection report is completed, containing relevant statistical details;~~
 - (b) the resident/occupier will be advised of the City's decision concerning their request; and
 - (c) in the event of a specific issue relating to pruning of significant trees, unaffected by power lines not being adequately covered by this policy/procedure, the matter is referred to Council for consideration and determination.
- (iv) Street trees shall not be pruned to reduce shading of private property, improve visibility for advertising signs or in order to provide or restore views from private property.
- (v) Chipping and recycling of tree prunings is the preferred method of disposal.

5. Unauthorised or Inappropriate Street Tree Planting

- (i) An unauthorised street tree planting shall constitute any one of the following:
 - (a) a tree planted without written approval of the City;

- (b) a tree planted of an inappropriate species for verge planting or under powerlines; [or](#)
 - (c) a tree planted out of alignment in relation to the City's street tree planting specifications.
- (ii) Where an unauthorised street tree planting is identified, the City shall determine whether the planting can be retained and whether it conforms to the City's planting specifications and to species choice.
 - (iii) Where the planting is of a recent origin and the tree is of a conforming variety but on the wrong alignment or spacing, the City shall appropriately relocate the tree after the resident/occupant has been notified as long as the species lends itself to transplanting.
 - (iv) Where the planting is of a recent origin and the tree is non-conforming in species and planting specifications, the resident/occupant shall be given the option of relocating the tree on private property prior to the City considering its removal and replacement.
 - (v) Where the planting is more established, and the variety considered not appropriate to transplanting, associated policy relating to Street Tree Pruning and/or Street Tree Removal shall apply.

6. Street Tree Removal

(i) Requests

A person shall not remove/prune any street verge tree. Any unauthorised person who removes/prunes/damages a street verge tree commits an offence.

- (a) street tree removals shall generally be on a *"remove and replace"* basis;
- (b) adjoining residents will be advised prior to removal, outlining reasons for such removal(s);
- (c) requests from residents for the removal of street trees shall be in writing and will be considered on their merits by Parks Services based on the following criteria:
 - safety, health and condition of the trees;
 - reasons highlighted by the residents;
 - value of tree in streetscape/landscape;
 - potential for significant nuisance or damage to property; and
 - history of requests and associated actions in the street;

- (d) the Director ~~Technical Services~~ Engineering or nominee shall deal with street tree removal requests based on the above criteria; or
- (e) where an entire street tree replacement program is implemented, staged removal of existing trees shall be the preferred option.

(ii) Circumstances where trees may normally be removed

The City will normally undertake the removal of street trees under the following circumstances:

- (a) the tree is diseased and beyond remedial treatment, or dead;
- (b) the tree has been assessed by the City as structurally weak and/or dangerous, placing the public at risk or jeopardising safety;
- (c) the tree has been irreparably damaged (e.g. by a storm, vehicle accident);
- (d) the tree is hazardous to motorists/pedestrians owing to interference in suitable sightlines presented by the trees alignment or spacing;
- (e) the tree is affected by road widening, service modification/relocation or other infrastructure works and all other options to retain the tree have been deemed by the City to be inappropriate;
- (f) the tree is dangerously in contact with overhead power lines or distributor wires to properties and where, for reasons of growth habit pertaining to the variety, selective pruning is not practical with the only option being severe lopping;
- (g) the tree precludes reasonable development of an adjoining property and there is no reasonable alternative to removal; or
- (h) the tree is not an approved variety and is unacceptable to the City.

(iii) Circumstances Where Street Trees will NOT Normally be Removed

The following are not considered sufficient reasons for the removal of street trees:

- (a) the tree obscures or potentially obscures views (other than traffic/pedestrian sight lines);
- (b) the tree variety is disliked;

- (c) the tree variety causes nuisance by way of leaf, fruit and/or bark shedding or the like;
 - (d) the tree causes allergy and/or health problems;
 - (e) the tree is in the way of a non-essential crossover or verge paving option;
 - (f) the tree shades private gardens.
- (iv) Existing Street Trees Adjacent to a Development
- (a) prior to a development being determined, an inspection of the site shall be carried out by the responsible Officer of the Planning, Building and Heritage Services Section. Where a new or altered crossover or driveway is proposed such that it will require the removal of a street tree or be located within 1.0 metre of an existing street tree, the Director [Technical Services Engineering](#) or nominee shall also assess the tree to determine whether a street verge tree is likely to be adversely affected as a result of the proposed development or whether the street tree can be removed;
 - (b) if the street tree removal is not approved, the responsible Planning, Building and Heritage Services Officer shall advise the applicant, in writing, that retention of the street tree is required and that the development access be redesigned. If removal of the street tree is approved, the officer shall advise the applicant that the street tree will be removed by the City at the applicant's expense and a replacement tree may be required to be planted by the City, at the applicant's expense;
 - (c) in a situation where the street tree must be retained and the applicant is not willing to alter the development plans relating to crossover and/or driveway location, the planning application will either be **refused** or if feasible, approved with a condition requiring the crossover and/or driveway to be relocated away from the street tree;
 - (d) crossovers shall be located a minimum of 1.0 metre from a street tree. Reduction to 0.5 metre may be considered, depending on availability of alternatives, tree species and location, sight lines and traffic safety;
 - (e) where approval is given to remove a street verge tree, the removal costs as determined by the Director [Technical Services Engineering](#) or nominee shall be paid in advance by the applicant prior to the City carrying out the removal work;
 - (f) where approval for the removal of an existing street verge tree has been granted, a suitable replacement tree as determined by the Director [Technical Services Engineering](#) or nominee

shall be planted by the City at the applicant's expense. Such payment must be received prior to the works being carried out;

- (g) Should an existing street verge tree be damaged as a result of development works, the applicant/builder shall reimburse the City for any arboricultural works required to ensure its survival. The extent/cost of this work shall be determined by the Director [Technical Services Engineering](#) or nominee; or
- (h) Where an existing street verge tree is pruned/removed without authorisation, legal action may be taken at the discretion of the Chief Executive Officer.

7. Street Tree Watering

- (i) The City shall undertake the watering of all new street trees, as and when required, until the trees are established.
- (ii) Street tree watering shall include all of the City's programmed plantings as well as those planted on request from residents/occupants.
- (iii) Residents/occupants shall be encouraged to water the adjacent street tree during the establishment period. A written request to this effect shall be lodged with the resident soon after the tree is planted.
- (iv) The City shall adopt appropriate practices of post planting care to ensure the survival of all trees planted.

8. Unauthorised Interference, Removal, Pruning or Damage to Street Trees

In cases where there is reasonable proof of unauthorised interference, removal, pruning or damage to a street tree, legal action (court action and/or issue of a modified penalty) may be taken at the discretion of the Chief Executive Officer.

9. Street Tree Attachment

The City has developed the following guidelines to support its residents in maximising the use of the verge by permitting safe, useful recreational attachments to street trees.

- (i) Approval process

The owner/occupier should contact the City's Parks team on 9273 6000 or mail@vincent.com.au to discuss what and how they are proposing to attach items to their street tree.

The City may request that a site meeting be arranged to look at the tree and provide advice on how the owner/occupier can meet the Street Tree attachments guidelines.

The City will provide written approval to proceed with the Street Tree attachments or if the tree/location is not suitable, an explanation in regard to why the application was refused.

(ii) Street Tree Attachment Guidelines

Street tree attachments are not to be installed within 0.5 metres of a footpath or driveway and at all times provide clear access to other infrastructure/services located on the verge.

All materials to be used as part of the installation are to be in good condition. (i.e. No sharp edges or frayed ropes will be acceptable).

All ropes or attachments around tree branches are to be sleeved to prevent strangulation and eventual decline in the trees health and vigour.

Swings or rope ladders are only permitted on branches of a minimum of 10cm in diameter.

Platforms are not permitted in street trees located under power lines. Solar or low voltage lights/decorations are permitted, however must be installed so that annual pruning requirements are able to be undertaken where required.

(iii) Responsibilities of Owner/Occupiers

Ensure that an approval has been provided by the City prior to the installation of attachments.

Ensure that the Street Tree attachments meet and continue to meet the Street Tree attachment guidelines

Ensure that the tree remains healthy and attachments are well maintained.

Ensure any tools and materials are removed from the site after the works are completed

(iv) Considerations

This activity is considered to be a private or recreational pursuit, therefore the City is not responsible for personal injury caused by a member of the public to themselves or a third party.

It is recommended that residents discuss the proposal with neighbours to identify any potential issues that may arise as a result of installing the Street Tree attachments.

The City will not be held responsible for any damage that occurs to Street Tree attachments as a result of annual tree maintenance requirements. (i.e. Pruning)

The City reserves the right to remove a street tree attachment at any time.



CITY OF VINCENT

**VERGE TREATMENTS, PLANTINGS AND
BEAUTIFICATION**

POLICY NO. 2.2.4

(Adopted at the Ordinary Meeting of Council held on 14 August 2007)

POLICY NO: 2.2.4**VERGE TREATMENTS, PLANTINGS AND BEAUTIFICATION****Index**

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POLICY NO: 2.2.4

VERGE TREATMENTS, PLANTINGS AND BEAUTIFICATION

OBJECTIVES

To:

- Provide guidelines and as to what is a *“Permissible Verge Treatment”* within the verge for the purposes of the City of Vincent Local Government Property Local Law and provide guidelines of plantings and/or beautification and to outline the City’s and residents responsibilities.
- ensure that verges within the City are maintained at a safe level relative to that of the abutting road and/or footpath.
- establish the extent of the City’s responsibility for the mowing and the removal of rubbish from road verges.
- define the City’s requirements and conditions with regards to the installation of vehicles crossovers within the road reserve.
- provide guidelines for persons wishing to pave the street verges in front of their property.

POLICY STATEMENT

1. Definitions

For the purpose of this Policy the following definitions will apply:

“carriageway” has the meaning given to in the *Road Traffic Code 2000*;

Regulation 3 of the *Road Traffic Code 2000* provides –

“carriageway” means a portion of road that is improved, designed or ordinarily used for vehicular traffic, and includes the shoulders, and areas, including embayments, at the side or centre of the carriageway, used for the stopping or parking of vehicles; and where a road has 2 or more of those portions divided by a median strip, the expression means each of those portions, separately;

“footpath” has the meaning given to in the *Road Traffic Code 2000*;

Regulation 3 of the *Road Traffic Code 2000* provides –

“footpath” means an area that is open to the public that is designated for, or has as one of its main uses, use by pedestrians;

“vehicle crossing specification” means the design details, measurements and materials, approved by the local government as the standard vehicle

crossing, which when first constructed on any land in the district, will be eligible for a subsidy from the local government;

“thoroughfare” means a road or other thoroughfare and includes structures or other things appurtenant to the thoroughfare that are within its limits and nothing is prevented from being a thoroughfare only because it is not open at each end;

“verge” means that part of a thoroughfare between the carriageway and the land which abuts the thoroughfare, but does not include a footpath;

“verge treatment” means any treatments approved by the local government as the standard verge treatments permitted by these local laws and includes any reticulation pipes and sprinklers.

2. Any person who wishes to carry out any works on the verge shall do so in accordance with this policy, guidelines, specifications and the City of Vincent Local Government Property Local Law.
3. The City will encourage and assist where practicable owners/occupiers to maintain street verges in a way that retains and enhances the streetscape, whilst minimising water usage.
4. The City will provide assistance with mowing, cleaning and maintenance of verges in accordance with the policy guidelines.

Date Adopted:	14 August 2007 (replaces previous Policy 2.2.3 – Road Verges – Mowing & Cleaning, Policy 2.2.4 – Levelling of Verges)
Date Amended:	17 December 2013
Date Reviewed:	14 August 2007, 13 May 2008, 20 July 2009
Date of Next Review:	December 2018

**GUIDELINES AND POLICY PROCEDURES
RELATING TO VERGE TREATMENTS, PLANTINGS AND BEAUTIFICATION
POLICY NO. 2.2.4**

1. BEAUTIFICATION OF STREET VERGES

~~These guidelines apply to the design and selection of proposed turf, reticulation, paving and plant species for the beautification of verges within the City. Each application will be assessed based on the following conditions and in accordance with the Local Government Property Local Law.~~

Owners/occupiers of land abutting a street verge may undertake works to beautify the verge. The below guidelines apply to the design and installation of verge gardens and landscaping features.

1.1 Approvals

~~The proposed verge beautification design, including a list of plant species, shall be submitted to the City for approval prior to the commencement of works.~~

Beautification of street verges carried out in line with the below guidelines does not require approval from the City.

The City recommends you discuss your verge design with neighbours prior to commencing any works, to identify any potential issues that may arise.

1.2 Underground Services

~~The applicant~~ Prior to commencing any work on the verge, it is advised to contact 'Dial Before You Dig' to ascertain what, if any services, including Telstra, Water Corporation, Western Power and Alinta Gas, are located within the verge and to ensure that the depth of the services is sufficient to carry out the proposed works safely.

Any works ~~undertaken, without first obtaining the relevant information carried out on the verge by the resident, which that~~ results in damage or disruption to the services will be reinstated at the ~~applicants residents~~ full cost.

~~Note: Approval, if granted, is on the understanding that the City accepts no liability for any damage to other Service Authorities infrastructure.~~

1.3 Plant Species Selection Verge Gardens

The City strongly encourages the use of waterwise plants, in particular natives, for planting on verges due to their ability to survive hot dry summers with little to no supplementary water.

Native plants are made available to residents of the City at subsidised prices. Native Plant Sales are conducted in April and August of each year and further information can be obtained by contacting the City's Parks Section.

~~The nominated p~~Plant species selected for the verge should not be prickly, have spines or be known to be poisonous or cause allergic reactions. ~~They should not have fruit which, if shed would cause a hazard to pedestrians. The~~

approval of the City is required, prior to a vegetable garden being established on the verge. Such garden shall be free of garden stakes, fixtures or fittings which in the opinion of an Authorised Person are a hazard to the public or have the potential to cause an injury. Plants that bear fruit should be maintained and the fruit harvested to ensure excess or rotting fruit does not pose a hazard or nuisance to pedestrians.

The City encourages the use of waterwise plants for planting on verges and a brochure “Guidelines for Verge Planting & Beautification” containing a list of suitable waterwise shrubs and groundcovers is available from the Administration & Civic Centre.

Local native plants are also made available to residents of the City at subsidised prices. Local Plant Sales are conducted in Spring and Autumn of each year and further information can be obtained by contacting the Parks Services Section.

All plants within 1.5 metres of crossovers and 6 metres of intersections should be maintained at no higher than 0.75 metres to ensure clear line of sight for pedestrians and traffic is maintained at all times.

Where there is no existing footpath, a clear thoroughfare must be kept with a minimum of 2 metres immediately adjacent to the kerb.

Turfing of verges is permitted however in the interests of saving our precious water resources and reducing fertiliser run-off, alternative options are encouraged. Should turfing be required, it is recommended that a hardy low maintenance turf developed for Australian conditions be laid.

1.4 — Pruning

Apart from City maintained street trees, all vegetation planted on the verge must be maintained to no more than 500 mm in height, so that potential sightline obstructions for vehicles at intersections or using driveways is minimised. In addition plants must be kept clear of footpaths and roadways.

1.54 Landscaping Features

Owners/occupiers of land abutting a street may plant and reticulate a garden or lawn as long as the garden or lawn does not encroach onto the road, pavement or footpath. Where these gardens/lawns have been approved, the City accepts responsibility for the reinstatement of reticulation, if damaged by the City.

No materials or structures such as fencing, raised planter beds, mounds, rocks, pea-gravel, brick rubble or stacked bricks are permitted as they may prevent safe pedestrian access.

Paving of verges is generally not permitted, however any design incorporating paving will be considered on its merits by the Engineering Design Services Section.

In addition to verge gardens and lawn, there are a number of permissible landscaping features that may be incorporated on the verge. Permissible verge landscaping features include:

- [raised garden beds](#)
- [rocks/stones and/or logs](#)
- [compacted crushed gravel pathways](#)
- [paved pathways and/or bin stand areas](#)
- [seating or benches](#)

[When installing and/or incorporating landscaping features on the verge, the below guidelines must be met:](#)

- (i) [Any landscaping feature installed on the verge must not obstruct clear line of sight for any person\(s\) using the abutting thoroughfare](#)
- (ii) [Where there is no footpath, clear access of a minimum width of 2 metres immediately adjacent to the kerb must be provided](#)
- (iii) [Residents may incorporate a number of permissible verge landscaping features provided the specific guidelines for each feature are adhered to](#)
- (iv) [Residents must ensure landscaping features are checked regularly and well maintained so that they meet and continue to meet the verge landscaping feature guidelines](#)
- (v) [If a verge landscaping feature is considered to pose a safety hazard or does not meet the guidelines, the City may request the resident undertake works to meet the requirements or remove the feature](#)
- (vi) [Raised Garden Beds](#)
 - [Constructed of durable material, securely installed with no sharp edges, corners or fixtures](#)
 - [The maximum raised garden bed \(built structure\) height is 0.5 metres \(not including vegetation\) Provide a minimum 0.5 metre setback from footpaths, driveways, kerbs and street trees](#)
 - [Provide a minimum 0.5 metre setback and clear access to any other infrastructure such as power poles and underground services.](#)
- (vii) [Rocks, Stones and Logs](#)
 - [Provide a minimum 0.5 metre setback from footpaths, driveways and kerbs](#)
 - [Maintain clear access for parked vehicles and other infrastructure/services located on the verge](#)
 - [Be of a reasonable size and installed securely so as to not be easily moved.](#)
- (viii) [Compacted Gravel Pathways](#)
 - [Provide a minimum 0.5 metre setback from any street trees](#)
- (ix) [Paved Pathways and Bin Stands](#)
 - [finished level to be flush with the adjacent footpath, driveway, kerb and verge soil level so as to not create tripping hazards](#)
 - [Provide a minimum 0.5 metre setback from street trees](#)

NOTE: The above guidelines apply to verge paving for non-parking purposes only. For specifications on paving of verges for parking, please refer the City's 'Verge Treatments, Plantings and Beautification' Policy 2.2.4

(x) Seating or Benches

- Located adjacent to the footpath (i.e. not adjacent to the kerb or driveway) to ensure safe use
- Constructed of durable material, securely installed with no sharp edges, corners or fixtures

1.65—Reticulation and Watering

The City encourages the installation of waterwise verge gardens that conserve water eliminating the need for permanent reticulation. If reticulation is to be installed, sub-surface drip irrigation is recommended as the most water efficient reticulation type suited to the exposed conditions typical on the verge area.

Ensure you only reticulate your verge on your allocated watering days between 6pm and 9am. To find out your allocated watering days, please visit the Water Corporation website.

When installing a new verge garden, you may be eligible for a watering exemption. For further information or to apply for a watering exemption, please visit the Water Corporation website.

1.76 Fertilising

If required, slow release fertilisers are recommended for use on all verge beautification treatments, however their use should be carefully monitored and particular care should be undertaken when applying fertiliser to ensure that granules or residues do not enter the local drainage system.

1.87 Mulching

Mulching of the verge area is permitted and the type of mulch must be specified as part of the proposed design submitted to the City. Mulched areas must be well kept and not promote the spread of insects encouraged to reduce plant stress, suppress weed growth and reduce moisture evaporation from the soil.

Mulch should be installed approximately 5-10cm thick and the finished level must sit just below the adjoining kerbs, footpaths and crossovers. This will prevent the mulch from spreading beyond the verge area, flowing into drainage systems and/or creating a hazard.

Free tree pruning mulch is available for residents via the community mulch pile which is located adjacent to the Litis Stadium carpark on Britannia Road, Mount Hawthorn.

1.8 Indemnification

Notwithstanding the granting of approval, the City reserves the right to remove any verge beautification treatment or landscaping feature at any time.

1.9 Damage

Any damage to the footpath, ~~and~~ kerb and road reserve whilst undertaking works will be the responsibility of the applicant resident.

Although due care will be taken, the City will not be held responsible for any damage that occurs to verge gardens and landscaping features as a result of annual tree maintenance requirements (i.e. pruning).

Verge gardens and landscaping features may be disturbed as a result of utility service providers. In these cases, the disturbed area will be returned to level ground.

2. LEVELLING OF STREET VERGES

2.1 Where the level of a kerb or footpath has been changed or the level of the verge is considered to pose a safety problem the City will:

- (i) establish a properly levelled verge by undertaking the grading or filling of verges evenly between the property line and street kerb;
- (ii) take all reasonable actions to replace any lawns and/or plants where the level has been changed by the City.

2.2 Where the level of a kerb has not been changed the City will establish a properly levelled verge by undertaking the grading or filling of verges evenly between the property line and the street kerb. Where it is necessary to remove or cover lawn to effect the levelling, the lawn will not be replanted by the City. Such work will only be undertaken after written request from the adjoining property owner.

2.3 The service is not provided as a top dressing for street lawns, nor will the City assist with excavating verges below the kerb level to facilitate paving of verges.

2.4 For residents who wish to beautify their verge the City will offer a service in March/April and July/August each year, subject to appropriate funding being allocated in the annual budget, to excavate the verge below the kerb level, provide a layer of mulch and provide to the resident a credit for the supply of twenty (20) local native plant species to be redeemed at the City's subsequent Native Plant Sale, which ~~are~~ is usually held in April and August every year. A suitable plant species list will be ~~compiled and~~ provided to residents for consultation when applying for the program. (Adopted at Council Meeting 17 December 2013)

3. MOWING & CLEANING OF STREET VERGES

3.1 Mowing

- (i) Verges along main roads and district distributor roads, as determined by the Director Technical Services Engineering will be mowed by the City a maximum of two times in any one financial year where a visibility problem or significant safety/hazard exists.

- (ii) Verges along all other roads shall be maintained/mowed by the adjacent owner/occupier and will only be mowed a maximum of ~~two~~ three times in any one financial year by the City where the owner/occupier is either a pension (age or disability) card holder or in the case of proven hardship or where, in the opinion of the Chief Executive Officer or Director ~~Technical Services Engineering~~ or nominated representative, the verge represents either a:
- (a) Fire hazard;
 - (b) Visibility problem;
 - (c) Safety issue; or
 - (d) In a neglected state.
- (iii) Verges on any road which are reticulated with in-ground reticulation will NOT be mowed by the City.
- (iv) A register is to be kept by the ~~Technical Services Engineering~~ Division of the street address of verges mowed and the number of times the verge has been mowed in any one financial year.
- (v) Should budgetary constraints not permit a verge or a number of verges to be mowed in a current financial year, the verge/s in question will be listed for action in the following financial year.

3.2 Cleaning

- (i) Cleaning of litter and removal of the build-up of leaves and grass clippings from the verge is the responsibility of the adjacent owner/occupier.
- (ii) The City will assist with the removal of litter and general rubbish from verges only in the following circumstances:
- Bi-annual verge collections;
 - Accidents;
 - Storm damage;
 - Where responsibility for placing the litter on the verge cannot be determined; or
 - As approved by the Director ~~Technical Services Engineering~~, in liaison with the Chief Executive Officer.
- (iii) Where responsibility for placing litter on the verge can be determined the City will direct the person responsible to remove the litter and will enforce the *Litter Act 1979* and regulations.

4. PAVING OF STREET VERGES FOR PARKING

(Refer also to the ~~attached~~ Specifications for the Installation of Brick Paved Crossovers)

The City discourages parking on street verges. However it is acknowledged that in some Precincts within the City there is limited kerbside and off-street parking available to residents.

In locations where there is sufficient room to park a light vehicle on the verge without obstructing the footpath or creating a traffic hazard, the City will approve the paving of a portion of the verge for parking in accordance with the following:

4.1 Application

An owner of a property wishing to apply to pave a portion of the verge is to apply in writing to the City stating specific requirements relating to the proposal.

4.2 Assessment

Following receipt of an application, the site shall be inspected to determine the conditions which should apply to any approval.

4.3 Clearance

The area of verge to be paved shall conform to the following conditions:

- (i) There shall be a minimum clearance of 0.5 metres from a side boundary.
- (ii) The minimum clearance from any existing verge tree or pole is to be 0.5 metres.

Note: Where a tree is within 1.5 metres from the edge of the proposed paving, advice should be obtained from the Parks [Services](#) Section on the potential for further growth of the tree.

4.4 Design

- (i) The maximum allowable width of paving (parallel to the kerb) is to be 7.5 metres.
- (ii) Where a crossover exists, the area of verge to be paved may abut the crossover providing the full width of the “hard stand” including the crossover does not exceed 7.5 metres.
- (iii) Where the proposed “hard stand” exceeds 7.5 metres in width a landscaped gap of 1.0 metre must be provided between the edge of the crossover and the edge of the proposed paving.
- (iv) Where the proposed paving abuts an existing footpath, the proposed paving material must be clearly different in material, colour and texture from the existing footpath.

4.5 Construction

- (i) All works shall be constructed in accordance with the City's Specifications for the Installation of Brick Paved Crossovers.
- (ii) Where the existing kerb abutting the verge area to be paved is either semi mountable or barrier, this section of kerb shall be replaced with a mountable kerb by the City at the applicant/owner's expense.
- (iii) Where required, finished levels will be established by the City.
- (iv) The applicant shall bear the cost of any public utility service adjustments or any other alteration works required as a result of verge paving works.
- (v) The applicant must advise the City's [Technical Services Engineering Division](#) at least 24 hours prior to commencing the paving works.

Note: Approval, if granted, is on the understanding that the City accepts no liability for any damage to other Services Authorities infrastructure.

4.6 Bonds

- (i) Prior to approval being granted, the applicant must submit a minimum bond, as determined by the Council (~~minimum \$250~~) and listed in the annual Fees and Charges to ensure that all works are carried out to the required standard.
- (ii) Request for the refund of the bond must be made in writing at which time an inspection will be carried out by the [Technical Services Division Engineering Directorate](#).

4.7 Location

- (i) Where the property is located at the intersection of two (2) local streets, there shall be a minimum of ~~six~~ (6) metres between the edge of the proposed brick paving and the kerb tangent point in accordance with City's Specifications for the Installation of Brick Paved Crossovers.
- (ii) Where the property is located at the intersection of all other roads the extent of the paving is to be determined by the Director [Technical Services Engineering](#).

4.8 Parking

The parking of vehicles on verges shall be in accordance with the City's Local Law Relating to Parking and Parking Facilities 2007.

4.9 Drainage

Approval for the paving of verges in streets where the existing road drainage system is inadequate or where there is a history of flooding is at the discretion of the Director [Technical Services Engineering](#).

4.10 Maintenance

The property owner will be responsible for all future repairs and maintenance of the paving unless the paving is damaged by specific City works.

5. PLANT CONTAINERS ON THE FOOTPATH IN COMMERCIAL AND RETAIL PRECINCTS

Placement of plant containers on or obstructing the footpath in commercial and retail precincts within the City need to take into account public safety, practical and aesthetic considerations, with a view to preserving and enhancing the streetscape.

5.1 Size

Containers shall be in the order of 600 millimetres high by 750 millimetres wide and between 750 to 1500 millimetres long to ensure they are of an appropriate scale in relation to other elements of the streetscape, and easily seen by pedestrians.

5.2 Design

The design of the planters including materials, colour and finish - should be in keeping with the surrounding streetscape and to the satisfaction of the Director [Technical Services Engineering](#).

5.3 Plant Material

Plant species are to be approved by Park Services and must not exceed a height of 1.2 metres above ground level.

Alternatively trees in pots may be approved where the bottom of the canopy has a minimum 1.5m clearance to the footpath and is not more than 300mm wider than the container and should not obstruct parking signs.

The plants must be maintained in a healthy, tidy condition at all times, and all maintenance is the responsibility of the property owners. No drainage or other discharges from the containers are to flow across the footpath or strain the pavement in any way. No poisonous, prickly or other harmful plants are to be used and maintenance procedures should not interfere with pedestrians at any time.

5.4 Quantity

5.4.1 When used to complement outdoor eating areas, the number of planters will be determined by the following spacing requirements:-

- (i) parallel to kerb line - to be spaced evenly the width of the outdoor eating area with a gap of at least 1m between planters;
- (ii) right angles to kerb line - one at each end of the outdoor eating area but not to exceed the approved width of the outdoor eating area.

5.4.2 When not used as part of an outdoor eating area application, a maximum of two planters shall be permitted unless otherwise approved by the Director [Technical Services Engineering](#).

5.5 Location

The location of the planters is to be in accordance with the areas defined for the Outdoor Eating Areas Policy.

Plant containers must:

- (a) not obstruct pedestrian crossing points, public utilities or other public facilities;
- (b) be located to provide, at all times, free and unobstructed access of not less than 1.5 metres (and preferably 2.0 metres wherever possible) for pedestrians and other users of the footpath or paved area.

5.6 Approvals

The proposals for the placement of plant containers in the street indicating all relevant details are to be submitted to the City for approval prior to implementation.

The City reserves the right to request owners to remove the containers at any time.

5.7 Cleaning

The applicant shall be responsible for the cleaning of the area immediately adjacent to and under the container.

5.8 Cost

All costs associated with the application, purchase of containers and plants and installation are to be borne by the applicant.

5.9 Indemnification

Notwithstanding the granting of approval, the City reserves the right to remove the containers at any time, and applicants should ensure that the City is indemnified against all claims resulting from the installation of plant containers.

5.10 Damage

Any damage to footpath, verge or other street furniture caused by the planter or its movement shall be the responsibility of the applicant.

(Refer also to the [attached](#) Specifications for Paving of Verges to Permit Vehicle Parking)

6. MEMORIAL FOOTPATH PLAQUES

That the City will consider on its merits any application for a memorial plaque or slab to be included in the footpath in the City and the criteria to be taken into account shall include:

- (i) the person or event, subject of the memorial, shall have made a significant contribution to the development of the City or the State, or some major contribution to a social welfare or community or public organisation.
- (ii) comments received from the Heritage Council, West Australian Historical Society or other relevant organisation.

The sponsor may be identified either by words or a logo, provided that this identification does not exceed an area of 75mm by 25mm.

The location of the plaque or slab shall be at the discretion of the City which may take into account in considering the application, the nature of work undertaken by the person, subject of the memorial.

The memorial plaque shall be cast in bronze or other approved material and of such design and of such dimensions as determined by the City from time to time, having regard to the location and the footpath surface in the area where the plaque is to be located.

The applicant will be required to meet all the costs associated with the purchasing, installation and maintenance of the plaque.

The City reserves the right to remove a memorial plaque or slab without notice and is not required to relocate/reinstate the plaque to a similar or to another location.

7. REINSTATEMENTS OF ROADS AND FOOTPATHS

Pursuant to the provisions of the *Local Government Act 1995*, the City is responsible for the maintenance of streets in a safe condition at all times.

Accordingly, when from time to time a road or footpath is excavated or damaged by other agencies, either Government or private, the City requires the necessary road or footpath reinstatement works to be undertaken to the City's specification.

All costs of the works shall be met by the organisation which was responsible for the initial excavation/damage.

Where the City is requested to carry out the reinstatement works on behalf of another organisation, company, or developer, the following procedure is to be adopted:

7.1 Public Utility Authority (PUA)

The PUA is to provide an order number for the works, prior to the works being carried out.

7.2 Developers

If the City holds a bond, the developer may request in writing that the works be carried out and bond monies be used to complete the reinstatement.

Should the cost of the reinstatement be more than the bond being held or if no bond is held, the developer is required to provide payment, prior to the works being carried out.

Reinstatement work is to be at least to the same standard as the existing road or footpath.

Reinstatement is to take place with the minimum of delay.

8. CROSSOVERS

8.1 Council and Private Construction

8.1.1 Having regard to the provisions of Schedule 9.1 of the *Local Government Act 1995*, all proposals relating to the construction of crossovers, shall be approved by the City.

8.1.2 Construction of crossovers within the road reserve ~~may be facilitated by the City's contractor. Is the~~ property owner's responsibility who may engage a contractor to carry out this work; in each case, the crossover shall comply with the City's requirements relating to location and the standards of construction, which are available from the City's Engineering ~~Design Services Section~~ Directorate.

8.2 Specification

8.2.1 Crossovers ~~may be constructed in either cast insitu concrete or clay brick pavers. The thickness of the pavement material shall be~~ shall be constructed in accordance with the City's Standard Specification for the 'Installation of Brick Paved Crossovers and the Installation of Cast Insitu Concrete Crossovers'.

8.2.2 Crossovers shall be constructed perpendicular to the kerb line with an absolute minimum clearance of 0.5 metres from a side boundary.

8.2.3 The clearance of any existing tree or pole in the road reserve shall be 0.5 metres. Where an existing tree is within 1.5 metres of a proposed crossover, advice shall be obtained from the City's Parks Services section on the future size of the tree and the advisability of it being retained.

8.2.4 The maximum width of any crossover and/or adjoining crossover shall not exceed 7.5 metres, except for service stations, where it shall not exceed 10.5 metres.

- 8.2.5 Where required, crossover levels may be established by the City.
- 8.2.6 The owner of the property to which the crossover is being constructed shall bear the full cost of any public utility service adjustments/relocations or any other alteration works required as a result of constructing the crossover.
- All completed crossovers, shall be inspected by the City to ensure they meet the City's requirements prior to the City's contribution being made.
- 8.2.7 Vehicle Crossovers which are no longer required, or no longer connect with an internal driveway or parking area (obsolete or 'Blind' crossovers) must be removed at the cost of the property owner.
- 8.2.8 The location of a crossover is to be approved by the Director Technical Services Engineering, or his nominated representative and the position shall be in accordance with AS28901.1 1993 Section 3.2.3.
- 8.2.9 Proposed crossovers to be constructed within close proximity of a signalised intersection or main road shall be individually assessed in accordance with the requirements of Main Roads Western Australia (MRWA).
- 8.2.10 All new crossovers must indicate a visual continuity of the footpath as outlined in the City's Standard Specification for the 'Installation of Brick Paved Crossovers and the Installation of Cast Insitu Concrete Crossovers'.
- 8.2.11 (i) Upon approval being granted, the applicant must submit a minimum bond, as determined by the City (minimum \$275.00 as itemised in the Schedule of Fees and Charges) to ensure that all works are carried out to the required standard, should a bond not be held already pertaining to a development application which covers the City's infrastructure.
- (ii) Request for the refund of the bond must be made in writing at which time an inspection will be carried out by a Technical Services Engineering Officer.

8.3 — Pensioners

~~In cases where the City experiences difficulties in recovering the cost of construction of crossovers for aged or invalid pensioners, the cost may remain a charge on the property or Estate and, in this end, the City's interest shall be protected by lodging a caveat on the Title of the land.~~

8.4 Subsidy

In accordance with Schedule 9.1 of the *Local Government Act 1995*, the City will contribute one half of the cost of a standard concrete crossover up to 3.05 metres wide at a rate to be determined by the Director ~~Technical Services~~ Engineering, to a maximum value of \$750.00, if that crossover is either:

- the first crossover to an allotment, or
- at the discretion of the Director ~~Technical Services~~ Engineering, if the crossover is constructed from bitumen and is in poor condition.

Upon application by the property owner the City will inspect the crossover to ensure it meets the City's requirements. The property owner will be required to submit two (2) quotations from reputable contractors to the City for assessment.

9. UPGRADING OF FOOTPATHS

9.1 Residential Areas

9.1.1 The minimum standard for the construction of footpaths within the City's residential areas is insitu concrete with a minimum thickness of 100mm and a minimum width of 1.5 metres.

9.1.2 Existing slab paths in the City are to be progressively upgraded in accordance with the City's adopted annual Footpath Replacement Program and/or any other approved Capital Improvement works.

9.1.3 At the discretion of the Chief Executive Officer or Director ~~Technical Services~~ Engineering, the continuity of surface and appearance of a path in a residential street may be altered when a submission requesting the change has been received subject to:

- (i) the cost of the change is borne by the applicant.

9.2 Commercial Areas

9.2.1 The minimum standard for the construction of footpaths within the City's commercial areas is heavy duty clay pavers with an absolute minimum width of 1.5 metres.

9.2.2 Slab footpaths in Commercial areas are to be upgraded in accordance with the City's adopted annual Footpath Replacement Program, the City's adopted Commercial Precincts Streetscape upgrade program and any other approved Capital Improvement works and/or by private developers.

9.2.3 Where a commercial property owner applies to have a verge, fronting that property, paved to the full width, the applicant is required to contribute 50% of the cost to have the area paved with heavy duty clay pavers. The City may meet the other cost subject to the availability of funding.

9.3 Developer Contributions

In accordance with the adopted footpath condition criteria, as reported to the Council at its Ordinary meeting held on 12 August 1996, the following procedures are to be applied as a condition of development and building licence approval for footpaths fronting developments.

9.4 Condition 1 and 2 paths Fronting Developments

For a condition 1 and 2 path fronting a development, a refundable 'footpath bond' is to be charged on the approved building licence (over and above the usual security deposit) to cover the full replacement cost of the footpath.

9.5 Condition 3, 4 and 5 paths Fronting Developments





For a condition 3, 4 and 5 path fronting a development, a non-refundable 'footpath upgrading fee' calculated on the amount to cover half the cost of total footpath replacement to an appropriate standard as determined by the Chief Executive Officer or Director [Technical Services Engineering](#), is to be charged on the approved building licence.

Note: Footpath condition is rated between 1 and 5, with 1 being relatively new i.e. cast insitu concrete and 5 being in a state of disrepair, i.e. broken, uneven concrete or slabs.

10. OPEN CAR SALES YARDS

In regard to applications to the Motor Vehicle Dealers' Licence Board for licences to use land as open car sales yards, the required prior written approval of the City for such proposals shall be subject, inter alia, to the provision of a permanent barrier at least 200mm high around the street frontage of all lots to be used as open car sales yards. Furthermore, this requirement shall be fulfilled prior to the issue of the Certificate to the Motor Dealers' Licence Board.

6.2 PROPOSED TRAFFIC MANAGEMENT AND SAFETY IMPROVEMENT - EDINBORO STREET, MOUNT HAWTHORN

TRIM Ref: D18/64630
Author: Craig Wilson, Manager Asset & Design
Authoriser: Andrew Murphy, Director Engineering
Attachments: 1. Plan No. 3456-CP-01A  
2. Comment Sheet  

RECOMMENDATION:**That Council:**

1. **NOTES** the comments received as outlined in Attachment 1, regarding the proposals for:
 - 1.1 two speed humps in Edinboro Street located either side of the Edinboro Street Reserve as shown on Plan No. 3456-CP-01A (Attachment 2); and
 - 1.2 a raised plateau through the intersection of Edinboro and Ellesmere Streets;
2. **APPROVES** the installation of two speed humps in Edinboro Street located either side of the Edinboro Street Reserve as shown on Plan No. 3456-CP-01A (Attachment 2), to be funded from the 2018/19 Miscellaneous Traffic Management Capital Works Budget, and
3. **DOES NOT APPROVE** a raised plateau at the intersection of Edinboro and Ellesmere Streets; and
4. **ADVISES** all respondents of its decision.

PURPOSE OF REPORT:

To consider the outcome of the recent community consultation regarding the proposal to install two speed humps in Edinboro Street, Mount Hawthorn, either side of the Edinboro Street Reserve and a raised plateau at the intersection of Edinboro and Ellesmere Streets as a means of controlling the speed of traffic.

BACKGROUND:

Edinboro Street is approximately 0.95km in length, linking Scarborough Beach Road to Green Street, and is classified as an Access Road under the Metropolitan Functional Road Hierarchy and subject to the 50kph urban speed limit. In addition the section between Woodstock and Green Streets is part of the Transperth 403 bus route.

The function of an Access Road is defined as:

'Providing access to abutting properties with safety aspects having priority over the vehicle movement function. In urban areas, these roads are bicycle and pedestrian friendly, with aesthetics and amenity also important. Access Roads are managed by local government'.

Over the past year the City has been approached by two separate groups of residents, those representing the section between Hobart and Woodstock Streets, and those representing the section from Woodstock Street to Green Street.

The residents, for the section Hobart Street to Woodstock Street, while concerned about traffic volumes and speed in general, specifically focused on road safety in area immediately adjacent the Edinboro Street Reserve, a small but very popular, park and playground.

The residents north of Woodstock Street were primarily concerned about speed including that of the Transperth buses.

Further, both groups of residents are of the opinion that the traffic volumes have increased since the construction of the Shakespeare Street Bike Boulevard Stage 1 (Street Safe Active Streets) in 2017 as motorists seek to avoid the lower speed limit and traffic calming measures.

DETAILS:

Over the past months the Mayor and a number of Councillors, as well as that of the Administration, have spoken to residents about their concerns around traffic volumes and speed in Edinboro Street.

The concerns of the residents of the southern end of Edinboro Street differ to those at the northern end.

At the southern end the major concern is about child safety and the speed of traffic in the vicinity of the Edinboro Street Reserve. Whereas from Woodstock Street north it is more about speed and including that of the Transperth buses.

As a result of the representation by residents traffic data has been collected in Edinboro on a number of occasions over the past year. In addition the Department of Transport has collected data for Shakespeare Street Bike Boulevard post construction.

Analysis of Data:

For the section between Hobart Street and Woodstock Street the data was collected in June 2017 and again October 2017. The June period coincided with the completion of the majority of the Shakespeare Street Bike Boulevard works while the October collection was approximately three months after it was completed. For Edinboro Street north, Woodstock Street to Green Street, the data was collected in June 2017, and is as per the table below:

LOCATION	AWT	Ave Speed kph	85% Speed kph	% Heavy	5 Day Peak Vehicle/hr	
					AM	PM
Ellesmere to Green	973	45.7	53.5	9.4*	108.8	111.0
Woodstock to Ellesmere	1,076	46.8	54.9	9.9*	123.4	122.4
Hobart to Woodstock Nov.14 (before Bike Boulevard)	1,189	43.5	51.5	2.5	116.6	128.2
North of reserve Jun. 17	1,270	39.0	46.5	3.6	141.6	135.8
South of reserve Jun. 17	1,283	41.6	50.4	3.8	142.4	133.2
North of reserve Oct. 17	1,188	43.8	50.1	2.6	129.4	121.0
South of reserve Oct. 17	1,192	44.7	52.1	3.1	128.2	120.6

AWT = Average Weekday Traffic.

*the higher than average volume of heavy/commercial vehicles can be attributed to the buses.

As can be seen from the data the volumes at the northern end of Edinboro Street are approximately 11% lower than those of the southern end, conversely the 85% speed is about 9% higher (between the highest and lowest).

Specific to speed it would not warrant Police attention as their criteria for active or programmed enforcement (as opposed to random) on local or Access Roads is an 85% speed 10 kph and over the speed limit.

In respect of traffic volumes while some residents are of the opinion the traffic volumes are excessive there are a 103 dwellings on Edinboro Street (between Hobart and Green Streets) all of which generate daily vehicle trips. Using a conservative 6 trips per day per property the residents would potentially generate in the order of 620 daily trips. However an average two car family with children tends to generate far more than 6 trips per day and therefore the resident's movements potentially equate to more than 50% of all traffic.

It was also suggested that traffic volumes had increased as a direct result of motorist avoiding the (parallel) Shakespeare Street 30kph 'Bike Boulevard'. However, the November 2014 and October 2017 data indicates that upon completion of the Shakespeare Street Bike Boulevard works, the traffic in the southern portion of Edinboro Street returned to pre-construction levels.

Proposed Traffic Calming Treatments

Hobart Street to Woodstock Street

The resident's primary focus is on the area abutting the park. The proposed treatment, as discussed with the residents, is a speed hump, with the appropriate signage and line-marking, be installed either side of the reserve as shown on the drawing 3456-CP-01A (Attachment 1).

The intention of the speed humps is two-fold, to reduce the speed, and in conjunction with the existing signage, to act as visual cue to the driver that there are children in the area.

Woodstock Street to Green Street

For the section north of Woodstock Street a number of options were canvassed with residents with the emphasis on the intersection of Ellesmere and Edinboro Streets.

Currently the stop control at the intersection is on Ellesmere Street while Edinboro Street is free flowing. It was suggested that the simplest and most cost effective treatment would be to reverse the stop control to Edinboro Street. The rationale being that it would interrupt the through traffic resulting in lower speeds including that of the buses.

However, given that regulatory line-marking and signage is a function of Main Roads WA the City sought Main Roads advice on the feasibility from both a safety and operational perspective. Having assessed the location Main Roads advised that they would not support the change.

An alternate suggestion is to construct a 'raised' plateau through the intersection, similar to those on the Shakespeare Street bike boulevard.

While Main Roads are unlikely to support a raised plateau either as it does not involve regulatory line-marking or signage, the City ultimately has the authority to proceed.

However, the discomfort of bus passengers aside (as the bus passes over the plateau), raised plateaus generate noise, with the constant breaking of vehicles and shifting of loads. As a consequence several of the residents who homes are located at the intersection also approached the Administration directly (in addition to their written submissions) with their concerns.

CONSULTATION/ADVERTISING:

Consultation was undertaken in accordance with the City's Community Consultation policy where residents of Edinboro Street were asked to comment on both proposals. The residents were supplied with two comments sheets, one for each location, with the intention that they (the residents) would submit either one or both, depending upon where they lived. While generally this occurred some residents took the opportunity to provide alternate suggestions.

Required by legislation	No	Required by City of Vincent Policy	Yes
Consultation Period	5 April to 20 April 2018.		
Comments Received	<p>103 consultation packs were distributed. At the close of consultation 60 responses were received.</p> <p>Speed humps either side of the reserve.</p> <p>28 in favour, 6 against and 1 provided a qualified support.</p> <p>Raised plateau inter. Edinboro & Ellesmere Streets</p> <p>18 in favour, 4 against and 3 suggested an alternative*. (Refer Attachment 1).</p>		

*A roundabout, which, because the grade and constraints of intersection could not be accommodated without significantly impact on all four abutting properties, and is considerably more expensive.

LEGAL/POLICY:

Edinboro Street is under the care, control and management of the City of Vincent

RISK MANAGEMENT IMPLICATIONS:

Low/Medium: While the recorded 85% speeds and the traffic volumes are well within the criteria the proposed traffic calming should improve the amenity of the majority of residents by better regulating traffic speed in the street.

STRATEGIC IMPLICATIONS:

In keeping with the City's *Strategic Plan 2013-2023*, Objective's 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:

As the proposed speed humps are considered minor works and would cost in the order of \$6,000 they can be funded from the 2018/19 'draft' Miscellaneous Traffic Management budget.

However the proposed plateau at the intersection of Edinboro and Ellesmere Streets is considerably more expensive and is estimated to cost in the order of \$25,000 (dependent upon services).

COMMENTS:

The issue of traffic speeds, volumes and rat running can be an emotive subject with residents and not always supported by the traffic data.

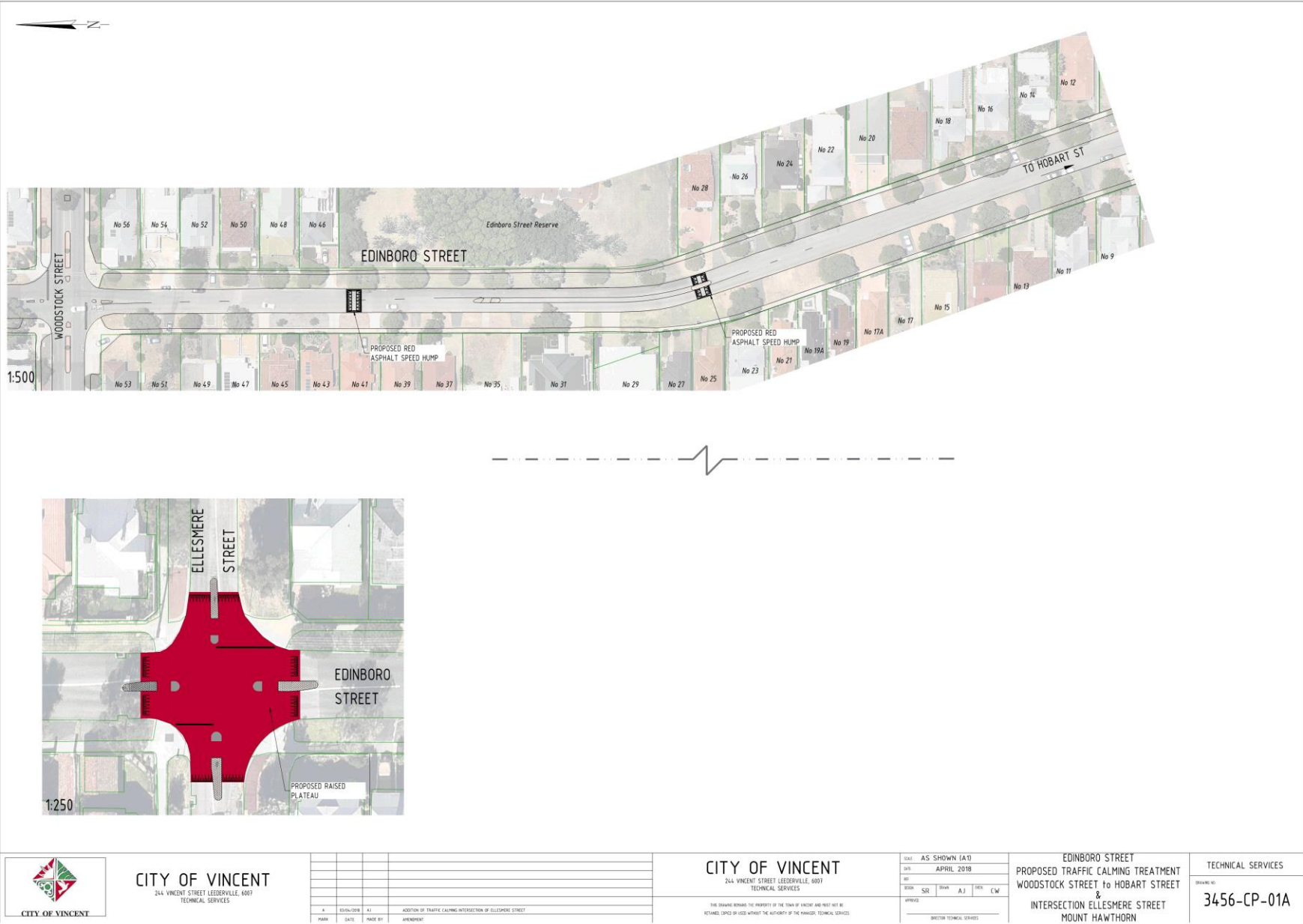
In this instance both the speeds and volumes are within the operating criteria for an Access Road.

For the southern end of Edinboro Street the residents are of the view that the imperative is the safety of the reserve users, and in particular children, and that the speeds are too high. Further, some are of the opinion that the data does not take into consideration the 'hoon' factor, the individual traveling at excessive speed.

However, while acknowledging that the data does not support the need for traffic calming, there is a community expectation that the City will implement appropriate measures to reduce speed in the vicinity of the reserve using the Safe Active Streets principles. Therefore, in this instance, the Administration supports installation of the two speed hump as a low cost and effective treatment.

For the northern end, Woodstock Street to Green Street, the issue is a combination of speed and the buses. It has been explained to the residents that the bus routes and frequency are determined by the Public Transport Authority and that the Council has limited influence on these matters. Further, Main Roads WA will not support reversing the stop control at the intersection of Ellesmere and Edinboro Streets and nor will a roundabout work at this location given the site constraints.

Therefore, in light of the above, and given the prohibitive cost, the installation of a raised plateau is not supported and nor has it been included in the 2018/19 'draft' Capital Works budget.





Summary of Comments - Edinboro Street, Mount Hawthorn

Comment - Proposed Traffic Calming Between Hobart and Woodstock Streets (Speed Humps)	Administration Comment	Comment - Proposed Traffic Calming - Inter. Ellesmere Street (Raised Plateau)	Administration Comment
I Support the Proposal			
5 x In support no further comment		11 x In support no further comment	
x Would be happy with more speed humps	<i>Additional speed humps would result in too close a spacing and not warranted.</i>	2 x great idea as very difficult to see cars coming through Edinboro	
great initiative - please try to keep it aesthetically pleasing	<i>Speed humps are governed by standards in respect of line-marking and signage.</i>		
vehicles parked on the street slow traffic	<i>Agreed, on road parking can govern speed.</i>	2 x support raised plateau and ceasing the bus services	<i>Bus routes are determined by the PTA.</i>
consider additional calming at both ends	<i>Hobart Street end has an existing roundabout, in addition to the proposed speed humps, and stop control at Woodstock Street.</i>	Suggest also traffic calming at top of street, near Green St	<i>Top end of street not consulted on additional traffic calming, i.e. speed humps.</i>
great idea			
		Prefer a roundabout to a raised plateau	<i>Roundabout not suitable due to topography, site constraints and loss of amenity for adjacent residents</i>
extend no parking zones either side of park and 2 x consider parking bays within the road reserve adjacent to park	<i>Parking bans either side of park not warranted as it provides an amenity for residents and effectively reduces speed. Embayed parking in verge not supported in a residential area.</i>	Also create parking in front of park	<i>Embayed parking in verge not supported in a residential area.</i>
consider traffic nibs to slow traffic	<i>Nibs will result in parking being restricted to one side of the road only and will likely lead to increased speeds for the un-impeded direction of travel.</i>		
having my driveway will be easier if traffic is slowed			
happy with speed humps however concerns over noise and if height will be sufficient	<i>Noise is aside effect of speed humps while height is governed by Aust. Standards.</i>	suggest also a left in left out at Edinboro / Scar. Beach Rd intersection	<i>Will result in redistribution of traffic to surrounding streets, i.e. Hobart is no exit to Scarb Beach Rd at therefore commercial traffic will have no west bound access and will be diverted to the Bike Boulevard (Shakespeare Street).</i>
at runners have moved from Shakespeare St, welcome both traffic measures	<i>Most recent traffic data (Oct 2017) suggests that volumes have returned to pre Bike Boulevard construction levels.</i>		
will red asphalt have white line warning strips as per normal speed humps and is it long enough for a car to enter/exit to avoid noise.	<i>Standard line-marking (piano keys) will be applied.</i>		

Summary of Comments - Edinboro Street, Mount Hawthorn

Comment - Proposed Traffic Calming Between Hobart and Woodstock Streets (Speed Humps)	Administration Comment	Comment - Proposed Traffic Calming - Inter. Ellesmere Street (Raised Plateau)	Administration Comment
I Do Not Support the Proposal			
We do not want speed humps outside our property due to limiting parking	<i>Speed humps, if approved, will be installed in the locations shown on the public consultation plan.</i>	Not in support no further comment	
No traffic concerns and create additional noise		concerns regarding noise and traffic. Suggest driver education required and police surveillance rather than a costly engineered solution.	<i>Current speeds do not meet the Police's criteria for active enforcement.</i>
The median strip at the intersection, the incline of the hill and number of cars parked slow traffic sufficiently		We cant recall any accidents, speed humps could increase noise. Definitely don't want raised plateau.	
Also 50kmp street signs would be great.	<i>As 50 kph is the default urban speed limit Main Roads will not install signage in Access Roads.</i>		
Noise from speed not acceptable.			
I Neither Support or Object to the Proposal			
Speed humps can be very noisy whilst people are trying to sleep, is there another option	<i>Width of road limits the options without having to widen/cut into the verge to accommodate other standard devices.</i>	3 x would support a roundabout at the intersection and please put parking in front of reserve.	<i>Roundabout not suitable due to topography, site constraints and loss of amenity for adjacent residents. Embayed parking in verge not supported in a residential area.</i>
Speed hump warranted at 14 Edinboro and that's all		As no care is taken by drivers, therefore excessive noise from going over the plateau and it will cause discomfort for the bus passengers.	<i>PTA will also likely be opposed to a raised plateau through the intersection.</i>

6.3 RESPONSE TO NOTICE OF MOTION - CITY BUILDING INFORMATION

TRIM Ref: D17/178755
Author: Craig Wilson, Manager Asset & Design
Authoriser: Andrew Murphy, Director Engineering
Attachments: 1. City Building Information  

RECOMMENDATION:

That Council:

1. **RECEIVES** the information on the City's buildings provided in this report in response to Councils decision from 12 December 2017 (Item 14.2); and
2. **NOTES** that a project to review and assess the City's building asset portfolio will be listed for consideration in the 2018/19 to 2022/23 Corporate Business Plan.

PURPOSE OF REPORT:

To consider information on the City's buildings and community facilities to Council as a first step in a project to review and assess the City's building assets portfolio in order to develop a strategic approach to sustainably manage the City's building assets.

BACKGROUND:

A textbook definition of Asset Management is that it 'is a systematic process of operating, maintaining, upgrading, and disposing of assets cost-effectively.' In general terms it can be defined as a process that guides the acquiring of assets, and their whole of life use in order to gain the most out of an asset, and to know at what point to dispose of them.

Notice of Motion

At its meeting on 12 December 2017, Council considered a Notice of Motion (Item 14.2) relating to the City's building asset portfolio and resolved as follows:

That Council:

1. *LISTS FOR CONSIDERATION in the 2018/19 to 2022/23 Corporate Business Plan a project to review and assess the City's building asset portfolio in order to:*
 - 1.1 *Develop a strategic framework that assesses the long term need for and required number, nature and type of community building assets within the City;*
 - 1.2 *Determine the City of Vincent's position in providing and maintaining those building assets, taking into account both community needs and the City's long term financial sustainability;*
 - 1.3 *Identify opportunities for the City to efficiently and effectively manage its building assets portfolio; and*
2. *To assist in Council's timely deliberations on 1. above, REQUESTS the CEO to provide a report to Council by March 2018 comprising the following for each building in the City's building assets portfolio:*
 - 2.1 *A summary of its current use, tenure and occupancy arrangements;*
 - 2.2 *An opinion on the extent to which it satisfies or could satisfy a current or future community need;*
 - 2.3 *An estimate of the future asset maintenance and renewal costs; and*

2.4 *Identification of options to sustainably manage the asset management and renewal burden on the community.*

This report is presented to Council in response to resolution 2 above.

DETAILS:

Strategic Approach

The City has 81 structures over 57 sites in its property portfolio which imposes a significant and on-going maintenance cost to the City particularly as many of the buildings have traditionally not been maintained to an optimum standard and/or are being underutilised. If the City is to continue to provide an acceptable level of service through its buildings it is imperative that a review is undertaken of City building assets and a determination made on how they can be best utilised to service the needs of the community going forward.

Administration has commenced work to review the City's buildings based upon a significant volume of data collected over the past two years. The initial high level review has confirmed that the City is not spending enough on its building stock to either maintain the current standard or upgrade the various facilities to improve their level of service. Increasing expenditure on building asset maintenance to overcome the maintenance backlog and then maintain or increase the standard of buildings would represent a significant financial burden on our community given the likely need for those costs to be substantially funded through rates.

There are a number of strategic approaches that the City could take in order to ensure a sustainable future for its building asset portfolio:

- Increasing investment in its building stock
- Rationalising its building stock through disposal or demolition
- Making clear decisions on its approach to key buildings to create a smaller number of high quality, well utilised public buildings whilst accepting that others will be maintained to a basic functional standard; or
- A mixture of all the above approaches

It is accepted that some decisions regarding the City's building assets portfolio will also be strongly influenced by the outcomes of other work currently being undertaken, such as various Reserve Master Plans and a City-wide Public Open Space Strategy.

Building Assets Information

In accordance with the Notice of Motion of 12 December 2017 a Buildings Asset Information Table (refer **Attachment 1**) has been developed. It combines asset condition data, current and future cost projections for all of the City's buildings and 2015/16 and 2016/17 utilisation data (collected by Community Partnerships).

The net result is a table that collates information in relation to each of the City's buildings in one place. The table provides Administration and Council with an opportunity to commence the process of determining options for the future use of individual facilities based upon evidence and data (condition, financial, utilisation) rather than anecdotal information.

Review and Assessment of the City's Building Asset Portfolio

In addition to the requirement to provide the information contained in the attachment to this report the Notice of Motion also requires that Council "lists for consideration in the 2018/19 to 2022/23 Corporate Business Plan a project to review and assess the City's buildings asset portfolio". The outcome of this process is ultimately:

- to make decisions on the required number and type of community building assets
- to identify how they can be sustainably managed from a community needs and financial perspective, and
- to identify opportunities to efficiently manage the portfolio to achieve these outcomes.

A project to systematically review and assess the portfolio using the information collated as part of this report will be listed for consideration in the Corporate Business Plan to be delivered in 2018/19.

CONSULTATION/ADVERTISING

The information contained in the attachment to the report was collated by the Asset and Design team through consultation with officers in Community Engagement and Corporate Services.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS:

The City exposes itself to a number of risks if it does not effectively manage its property portfolio. These risks are financial and reputational as poor management will lead to increasing costs and failure to meet the needs of the community. In recent years, Council has already had to contend with the results of historical under investments in building asset maintenance.

STRATEGIC IMPLICATIONS:

The outcomes associated with this report align with the following objectives in the City's *Community Strategic Plan 2013-2023*:

"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."

In addition, the outcomes of this report going forward will assist in the development of the 2018/2019 budget.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil arising directly from this report. However, the long term financial impost on the City (and therefore the community) to maintain, renew or redevelop its buildings is very significant in the context of the budget process and Council's Long Term Financial Plan into the future. The Building Assets information included as Attachment 1 to this report provides a starting point for the discussion on the options for managing the City's buildings in a financially sustainable way.

COMMENTS:

This report provides an overview of all of the City's buildings as the basis for a systematic review of the City's Building Asset portfolio. It is proposed that this review will take place in 2018/19 and will be used to inform Council on the best way to manage the portfolio in the longer term. The outcome will be a Buildings Asset Management Plan (or a series of plans) that will make recommendations on how each building should be managed.

City of Vincent - Buildings Information Table
(as at 15 May 2018)

Facility Name	Tenure or Occupancy Arrangements	Land Status	Asset Maintenance Costs (annualised)	Capital Improvement Costs 2017/18	Proposed Capital Expenditure in 2018/19 & 2019/20	Cleaning Costs per Annum	Current Lease / Licence Fee	Lease Period	Attendances (approx.)			Community Need Assessment	Current Asset Condition
									Membership	Patronage	Occupancy		
ANZAC Cottage - Vietnam Veterans Association WA	Lease	Freehold	\$ 2,270	N/A	N/A	N/A	\$1.00	01/10/05 - 30/06/26	<50	2,054		- Meets Heritage Interpretation Need	Generally good condition consistent with age of structure
Loton Park Tennis Club	Lease	Freehold - crown grant in trust - sporting ground	\$ 2,520	N/A	\$ 20,000	N/A	\$1,100.00	01/11/15 - 31/10/20 (with option)	81			- Tennis West Strategic Facilities Plan	Increasing renewal expenditure medium to long term, roof sheeting required short term
Loftus Community Centre	Lease	Crown Reserve - vested in City - community centre	\$ 10,950	N/A	\$ 120,000	N/A	\$1,284.57	01/01/08 - 31/12/17 (with option)	671	64,512		- Meets Community Services and Programs Need	Ceiling and light renewal (OSH requirement) and general maintenance required.
Leederville Oval Clubrooms - Subiaco Football Club Inc.	Lease	Crown Reserve - vested in City - Recreation	\$ 9,300	N/A	N/A	N/A	\$7,556.04	01/01/04 - 31/10/25 (with option)	1,700	43,694		- Leederville Oval Master Plan - Provides Town Centre Economic Benefit (Regional)	Good condition for age, will require increasing levels of maintenance in future years.
Leederville Oval Clubrooms - East Perth Football Club Inc.	Lease	Crown Reserve - vested in City - Recreation	\$ 10,800	N/A	N/A	N/A	\$8,046.96	01/01/04 - 31/10/25 (with option)	2,500	43,694		- Leederville Oval Master Plan - Provides Town Centre Economic Benefit (Regional)	Building 50+ years old, electrical and structural works required.
245 Vincent Street, Leederville	Lease	Freehold	\$ 3,130	N/A	N/A	N/A	\$8,934.16	01/12/16 - 30/11/21				- Subject to EOI	Extensively renovated approx. 10 years ago, good condition for age, will require increasing levels of maintenance in future years.
Lee Hop's Cottage	Lease	Freehold - subject to Deed of Trust - recreation/ community	\$ 5,900	N/A	N/A	N/A	\$11,520.00	01/06/16 - 31/05/19 (with option)				- Adoption / Jigsaw Tenancy	Extensively renovated approx. 10 years ago, good condition for age, will require increasing levels of maintenance in future years e.g. roof sheeting and verandah structure.
Loftus Recreation Centre - Gymnastics WA	Lease	Crown Reserve - vested in City - community centre	\$ 6,050	\$ 40,000	N/A	N/A	\$47,075.68	01/05/08 - 30/04/18 (with option)	15,896	84,700		- Highly Utilised Centre - Meets Sport/Recreation Need (Regional)	Parquet floor and carpet in poor condition. Tenants will be required to make good at end of lease.
Loftus Recreation Centre - Belgrave Leisure	Lease	Crown Reserve - vested in City - community centre	\$ 58,500	\$ 422,000	\$ 506,000	N/A	\$150,172.68	01/01/17 - 31/12/21		548,693		- Highly Utilised Centre - Meets Sport/Recreation and Wellbeing Need (Regional)	Large complex structure built in stages requiring on-going and significant expenditure into future as structural components differentially approach end of life.
Department of Local Government, Sport & Cultural Industries Offices	Lease	Crown Reserve - vested in City - recreation	\$ 91,200	\$ 10,000	\$ 140,000	\$ 2,000	\$612,021.48	22/12/04 - 21/12/19 (with option)				- Commercial Tenancy	Building approx. 14 years old, typical wear and tear for a commercial tenancy with several components, i.e. carpets, reaching end of life.
Beatty Park Leisure Centre	Cov Leisure Centre	Crown Reserve - vested in City - class A reserve for recreation	\$ 436,133	\$ 1,200,000	To be determined	\$ 120,000	N/A	N/A	3,160	865,000		- Highly Utilised Centre - Meets Sport/Recreation and Wellbeing Need (Regional)	Large complex structure built in stages requiring on-going and significant expenditure into future as structural components differentially approach end of life.
North Perth Lesser Hall	Cov Community Building	Freehold	\$ 5,500	\$ 3,000	N/A	\$ 7,500.00	N/A	N/A			12%	- Underutilised Community Building - Facility Improvements and improved marketing required	Good condition for age, will require increasing levels of maintenance in future years.
North Perth Town Hall	Cov Community Building	Freehold	\$ 8,500	\$ 10,000	\$ 130,000	\$ 10,500.00	N/A	N/A			21%	- Underutilised Community Building - Facility Improvements and improved marketing required	Good condition for age, air conditioning and renovated kitchen would enhance the appeal of the facility.
Administration Civic Centre & Council Chambers	Cov Administration Building	Crown Reserve - vested in City - community centre	\$ 87,485	\$ 360,000	\$ 1,390,000	\$ 70,000	N/A	N/A				- Civic Administration Building	Proposed staged refurbishment 2019/20.
Child Health Clinic Highgate	Occupied by Dept. Health, no lease currently in place	Freehold	\$ 3,727	\$ 20,000	\$ 12,000	\$ 3,500	N/A	N/A				- State Government Service Provider	Make good in preparation for lease to Dept. of Health
Child Health Clinic Leederville (Loftus Rec Centre)	Occupied by Dept. Health, no lease currently in place	Crown Reserve - vested in City - childcare	\$ 2,200	\$ 6,000	\$ 18,000	\$ 1,500	N/A	N/A				- State Government Service Provider	Make good in preparation for lease to Dept. of Health
Child Health Clinic Mt Hawthorn (Mt Hawthorn Comm Centre)	Occupied by Dept. Health, no lease currently in place	Freehold - Deed of Trust secured by Caveat - recreation	\$ 3,500	N/A	\$ 35,000	\$ 2,700	N/A	N/A				- State Government Service Provider	Make good in preparation for lease to Dept. of Health
Child Health Clinic North Perth	Occupied by Dept. of Health, leased by City from MSCWA and ECC	Leased	\$ 3,500	N/A	\$ 10,000	\$ 1,500	\$1.00	20/12/99 - 19/12/98 (99 yr option)				- State Government Service Provider	Make good in preparation for termination of lease and handover to the Dept. of Health (to lease from MSCWA and ECC)
Dog Pound	Cov Administration Building	Freehold	\$ 3,150	\$ 8,000	N/A	\$ 2,000	N/A	N/A				- Underutilised Building - Opportunity to collocate with another LGA	Poor condition, requires significant renewal if retained.
Works Depot - Offices & Staff Facilities	Cov Administration Building	Freehold	\$ 57,650	\$ 13,000	\$ 200,000	\$ 35,000	N/A	N/A				- Civic Administration Building (at capacity)	Average condition for age, will require increasing levels of maintenance in future years e.g. roof sheet renewal
Library & Local History Centre	Cov Library	Crown Reserve - vested in City - community centre	\$ 35,500	\$ 10,000	\$ 48,000	\$ 57,500	N/A	N/A	19,965	253,393		- Highly Utilised Centre - Meets Information and Lifelong Learning Need	Proposed increased CAPEX 2020/21 to meet increasing community expectations and demand.
Forrest Park Pavilion - Perth Soccer Club (Juniors)	Lease	Freehold - crown grant for recreation	\$ 1,830	N/A	N/A	N/A	\$1,862.88	01/01/10 - 31/12/20 (with option)	262		Winter only (40%)	- Underutilised Community Building - Consider sporting club accessibility during summer season	Reasonable condition. Future new fit out required.
Britannia Reserve Clubrooms - Floreat Athena Soccer Club & Leederville Cricket Club	Lease	Freehold	\$ 8,150	N/A	N/A	\$ 9,200	\$3,927.60	Monthly tenant	499			- Britannia Reserve Master Plan Review	Reasonable condition, will require painting in 2019/20.
Charles Varyard Reserve Clubrooms - Modernians Hockey Club & Tuart Hill Cricket Club	Lease	Freehold	\$ 4,950	N/A	N/A	N/A	\$8,750.52	Monthly tenant	622			- Highly Utilised Community Building	Good condition.
Beatty Park Pavilion	Cov Community Building	Crown Reserve - vested in City - recreation	\$ 2,500	\$ 6,000	N/A	\$ 8,500.00	N/A	N/A			14%	- Underutilised Community Building	\$45k in 'draft' 18/19 OPEX to demolish.
Mount Hawthorn Main Hall	Cov Community Building	Freehold - Deed of Trust secured by Caveat - recreation	\$ 8,500	\$ 5,000	\$ 175,000	\$ 16,000	N/A	N/A			23%	- Underutilised Community Building - Facility Improvements and improved marketing required	Below average condition, will require additional capital expenditure in 18/20 as part of Mt Hawthorn Hub project
Mount Hawthorn Lesser Hall	Cov Community Building	Freehold - Deed of Trust secured by Caveat - recreation	\$ 8,500	\$ 5,000	\$ 350,000	\$ 11,200.00	N/A	N/A			27%	- Underutilised Community Building - Facility Improvements and improved marketing required	Proposed 18/19 renewal and upgrade to increase utilisation.
Royal Park Hall	Cov Community Building	Freehold - Deed of Trust secured by Caveat - recreation	\$ 4,500	\$ 3,000	\$ 70,000	\$ 11,600.00	N/A	N/A			16%	- Underutilised Community Building - Facility Improvements and improved marketing required	Generally good condition, proposed kitchen and bathroom renewal in 2019/20.
Woodville Reserve Pavilion	Cov Community Building	Crown Land - 999 year lease City - recreation	\$ 3,500	\$ 4,000	N/A	\$ 9,300.00	N/A	N/A			10%	- Woodville Reserve Master Plan Review	Generally average condition.
Banks Reserve Pavilion	Cov Community Building	Freehold - Deed of Trust secured by Caveat - recreation	\$ 9,500	\$ 10,000	Future expenditure will be subject to the outcome of master plan	\$ 15,000.00	N/A	Licence			40%	- Banks Reserve Master Plan	Average condition, requires renewal if retained.
Menties Park Pavilion	Cov Community Building	Freehold - Deed of Trust secured by Caveat - recreation	\$ 3,500	\$ 3,000	\$ 18,000	\$ 8,500.00	N/A	N/A	489		17%	- Underutilised Community Building - Facility Improvements and improved marketing required	Average condition. Proposed safety fence and evap renewal in 18/20, roof screws will require replacement
Birdwood Square - Ablutions & Change Rooms	POS Infrastructure	Include land status to below?	\$ 1,500	\$ 3,000	N/A	\$ 5,200.00	N/A	N/A				- Public Open Space Amenity	\$45k in 'draft' 18/20 OPEX to demolish.
Les Lilleyman Reserve - Ablutions & Change Rooms	POS Infrastructure	Located within Reserve	\$ 11,740	N/A	\$ 60,000	\$ 8,100.00	N/A	N/A				- Underutilised Community Building	Serviceable but dated, proposal to renew.

City of Vincent - Buildings Information Table
(as at 15 May 2018)

Facility Name	Tenure or Occupancy Arrangements	Land Status	Asset Maintenance Costs (annualised)	Capital Improvement Costs 2017/18	Proposed Capital Expenditure in 2018/19 & 2019/20	Cleaning Costs per Annum	Current Lease / Licence Fee	Lease Period	Attendances (approx.)			Community Need Assessment	Current Asset Condition
									Membership	Patronage	Occupancy		
Banks Reserve - Ablutions	POS Infrastructure	Located within Reserve	\$ 6,050	N/A	Future expenditure will be subject to the outcome of master plan	\$ 9,400	N/A	N/A				- Banks Reserve Master Plan	Poor condition, proposed to replace with Modus type stand alone.
Beatty Park Reserve - Ablutions	POS Infrastructure	Located within Reserve					N/A	N/A				- Public Open Space Amenity	\$45k in 'draft' 18/19 OPEX to demolish (with the pavilion).
Braithwaite Park - Ablutions	POS Infrastructure	Located within Reserve	\$ 5,840	\$ 270,000	N/A	\$ 9,400	N/A	N/A				- Public Open Space Amenity	Currently being redeveloped.
Britannia Reserve - Ablutions	POS Infrastructure	Located within Reserve	\$ 8,490	N/A	N/A	\$ 12,000	N/A	N/A				- Britannia Reserve Master Plan Review	Poor condition, requires significant renewal if retained
Charles Verneyard Reserve - Ablutions	POS Infrastructure	Located within Reserve	\$ 6,300	N/A	N/A	\$ 7,000	N/A	N/A				- Public Open Space Amenity	Good condition
Forrest Park - Ablutions	POS Infrastructure	Located within Reserve	\$ 5,342	N/A	N/A	\$ 12,000	N/A	N/A				- Public Open Space Amenity	Good condition.
Hyde Park East - Ablutions	POS Infrastructure	Located within Reserve	\$ 14,815	N/A	\$ 55,000	\$ 15,103	N/A	N/A				- Public Open Space Amenity	Poor condition, \$55k in 19/20 draft budget to upgrade
Hyde Park West - Ablutions	POS Infrastructure	Located within Reserve	\$ 27,585	N/A	N/A	\$ 22,369	N/A	N/A				- Public Open Space Amenity	Reasonable condition. Future new fit out required
Kyllia Park - Ablutions	POS Infrastructure	Located within Reserve	\$ 8,435	N/A	N/A	\$ 8,100	N/A	N/A				- Public Open Space Amenity	Reasonable condition. Future new fit out required
Leederville Oval East - Ablutions	POS Infrastructure	Crown Reserve - vested in City - Recreation	\$ 5,855	N/A	N/A	\$ 5,400.0	N/A	N/A				- Leederville Oval Master Plan	Average condition. Future new fit out required if retained
Leederville Oval West - Ablutions	POS Infrastructure	Crown Reserve - vested in City - Recreation	N/A	N/A	N/A	N/A	N/A	N/A				- Leederville Oval Master Plan	Average condition. Future new fit out required if retained
Uits Stadium - Ablutions (x3)	POS Infrastructure	Freehold	N/A	N/A	N/A	N/A	N/A	N/A				- Uits Stadium Master Plan	1 x demolish 18/19, 2 x average - poor condition.
Mendies Park - Ablutions	POS Infrastructure	Located within Reserve	\$ 7,370	N/A	N/A	\$ 4,600	N/A	N/A				- Public Open Space Amenity	Reasonable condition. Future new fit out required if retained.
The Avenue Car Park - Ablutions	CoV Car Park Infrastructure	Located within Reserve	\$ 6,365	N/A	N/A	\$ 8,800	N/A	N/A				- Town Centre Amenity - Alternative Oxford St Reserve Toilets	Serviceable but subjected to regular vandalism and damage.
Woodville Reserve - Ablutions	POS Infrastructure	Crown Land - 999 year lease to City - recreation	\$ 5,460	N/A	N/A	\$ 8,000	N/A	N/A				- Woodville Reserve Master Plan Review	Reasonable condition. Future new fit out required
Leederville Tennis Club	Lease	Freehold	\$ 6,900	N/A	N/A	N/A	\$1.00	Monthly tenant	170			- Tennis West Strategic Facilities Plan	Reasonable condition however will require new roof sheeting and screws in 19/20 - 20/21.
YMCA HQ	Lease	Freehold & Reserve - vested in City - carpark	\$ 8,950	N/A	N/A	N/A	\$1.00	02/12/14 - 01/12/19 (with option)		7,000		- Highly Utilised Centre - Meets Youth, Events and Community Need (Regional)	Complex heritage structure built in stages requiring on-going and significant expenditure into future as structural components differentially approach end of life.
Leederville Childcare Centre	Lease	Crown Reserve - vested in City - childcare	N/A	N/A	N/A	N/A	\$1.00	01/05/14 - 30/06/24 (with option)	64			- State Government Arrangement	Maintained by the lessee.
Vincent Men's Shed	Lease	Crown Land - 999 year lease to City - recreation	\$ 1,200	\$ 90,000	N/A	N/A	\$1.00	Negotiating lease	66			- Meets Seniors and Community Need	Generally good condition
Mt Hawthorn Toy Library - Mount Hawthorn Community Centre	Lease	Freehold - Deed of Trust secured by Caveat - recreation	\$ 150	N/A	N/A	N/A	\$178.52	01/02/2016 - 31/01/2021	35			- Within underutilised Community Building - Facility improvements and improved marketing required	Reasonable good condition
Highgate Forrest Park Playgroup	Lease	Freehold - Crown Grant in Trust	\$ 2,900	N/A	N/A	N/A	\$903.69	01/01/16 - 31/12/20 (with option)	120			- Well utilised Community Building	Generally good condition
Vincent Community Centre - Bethanie	Lease	Freehold - crown grant in trust - recreation / aged care	N/A	N/A	N/A	N/A	\$920.03	01/07/14 - 30/06/19	28			- Commercial Tenancy	Maintained by the lessee. Issues with rainwater retention on site
North Perth Playgroup - Haynes Street	Lease	Freehold / Crown grant in trust	\$ 2,900	N/A	N/A	N/A	\$935.34	01/01/14 - 31/12/18	66			- Playgroup Tenancy	Poor condition, requires significant renewal if retained.
North Perth Tennis Club	Lease	Crown Land - 999 year lease to City - recreation	\$ 2,000	N/A	N/A	N/A	\$978.46	Lease expired 03/16	75			- Tennis West Strategic Facilities Plan - Woodville Reserve Master Plan Review	Reasonable condition.
Mt Hawthorn Playgroup - Mount Hawthorn Community Centre	Lease	Freehold - Deed of Trust secured by Caveat - recreation	\$ 250	N/A	N/A	N/A	\$1,023.82	01/01/16 - 31/12/20	74			- Within underutilised Community Building - Facility improvements and improved marketing required	Reasonable condition.
Earlybirds Playgroup	Lease	Freehold	\$ 2,800	\$ 25,000	N/A	N/A	\$1,029.76	01/07/12 - 30/06/17 (to 30/06/18)	37			- Playgroup Tenancy	Reasonable condition.
Forrest Park Croquet Club	Lease	Freehold - crown grant for purpose recreation	\$ 3,450	\$ 4,000	\$ 80,000	N/A	\$1,100.00	01/01/17 - 31/12/18 (with option)	74				Requires work on ceiling, electrical and lighting, some structural renewal required
Robertson Park Tennis Club	Lease	Freehold - encumbered by Deed of Trust - recreation / community	\$ 1,250	N/A	N/A	N/A	\$1,348.77	01/09/12 - 31/08/17 (to 30/08/2019)	373			- Tennis West Strategic Facilities Plan	Reasonable condition.
Uits Stadium Clubrooms	Lease	Freehold	N/A	N/A	N/A	N/A	\$2,869.66	01/01/18 - 31/12/20	2,720			- Uits Stadium Master Plan	Maintained by the lessee.
North Perth Bowling and Recreation Club	Lease	Crown Land - 999 year lease to City - recreation	\$ 3,800	\$ 10,000	\$ 75,000.00	N/A	\$3,084.12	01/09/17 - 31/08/22	45			- Woodville Reserve Master Plan	Average condition.
Highgate Pre-Primary - 4 Broome Street	Lease	Freehold	\$ 4,325	N/A	N/A	N/A	\$4,000.00	Monthly tenant				- State Government Service Provider	Reasonable condition. Department to maintain (land lease)
Margaret kindergarten Classroom (demountables)	Lease	Freehold - crown grant in trust - municipal endowment	\$ 3,750	N/A	N/A	N/A	\$4,200.00	Monthly tenant				- State Government Service Provider	Reasonable condition. Department to maintain (land lease)
Margaret kindergarten Pre-Primary Leederville	Lease	Freehold - crown grant in trust - municipal endowment	N/A	N/A	N/A	N/A	\$4,200.00	Monthly tenant				- State Government Service Provider	Average condition. Department to maintain (land lease)

City of Vincent - Buildings Information Table
(as at 15 May 2018)

Facility Name	Tenure or Occupancy Arrangements	Land Status	Asset Maintenance Costs (Annualised)	Capital Improvement Costs 2017/18	Proposed Capital Expenditure in 2018/19 & 2019/20	Cleaning Costs per Annum	Current Lease / Licence Fee	Lease Period	Attendances (approx.)			Community Need Assessment	Current Asset Condition
									Membership	Patronage	Occupancy		
Margaret Kindergarten Pre-Primary Shed	Lease	Freehold - crown grant in trust - municipal endowment	N/A	N/A	N/A	N/A	\$4,200.00	Monthly tenant				- State Government Service Provider	Average condition. Department to maintain (land lease)
Multicultural Services Centre of WA - Wellness Centre - Farmer Street, Woodville Reserve	Lease	Crown Land - 999 year lease to City - recreation	\$ 2,000	N/A	N/A	N/A	\$4,306.08	01/09/14 - 31/08/19				- Woodville Reserve Master Plan	Reasonable condition.
Azzurri Recce Club	Lease	Freehold	\$ 450	N/A	N/A	N/A	\$5,059.89	01/09/16 - 31/8/21	60				Average condition. Maintained by the lessee.
Halverson Hall	Lease	Freehold - subject to Deed of Trust - recreation/ community	\$ 2,800	N/A	N/A	\$ 3,500	\$5,863.44	01/03/15 - 28/02/20	6			- Meets Arts/Culture need	Poor condition, requires significant renewal if retained.
Volleyball WA Office fitout	Lease	Freehold - Deed of Trust secured by Caveat - recreation	\$ 4,300	N/A	N/A	N/A	\$11,434.08	01/08/14 - 31/07/19				- Well Utilised Community Building - Meets Sport/Recreation Need (Regional)	Reasonable condition. Volleyball's fitout, to yield up.
Dental Health Services - Shalom Dental Clinic	Lease	Freehold	N/A	N/A	N/A	N/A	\$14,019.68	01/07/16 - 30/06/21				- Commercial Tenancy	Poor condition, requires significant renewal if retained.
Dorrien Gardens - Perth Soccer Club	Lease	Freehold & one lot Crown Reserve - public recreation, water Corp. easement across	N/A	N/A	N/A	N/A	\$15,000.00	01/01/18 - 31/12/27	277			- Highly utilised clubroom and playing fields	Complex structure built in stages requiring on-going and significant expenditure into future. Currently maintained by lessee.
AS&TTS	Lease	Freehold - crown grant in trust	\$ 11,550	N/A	N/A	N/A	\$15,768.24	28/02/2018-28/2/23				- Commercial Tenancy	Average condition.
Multicultural Services Centre of WA - Legal Centre- View Street	Lease	Freehold	\$ 1,150	N/A	N/A	N/A	\$16,101.84	1/12/19-31/11/18 (2-yr options)				- North Perth Town Centre Place Plan	Average condition.
Kidz Galore	Lease	Freehold, Deed of Trust secured by Caveat - recreation	\$ 3,200	N/A	N/A	N/A	\$29,061.36	01/04/15 - 31/12/20				- Commercial Tenancy	Reasonable condition
34 Cheriton Street	Lease	Crown Land vested in City - relinquishing management order	\$ 500	N/A	N/A	N/A	N/A	N/A				- Council Resolved to Transfer portion to State Government (retain rear portion for NNAs)	Condemned
Uts Stadium Grandstand	Lease	Freehold	N/A	N/A	N/A	N/A	N/A	N/A				- Uts Stadium Master Plan	Maintained by the lessee.
Leederville Oval Grandstand	POS Infrastructure	Crown Reserve - vested in City - Recreation	\$ 6,000	\$ 22,000	\$ 180,000	\$ 4,000	N/A	N/A				- Leederville Oval Master Plan - Provides Town Centre Economic Benefit (Regional)	Building 50+ years old, electrical and structural works required.
Airford Park - Gazebo	POS Infrastructure		\$ 600	N/A	N/A	N/A	N/A	N/A				- Airford Park Redevelopment - Relocate to North Perth Town Hall to Meet Community Demand	Good condition
Hyde Park - Gazebo	POS Infrastructure		\$ 600	N/A	N/A	N/A	N/A	N/A				- Highly Utilised Public Open Space Amenity - Requires Upgrade to Meet Community Demand	Poor condition overall, however due to minor nature of structure it would be replaced rather than repaired.
Hyde Park - Gazebo	POS Infrastructure		\$ 600	N/A	N/A	N/A	N/A	N/A				- Highly Utilised Public Open Space Amenity - Requires Upgrade to Meet Community Demand	Poor condition overall, however due to minor nature of structure it would be replaced rather than repaired.
Hyde Park Stage	POS Infrastructure		N/A	N/A	N/A	N/A	N/A	N/A				- Highly Utilised Public Open Space Amenity - Meets Event and Community Demand	Good condition
City of Vincent Depot Shed	COV Administration Building	Freehold	\$ 1,500	N/A	N/A	N/A	N/A	N/A				- Civic Administration Building	Reasonable condition
Leederville Oval Shade Structure North	POS Infrastructure	Crown Reserve - vested in City - Recreation	\$ 2,000	N/A	\$ 10,000	N/A	N/A	N/A				- Leederville Oval Master Plan - Provides Town Centre Economic Benefit (Regional)	Poor condition, requires significant renewal if retained.
Oxford Street Reserve Shade Structure	POS Infrastructure		N/A	N/A	N/A	N/A	N/A	N/A				- Highly Utilised Public Open Space Amenity - Meets Town Centre and Community Demand	Good condition
Skate Park	POS Infrastructure	Freehold & Reserve - vested in City - Car Park	\$ 3,200	N/A	\$ 50,000	N/A	N/A	N/A				- Highly Utilised Public Open Space Amenity - Requires Upgrade to Meet Youth and Community Demand (Regional)	Reasonable condition
North Perth Community Garden	Lease	Crown Land - 999 year lease to City - Recreation	N/A	N/A	N/A	N/A	\$1.00	02/10/15 - 01/10/18	50			- Woodville Reserve Master Plan	N/A
nb Stadium	Lease	Freehold - crown grant in trust - sporting ground, etc	N/A	N/A	N/A	N/A	\$29,467.10	13/3/12 - 12/03/37	306,468			- Highly Utilised Stadium - Meets Sport/Recreation, Event and Community Demand (Regional)	Good condition. Lessee to maintain and yield up

6.4 DRAFT WASTE STRATEGY 2018 - 2023

TRIM Ref: D18/69986

Author: Kylie Hughes, CSO Waste Minimisation

Authoriser: Andrew Murphy, Director Engineering

Attachments: 1. Draft Waste Strategy 2018 - 2023 [↓](#) 

RECOMMENDATION:

That Council **APPROVES** the draft Waste Strategy 2018 – 2023 for public comment for a period of 21 days in accordance with the City's Policy No. 4.1.5 – Community Consultation.

PURPOSE OF REPORT:

To consider the Draft Waste Strategy 2018 – 2023 for the purpose of advertising public comment.

BACKGROUND:

In response to the necessity for long-term decision-making and improvement in Waste and Recycling Services, the City has been developing a Draft Waste Strategy as contained in **Attachment 1**. The requirement for a Waste Strategy is included in the Corporate Business Plan 2016/17 – 2019/20 (CBP) with the Engineering Directorate as the responsible Directorate. The Strategy was identified in order to;

- *Guide the implementation of waste minimisation measures that will achieve greater waste diversion higher in the waste hierarchy than landfill and energy recovery.*
- *Inform a review of the City's delivery of waste management to the community.*

DETAILS:

The draft strategy proposes the following overarching aims:

1. Zero waste to landfill through maximising avoidance and recovery
2. Engaged and informed community
3. Long-term planning to maximise opportunity
4. Cost effective and contemporary waste services
5. Working in collaboration, locally and regionally

It is proposed that the City will approach delivery of the strategy by:

- Application of the 'Waste Hierarchy' in all Projects
- Working towards Zero Waste to landfill throughout the Waste Strategy implementation
- Investigating opportunities for the Circular Economy (local solutions)
- Considering the carbon emissions which result from the management of waste

The overall target is to achieve zero waste to landfill and the draft strategy proposes that specific targets are developed in Year 1 of the Waste Strategy in response to the outcomes of individual projects. Accurate and relevant targets for waste reduction and recovery for the City must be informed by and aligned with the new State Waste Strategy expected later in 2018.

CONSULTATION/ADVERTISING:

The consultation will be undertaken in accordance with the Community Consultation Policy and the results of the consultation will be reported back to Council following assessment by Administration.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS:

The City exposes itself to risk if it does not have a strategy to guide the long term planning and development of its waste and recycling services. The Waste Strategy will ultimately provide the guidance required as the City strives to manage its waste in an efficient, effective and ore sustainable fashion.

STRATEGIC IMPLICATIONS:

The draft Strategic Community Plan 2018 – 2028 (SCP) is the City's most significant guiding document and establishes the community's vision for Vincent's future. The SCP will drive our planning, budgeting, resource allocation and service delivery over the next decade, in order to focus our efforts and align our activities to achieve the community's vision.

As described, the Corporate Business Plan 2016/17 – 2019/20 (CBP) instigated the development of the Waste Strategy and those projects therein. The Waste Strategy has addressed the following draft community derived outcome areas within the Draft SCP:

- **Priority 1: Enhanced Environment**
 - 1.4 Our use of resources and management of waste is more efficient
- **Priority 6: Leadership & Governance**
 - 6.1 Programs, events and actions are proactively communicated
 - 6.2 We are open and accountable
 - 6.3 We are financially responsible
 - 6.4 Assets are appropriately planned, managed and delivered

SUSTAINABILITY IMPLICATIONS:

Waste has a significant impact on the environment and the strategy supports the City to sustainably manage its waste and to minimise its impact on the environment.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications arising directly from this report.

However, the City currently spends in the region of \$6.5M on its waste and recycling services each year and a strategic approach is required to ensure that services are cost effective and that the impact of the rising landfill levy is controlled. The Waste Strategy proposes that a number of projects are delivered, resulting in options that will consider the cost of services as part of the appraisal process.

COMMENTS:

This report presents a draft Waste Strategy that will be a key document to guide the future direction of the City so that it can effectively manage its waste. It is considered timely to now release the strategy for full public consultation to allow community feedback on the strategy before it is finalised for implementation.



City of Vincent

Waste Strategy

2018 – 2023

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Acronyms, Terms and Descriptions

Acronym or Term	Description
CBP	Corporate Business Plan
C&D	Construction & Demolition
DER	Department of Environmental Regulation
EPS	Expanded Polystyrene
EPR	Extended Producer Responsibility
E-waste	Electronic waste
FOGO	Food Organic Green Organic
HHW	Household Hazardous Waste
MGB	Mobile Garbage Bin (standard 240L household sized wheeled bins)
MRB	Mobile Recycling Bins (standard 240L household sized wheeled bins)
MRC	Mindarie Regional Council
MRF	Materials Recovery Facility
MSW	Municipal solid waste. MSW is the solid waste generated from domestic (household) premises and local government activities
MUD	Multi-Unit Development
RRF	Resource Recovery Facility
SCP	Strategic Community Plan
WALGA	Western Australia Local Government Association
WARR Act	Waste Avoidance and Resource Recovery Act 2007
WS	City of Vincent Waste Strategy 2018 - 2023

1. Introduction

The City invests approximately \$6.5 million per annum on waste services, in 2016/17 collected 20,217 tonnes of waste (in total) and recovered 7,941 tonnes, achieving a recovery rate (landfill diversion rate) of 39%.

The City's Waste Strategy 2018 – 2023 focusses not only on improving the City's management of waste by increasing recovery and decreasing waste to landfill, but also aiming to decrease the waste generation within the City as a whole. This Strategy is intended to propose what residents, businesses and the City itself will need to explore, develop and implement, to achieve this.

The City recognises its statutory obligation in accordance with the WARR Act (*Waste Avoidance and Resource Recovery Act, 2007*) and aims to provide residents with cost effective, sustainable and contemporary waste services. Furthermore, the City understands and commits to its role in community education and engagement, to progress waste behaviour through the waste hierarchy, working towards zero waste.

2. Overarching Aims, Approach and Targets

There are themes that must be continuously considered, addressed and applied throughout the implementation of this Strategy. These themes have been identified as overarching Aims and Approaches to deliver the Strategy:

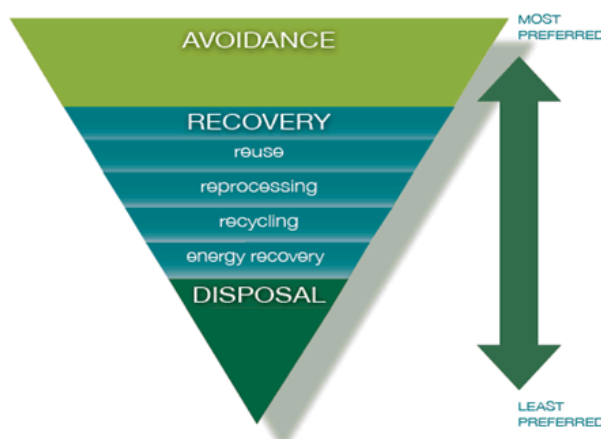
The City aims to achieve:

1. Zero waste to landfill through maximising recovery and avoidance
2. Engaged and informed community
3. Long-term planning to maximise opportunity
4. Cost effective, sustainable and contemporary waste services
5. Working in collaboration, locally and regionally

The City will approach the Strategy by:

1. Applying the "Waste Hierarchy" (Figure 2.1) in all Projects
2. Working towards zero waste to landfill throughout implementation
3. Investigating opportunities for the Circular Economy (local solutions)
4. Considering the carbon emissions which result from the management of waste

Figure 2.1 Waste Hierarchy



2.1 Targets

The City has an overall aim to achieve zero waste landfill. To ensure the City develops specific targets (that are measurable, attainable, realistic and timely), a series of specific targets will be developed in Year 1 of the Strategy through delivery of the waste projects and as key decisions on future services are made as part of that delivery process. Furthermore, the City's specific targets will be informed by and aligned with the new targets to be announced through the new State Waste Strategy later in 2018.

3. Sources of the City's Waste

Waste management is a fundamental area of responsibility for local government. The City of Vincent receives waste through the following services:

- Kerbside collections for domestic rubbish and recycling
- Vergeside collections of domestic bulk hard waste (junk) including white goods, metals, E-waste and mattresses
- Vergeside collections of domestic green (garden) waste
- Management of illegally dumped waste
- On-demand paid collection for mattresses
- Periodic drop-off locations for specific waste streams including Household Hazardous Waste (HHW)
- Waste and recycling bins in public spaces and street litter bins
- Provision of waste services at City and community events
- Managing the City's corporate waste
- Commercial rubbish and recycling collections

The current standard suite of domestic collection services are as follows:

Service option	Single Unit Dwelling	Multi-unit Dwelling	Commercial
Rubbish (Green Lid - kerbside)	240L weekly. 140L optional and additional 240L bins available with additional fee	240L weekly, with capacity and frequency of collection depending on storage facility. Additional bins/frequency of collection available for additional fee	240L weekly, with capacity and frequency of collection depending on storage facility. Additional bins/frequency of collection available for additional fee
Recycling (Yellow Lid - kerbside)	240L fortnightly. Additional bins or 360L available for increased fee	360L shared weekly or fortnightly – dependant on storage facility Additional bins available for increased fee	240L/360L weekly or fortnightly – dependant on storage facility Additional bins available for increased fee
Bulk Hard (vergeside)	Once per year scheduled, unlimited quantity Including white goods and metals, E-waste, mattresses	Once per year scheduled, unlimited quantity Including white goods and metals, E-waste, mattresses	Not provided
Bulk Green (vergeside)	Twice a year scheduled, unlimited quantity	Twice a year scheduled, unlimited quantity	Not provided

Figure 3.1 Summary of domestic waste and recycling services in City of Vincent 2018

4. Tonnages and Diversion

4.1 Kerbside Collections for Domestic Rubbish and Recycling

Residents are provided with a co-mingled recycling service for dry recyclables including paper, cardboard, liquid paperboard, glass, steel, aluminium, expanded polystyrene (**EPS**) and plastics. All recyclable waste collected is transported to a Materials Recovery Facility (**MRF**) for processing. Once sorted into separate waste streams, the individual waste streams are sold and distributed to several reprocessing manufacturers both nationally and internationally.

The City's rubbish is collected and predominantly transported for disposal to the Resource Recovery Facility (**RRF**) in Neerabup. The **RRF** is a composting facility where any/all organic components of the rubbish waste collected in the **MGB's**, is extracted and processed into a soil conditioner end-product. The residual (non-organic) waste is then transported to Tamala Park Landfill Site in Mindarie. Some rubbish collected through the City is collected in a vehicle

that is unable to unload at the **RRF**. In these instances, the waste is sent directly to Tamala Park Landfill site. A recent audit undertaken by Mindarie Regional Council (**MRC**) indicates the following compositional analysis of a rubbish truck (Figure 4.1).

Waste Type	Weight (kg)	Proportion (%)
Recyclables	1546.7	29.5
Organics	2922.1	55.7
Textiles	149.9	2.9
Hazardous	14.7	0.3
Inert (construction & demolition)	261.8	4.9
Medical, sanitary, nappies	275.2	5.2
Other (miscellaneous)	77.6	1.5

Figure 4.1 MRC compositional analysis of rubbish truck, City of Vincent

This compositional analysis demonstrates that around 55% of a representative City rubbish truck (green lid bin) is organic waste. In addition, 29.5% of the rubbish bin is also recyclable waste. Of that 29.5%, 13% is glass (Figure 4.2). The glass is crushed during the process of recovering the organic component, as such, the glass remains a contaminant and creates a limitation as to what the organic soil conditioner end-product can be used for.

Even though a large majority of the City's existing rubbish is processed via the RRF, there is currently limited use for the end product that is derived through this process. With further consideration given to the Federal and State drive toward a "clean" organics recovery process on the kerbside, the City will investigate through (opportunities for the City to recover organics as a clean waste stream (Project 1, Action Plan).

This same compositional analysis audit also indicated that there is a "contamination rate" of 29.5%, where potential recyclable waste was disposed of in the **MGB** instead of the **MRB**. The following recyclable waste streams are included in the 29.5%:

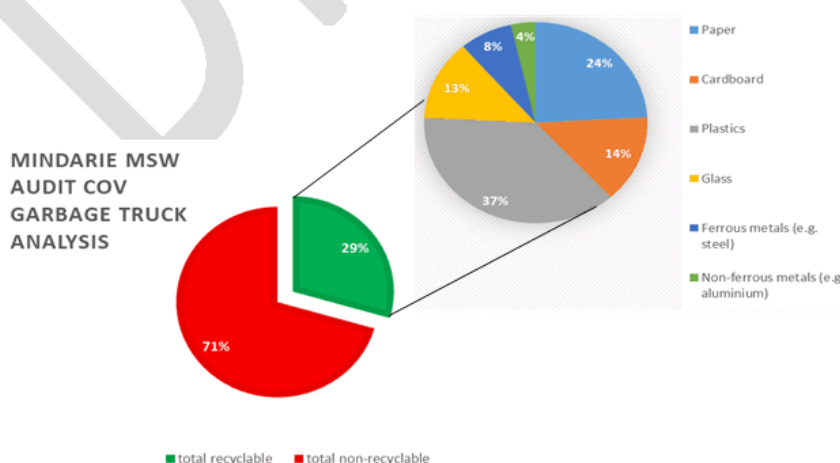


Figure 4.2 Proportions of recyclable waste in a representative CoV rubbish truck (1 load)

Waste Type	Weight (kg)	Proportion (%)
Paper	373.6	24%
Cardboard	218.2	14%
Plastics	580.3	37%
Glass	199.7	13%
Ferrous metals (e.g. steel)	119.5	8%
Non-ferrous metals (e.g. aluminium)	55.4	4%

Table 4.3 Recycling streams identified as contamination of MGB in MRC Audit (Figure 4.1) extracted as the green segment (Figure 4.2)

This is a clear indication that the City must increase engagement to ensure a well-informed Vincent community. The City will work to educate and embed waste awareness continuously through Waste and Recycling Education, Awareness and Promotional Programs (Project 6, Action Plan) as part of its drive to achieve zero waste to landfill through avoidance and recovery.

4.2 Vergeside Bulk Hard Waste (Junk)

Residents receive a bulk hard waste collection service once a year providing residents with the opportunity to dispose of those items that cannot be collected through the weekly **MGB** or **MRB** kerbside services. There is currently no limit on the volume of waste that can be presented on the verge. There are some restrictions as to what residents can dispose of via this service e.g. C&D (construction and demolition) bricks, rubble, sand, cement, hazardous waste such as asbestos, tyres, **HHW** and organics are not permitted. Residents are provided two weeks' notice prior to the commencement of the annual scheduled collection.

Residents are advised to present E-waste, mattresses, scrap metal and white goods separate on the verge to the rest of the bulky hard waste. These items should be presented separately so they can be easily removed for recycling and reprocessing, whereas the remainder of the bulky waste is disposed of at the Tamala Park landfill. There is currently a modest 15% recovery rate with up to 650 tonnes disposed to landfill each year from this service.

4.3 Vergeside Green Waste (Garden)

Bi-annual greens only verge collection is provided to residents to recover the bulky green waste that cannot be placed into the MGB as part of the weekly kerbside collection. The City has traditionally provided reusable garden bags for residents to place loose leaves into. Up to four bags per household are provided with residents required to collect and return them to City. The verge green waste is removed and transported to Balcatta Transfer Station, from which it is transported and reprocessed into a mulch end-product. There is currently 100% recycling recovery rate for this service with zero waste to landfill.

4.4 Illegally Dumped Waste

The City responds to reports of illegal dumping, removing all dumped waste, disposing of it to Tamala Park Landfill Site. In 2016/ 17 the City received around 200 complaints of illegally dumped waste from the public, removing and disposing of approximately 40 tons to landfill, costing the City over \$48,000.

The City is currently part of a WALGA Better Practice Working Group for improvement in bulk verge hard waste collections and illegal dumping with an aim of improving these services across the region.

4.5 On-Demand Services

The City currently offers one on-demand service for the removal and subsequent recycling of mattresses. The service is chargeable and is offered all year round. There is currently a 100% recycling recovery rate for this service with zero waste to landfill.

4.6 Household Hazardous Waste

Today, **HHW** is a small but problematic part of the waste stream for the City. **HHW** includes batteries, light globes/tubes, paint, household and garden chemicals and other hazardous materials can make up approximately 0.3% of the Municipal Waste Stream (**MSW**). Through membership of the **MRC**, the City provides free, ongoing access to the two permanent **HHW** disposal sites for the safe disposal of items (with some volume and quantity limitations) such as these:

- Tamala Park, 1700 Marmion Avenue, Mindarie
- Balcatta Recycling and Transfer Station, 16 Natalie Way, Balcatta

The State Waste Strategy recognises that specific solutions and further work may be needed to manage **HHW**, such as the product stewardship or Extended Producer Responsibility (**EPR**) whereby waste management costs are built into the product cost. A number of these schemes have been adopted in WA, such as drumMuster, PaintBack and TyreStewardship Australia. This is an area of waste management which is out of the City's direct control. This means that the City will need to explore opportunities to advocate, lobby and promote change in production and manufacturing policies at State and Federal level to influence Waste Avoidance (Project 10).

4.7 Waste and recycling in public spaces and street litter bins

The City is responsible for the management of all street litter bins across Vincent. All street litter bins are emptied by the City with the contents disposed of to Tamala Park Landfill site. To investigate the effectiveness of recovering recycling from public spaces, the City installed public space recycling bins in Oxford Street Reserve area in August 2016. Initial indications show limited success as there are notable contamination issue in the public recycling bins and the separate collection of recycling adds additional cost. The City will investigate will continue to work to remediate these issues whilst investigating the opportunity to position additional public space recycling bins.

In 2017, Beatty Park Leisure Centre with guidance from the City's Waste and Recycling Team introduced a Waste Management Plan to increase its overall waste diversion from landfill. Historically, Beatty Park Leisure Centre had zero waste recovery sending all of its waste to landfill. The City, in conjunction with the operational collections from the City of Perth has

introduced co-mingled recycling, cardboard and food waste recovery. A two-step approach has been adopted, firstly targeting waste generated by staff and then focussing on resource recovery in the public space areas. Overall successful implementation of this initiative has observed a reduction of up to 50% of the waste sent to landfill from the Leisure Centre. This is an example both of collaborative working and establishment of Food Organic recovery which the City will build on as it proceeds with Project 4 (Collaborative Working) and Project 1 (Organic Waste Recovery Options).

4.8 Event Bins

The City of Vincent hosts several events within its Town Centre locations such as "Street and Laneways" and "Light up Leederville". Event organisers are required to contact the City to discuss waste management prior to the festival, where all interested partners including Rangers, Health and the Waste and Recycling team meet to discuss suitable arrangements. In previous years the City has been predominantly responsible for the management of waste generated at events held in the City. More recently the City has contracted waste collections for larger events. Resource recovery is improving with some events using voluntary organisations that assist in pre-sorting the waste prior to removal from site.

4.9 Corporate Waste

The City has a responsibility to lead by example in how it manages the waste generated through its daily operations. The City acknowledges the necessity of addressing its waste in line with the Waste Hierarchy; minimising the overall amount of waste produced as well as maximising resource recovery and diverting waste from landfill. This responsibility is seen as business as usual not requiring a specific project and measures will continue to be introduced throughout the strategy.

The City has gradually developed sustainable waste management solutions for both the Administration and Operational buildings including Beatty Park Leisure Centre. Corporate and public space recycling is also available for the collection of light globes, ink cartridges and household batteries and mobile phones.

The City's Parks service recover green waste during pruning and parks/reserves/open spaces/verge management. This clean green waste is diverted from landfill, with a 100% recycling recovery rate and zero waste to landfill.

The City also generates waste through its civil construction works. The City carries out a range of civil engineering works including roadworks, drainage, car park constructions and footpath replacements. There is a significant resource recovery whereby old asphalt removed during road improvement works and resurfacing, is stored in the non-stock area of the depot and reused in construction as a base material. This is a sustainable approach to construction works across the City, preventing the use of virgin limestone, reducing waste and minimising costs for purchasing and disposal of materials.

4.10 Commercial Waste

The City currently offers a commercial waste collection service for both rubbish and recycling through its Business Rate. There is an entitlement-based system where a capacity allowance is calculated based on the size and premises type. Commercial premises can request additional capacity for a fee.

A commercial rubbish truck trial was undertaken in 2018 to establish a representative rubbish tonnage for commercial premises only. This study was conducted to derive a more accurate cost per lift for those businesses utilising the City's collection services. A cost, social and environmental analysis of a separate waste levy for commercial waste collections, or retention of the costs within rate payments, will be explored in a Commercial Waste Services Options Appraisal (Project 8) in conjunction with investigations into the options of introducing a Separate Waste Charge (Project 9).

5. The Need for Change

The Strategy recognises that the management of waste is a significant risk for the City through rising costs, high community expectations, as well as having hugely significant impacts on the environment.

The necessity for a new, revised and focussed Strategy has been driven by evolving opportunities, challenges and risks in the waste industry. There appears to be a period of significant evolution with several major facets of waste changing now or in the very near future. Some examples of these are:

- Rising cost of landfill due to the increasing landfill levy
- A new State Waste Strategy (to be announced later 2018)
- New City of Vincent Strategic Community Plan
- Changes to commodity markets e.g. Chinas 'National Sword 2017'
- Single use plastic bag ban (July 2018)
- Container Deposit Scheme (late 2019/2020)
- The introduction of the Circular Economy (local solutions) as a concept
- The increase in Multi-Unit Developments (MUDs)

In addition to changes and evolution in the waste industry, the City continues to evolve. Continued growth in development and population means the City must consider the implications on its waste services.

The City must be able to respond to change and ensure that it continues to provide cost effective, sustainable and contemporary waste service to the Vincent community.

5.1 Multi-Unit Developments (MUDs) (Project 3)

High density developments present challenges to the City. Limited storage space for bins, increased frequency of collections, access issues and special collection fleet requirements are some of the challenges. Shared bins in communal bin stores also increase contamination in the yellow lid recycling bin and also leads to frequent illegal dumping or material that cannot be deposited in a bin.

In addition, an increasing population and demand for high rise/high density living will place more pressure on the City to improve service provisions for MUD's. Through Project 3 (Improving collection and waste recovery in Multi-Unit Developments (MUDs), the City will investigate solutions to these problems and ways in which recovery can be increased.

5.2 Alternative Waste Treatment

The City currently has no alternative to landfilling its waste when it comes to the bottom of the Waste Hierarchy. Project 5 (Research into alternative waste treatment options) will involve research into alternatives to landfill which have the ability to increase recovery in line with the Waste Hierarchy and reduce the impact of the rising landfill levy.

6. Projects

The following Projects have been identified as fundamental to reducing waste and increasing recovery as the City aim to achieve zero waste to landfill:

	Project Description	Project Driver
1	Recovery of organic material Food and Green - options appraisal	Average of 50% of rubbish bin is organic
2	Bulk hard waste (junk) service options appraisal	Current 15% recovery is low
3	Improving collection and waste recovery in Multi-Unit Developments (MUDs)	Reducing contamination, illegal dumping, improve collection and control cost
4	Regional and cross boundary collaborative partnership working	Scales of economy and better practice solutions
5	Research into alternative waste treatment options	Need to find alternatives to landfill in line with the Waste hierarchy
6	Waste and recycling education, awareness, and promotional programs	Essential for behavior change and increased participation of community
7	Develop business systems for waste services for accurate data records and reporting	Accurate data records and reporting
8	Commercial waste collections options appraisal	Need to review service provision and to consider a separate waste charge
9	Separate waste charge options appraisal	Potential to incentivise waste reduction and recovery
10	Advocacy and lobbying for change to State and Federal Waste legislation and policy	To actively encourage change in waste management in aspects out of the City's control

6.5	LATE REPORT: WASTE STRATEGY SUMMIT 2018
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REPORT TO BE ISSUED PRIOR TO COUNCIL BRIEFING – 22 MAY 2018

7 CORPORATE SERVICES

7.1 LEASES TO DEPARTMENT OF HEALTH TO GOVERN DEPARTMENT'S CURRENT USE OF THE CHILD HEALTH CLINICS WITHIN CITY OF VINCENT

TRIM Ref: D18/60136
 Author: Meluka Bancroft, Property Leasing Officer
 Authoriser: Kerryn Batten, Director Corporate Services
 Attachments: Nil

RECOMMENDATION:

That Council:

1. **ACKNOWLEDGES** the community benefit provided by the child health clinics located within the City of Vincent and on this basis **SUPPORTS** the subsidisation of the Department of Health's use of the City's buildings to provide this service, which is estimated to be \$23,000 per annum (including depreciation).
2. **APPROVES** a lease of the Loftus Child Health Clinic, located at 99 (Lot 501) Loftus Street, Leederville, to the Department of Health, commencing on 1 July 2018, on the following key terms:

2.1.	Term:	5 years;
2.2.	Option Term:	Three 5 year terms at City's discretion;
2.3.	Permitted Purpose:	Child health clinic;
2.4.	Rent / Utility fee:	\$5,000 incl GST per annum (indexed by CPI), based on current level of use of clinic by lessee and level of service provided by the City (particularly cleaning frequency);
2.5.	Rates & Taxes:	to be paid by City;
2.6.	Utilities:	to be paid by City;
2.7.	Insurance:	building insurance premium to be paid by City, lessee to effect and maintain public liability insurance;
2.8.	Indemnity:	Department to indemnify the City against any loss / damage;
2.9.	Repairs:	City to repair and maintain premises, including structural;
2.10.	Cleaning:	City to organise cleaning three times per week;
2.11.	Toilet access:	Department has a licence to access the toilet within the centre;
2.12.	Capital works:	at sole discretion of the City; and
2.13.	Redevelopment:	City may terminate the lease to redevelop the centre by providing 1 years' notice in writing.
3. **APPROVES** a lease of the Mt Hawthorn Child Health Clinic, located at 197 (Lot 274) Scarborough Beach Road, Mount Hawthorn, to the Department of Health, commencing on 1 July 2018, on the key terms set out in 2. above, except for 2.11.
4. **APPROVES** a lease of the Highgate Child Health Clinic, located at 84 (Lot 150) Harold Street, Mount Lawley, to the Department of Health, commencing on 1 July 2018, on the key terms set out in 2. above, except for 2.11.
5. **SUBJECT** to final satisfactory negotiations being carried out by the Chief Executive Officer, **AUTHORISES** the Mayor and Director Corporate Services, to affix the common seal and execute the leases in 2, 3 and 4 above.
6. **NOTES** that the North Perth Child Health Clinic is located at 20 (Lot 4) View Street, North Perth which is owned by the Multicultural Services Centre of WA Inc (MSCWA) and the Ethnic Communities Council of WA Inc (ECC) and that the City currently leases the clinic portion of the building from the MSCWA and ECC.

7. **NOTES** that the Department of Health has confirmed an interest in entering into a lease directly with the MSCWA and ECC, and that Administration will monitor the negotiations and investigate the termination of its lease with the MSCWA and ECC and present a report to Council in respect to the prospective termination of its lease following successful lease negotiations between the Department of Health and MSCWA and ECC.

PURPOSE OF REPORT:

To consider entering into leases with the Department of Health (Department) to formalise the Department's current use of the child health clinic buildings within the City of Vincent.

BACKGROUND:

Child health clinics are operated and managed by the Department across the state. The Department has provided the below information addressing the community benefit provided by the clinics:

"The Department (Child and Adolescent Community Health (CACH)) provides a comprehensive range of community based early identification and intervention services to children, adolescents and families. CACH's focus is on growth and development in the early years, promoting wellbeing during childhood and adolescence. The service is provided from birth to school entry, and is primary and high school based thereafter.

Service delivery is both universal (Child Health Nursing) and targeted (Child Development Services) and includes child health nursing, child development services, immunisation and school health. Groups at risk of poorer health outcomes, such as Aboriginal people and newly arrived refugees, are of particular focus. The community based services CACH provides contribute heavily to the health, growth, development and overall life trajectory of children and adolescents in the Perth Metropolitan area. It is also known to reduce the occurrence of illness and further developmental delays in the broader community and reduce the overall costs associated with illness prevention.

Achievement of CACH's mission and vision would not be possible without the right facilities within each local community so that all families have equal opportunity to access these services close to home."

Historically the clinics have been located within local government owned properties without a lease or other tenure arrangement governing the use. The general practice has been for the relevant local government to repair and maintain the building, while the Department is responsible for the internal fit out and the management and operation of the clinic.

Health Clinic Buildings

The following child health clinics operated by the Department are within the City of Vincent:

- Loftus Child Health Clinic – Loftus Centre, 99 Loftus Street, Leederville;
- Mount Hawthorn Child Health Clinic – Mount Hawthorn Community Centre, 197 Scarborough Beach Road, Mt Hawthorn;
- Highgate Child Health Clinic – 84 Harold Street, Mount Lawley; and
- North Perth Child Health Clinic – 20 View Street, North Perth.

The Loftus and Mount Hawthorn Clinics are located within community centres which are owned and managed by the City. The City repairs and maintains the whole building, including the health clinic, and organises the cleaning of the health clinic portion. The utilities for the building are apportioned between the lessees and the City, with the City paying the health clinic portion. Bathroom / toilet facilities for the community centre are used by the health clinic nurses and clients. The health clinics are in serviceable condition consistent for the age of the building.

The Highgate Clinic is freestanding and is located on a 475 square metre freehold lot which is zoned 'Public Purpose (Civic Use)' pursuant to the City's Town Planning Scheme No. 1 and draft Local Planning Scheme No. 2. The City cleans, repairs and maintains the building and garden and pays all utility costs. The building is in a serviceable condition consistent for the age of the building.

The North Perth Clinic is located on a portion of 20 View Street at the rear of Multicultural House, which is the administration centre for the Multicultural Services Centre of WA Inc (MSCWA). 20 View Street was sold by the City to the North Perth Migrant Resource Centre of WA Inc (now the MSCWA) and Ethnic Communities Council of WA Inc (ECC) in 1999. The sale was governed by a Deed of Contract dated 14 April 1997 which provided that the concessional purchase price of \$100,000 (market value of \$170,000) was acceptable to the City on the condition that the MSCWA and ECC lease the rear portion of the building to the City for no charge for a term of 10 years with three 10 year option terms. The Lease was entered into on 1 May 2000 and was actually for a term of 99 years commencing on 20 December 1999, with a further 99 year option term.

The North Perth Clinic has been located at 20 View Street since 2000 and is in a good condition. The City cleans, repairs and maintains the health clinic portion of the building and pays the associated utility costs.

Use and demand for Child Health Clinics

The Department has advised the City that the four child health clinics are well utilised and given the demographics of Vincent the demand for the clinics is likely to remain steady or increase. As at April 2018 there are 2,581 children registered for services at the four child health clinics. Seventy percent of these children reside within the City of Vincent. The services provided by the clinics include universal child health checks, home visits, drop-in sessions, group sessions, clinical phone calls and targeted individual and group sessions to support families with additional needs. Between 2015 and 2017 (three year period) the clinics provided over 15,300 instances of these services to the community.

In light of the current use and predicted future demand for the clinics, Administration recommends that the Department's current use of the four clinics is formalised to define the City and the Department's responsibilities in respect to the provision of the service and management of the building. Administration notes that other local governments have recently negotiated leases with the Department in respect to the use of buildings for child health clinics.

DETAILS:

On 15 February 2018 Administration met with a representative of the Department to discuss the Department's current use of the child health clinics with the intent of formalising the use. By email dated 27 February 2018 Administration provided the Department with the proposed lease terms for the Mount Hawthorn, Loftus and Highgate clinics. The terms are set out below:

Term:	5 years;
Option Term:	three 5 year terms at City's discretion;
Permitted Purpose:	child health clinic;
Rent:	nominal;
Rates & Taxes:	to be paid by Department via Variable Outgoings;
Utilities:	to be paid by Department via Variable Outgoings;
Insurance:	building insurance premium to be paid by City, Department to effect and maintain public liability insurance;
Indemnity:	Department to indemnify the City against any loss / damage /claims;
Repairs:	City to repair and maintain premises, including structural;
Cleaning:	Department to organise cleaning three times per week;
Toilet access:	Department has a licence to access the toilet within the centre (appliance for Mount Hawthorn and Loftus Clinics only);
Capital works:	at sole discretion of the City; and
Redevelopment:	City may terminate the lease to redevelop the land by providing one year's notice in writing.

Administration noted in the email that the North Perth Child Health Clinic is not owned by the City and therefore it would be appropriate for the Department to negotiate the future use directly with the owners of the land, the MSCWA and ECC. Administration met with representatives of the MSCWA and ECC on 4 April 2018 to discuss the termination of the City's lease of the child health clinic portion of the building and the opportunity for the Department to lease the clinic directly from the MSCWA and ECC. The Department is currently liaising directly with the MSCWA and ECC in respect to a future lease, and conditional on the Department, MSCWA and ECC reaching agreement on a direct a lease, Administration will negotiate the termination of its lease with the MSCWA and ECC.

The Department responded to Administration's email on 10 April 2018 confirming that the proposed terms were in general acceptable to the Department, subject to:

- the City organising the cleaning of the clinics;
- the Department paying an annual utility / outgoings fee of \$5,000 per clinic to cover utility and cleaning costs (this is the fee paid to other local governments for use of health clinic buildings); and
- the City paying all other costs associated with the clinics, including rates and taxes.

Administration notes that cleaning is currently the highest annual cost for each clinic. The clinics are currently cleaned by the City's contracted cleaner, Academy, four times per week. Administration, the Department and the respective clinic nurses have agreed that cleaning three times per week is sufficient and will reduce the cleaning costs to \$2,262 per clinic per annum. If the clinics are cleaned three times per week and the utility costs for each clinic remain consistent with previous years' costs, the \$5,000 utility / outgoings fee proposed by the Department is relatively consistent with the estimated costs for 2018/19, as set out in the table below:

Clinic	Statutory compliance work	Utilities	Routine maintenance (aircon/pests)	Cleaning (3 times per week)	Total cost for each clinic per annum
Highgate	\$100	\$3,000	\$600	\$2,262	\$5,962
Loftus	\$100	\$1,000	\$1,000	\$2,262	\$4,362
Mt Hawthorn	\$100	\$3,000	\$1,000	\$2,262	\$6,362
TOTAL COST					\$16,686

A site visit of the four clinics was attended by Administration and a representative of the Department on 10 April 2018. As a result of the site visit the following works are proposed at each clinic to ensure the clinics are in good repair at the commencement of the proposed leases:

- Loftus Clinic – ceiling and light fitting replacement and new carpet;
- Mount Hawthorn – ceiling and light fitting replacement and new carpet; and
- Highgate – kitchen refurbishment.

The following work was also proposed for the North Perth Clinic in anticipation of the termination of the City's lease:

- internal repaint;
- replacement of carpet; and
- vinyl buffing in kitchen and waiting room / foyer area.

Funding for the above work is included in the 2018-19 Capital budget.

CONSULTATION/ADVERTISING:

Administration met with a representative of the Department on 15 February and 10 April 2018 and has negotiated the terms of the proposed leases.

Administration also met with representatives of MSCWA and ECC on 4 April 2018 to discuss the termination of the City's lease of 20 View Street.

As the proposed disposition is to a State government department the City is not required to advertise or provide public notice of the proposal.

LEGAL/POLICY:

Section 3.58 of the *Local Government Act 1995* (WA) (Act) provides that a local government can only dispose of property (which includes to sell or lease property) in accordance with section 3.58(3) unless the disposition falls within the scope of section 3.58(5), which includes:

“(d) Any other disposition that is excluded by regulations from the application of this section.”

Regulation 30(2)(c)(ii) of the *Local Government (Functions and General) Regulations 1996* provides that a disposition to a department or agency of the state is an exempt disposition for the purposes of section 3.58(5) of the Act.

Therefore as the proposed dispositions are to the Department the City is not required to comply with section 3.58.

The City's Leasing Policy 1.2.1 provides the following guidance in respect to the lease term:

- "1. Any new lease granted by the Council shall usually be limited to a five (5) year period, and any option to renew shall usually be limited to no more than a ten (10) year period.
2. Council may consider longer periods where the Council is of the opinion that there is benefit or merit for providing a longer lease term."

In accordance with this Policy Administration is proposing a five year term with two five year option terms at the City's discretion. Administration is also proposing a redevelopment clause to allow the City to terminate the lease at any time if the land is to be redeveloped, provided one years' notice is given to the Department.

RISK MANAGEMENT IMPLICATIONS:

High The Department is currently using the four clinics without any formal arrangement to govern the use. This poses liability and indemnity risks for the City and is also resulting in the City expending money on repairs, maintenance, cleaning and utilities for the benefit of the Department, without any formal recognition or clarification of responsibility.

The proposed leases will address these issues and ensure that the service can continue to be provided to the local community.

STRATEGIC IMPLICATIONS:

The proposed leases align with the following objectives in the City's Strategic Community Plan 2013-2023:

- "1.1.4 Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment.
- 2.1.3 Develop business strategies that reduce reliance on rates revenue
 - (c) Continue to review leases and commercial contracts to ensure the best return for the City, whilst being cognisant of its community service obligations."

SUSTAINABILITY IMPLICATIONS:

N/A

FINANCIAL/BUDGET IMPLICATIONS:

The costs the City incurred in 2016/17 in respect to the clinics is set out below.

CHILD HEALTH CLINIC EXPENSES 2016-17				
Item	North Perth	Highgate	Loftus	Mt Hawthorn
Maintenance - General	\$771.24	\$0.00	\$0.00	\$577.28
Maintenance - Lighting & Electrical	\$501.75	\$711.12	\$292.37	\$376.26
Cleaning	\$3,814.55	\$4,606.13	\$4,199.91	\$2,979.79
Security	\$213.00	\$0.00	\$65.00	\$0.00
Refuse Collection	\$207.33	\$32.43	\$64.68	\$0.00
Maintenance - Roof / Gutter	\$0.00	\$264.48	\$0.00	\$0.00
Maintenance - Fire Appliance	\$86.30	\$196.95	\$0.00	\$90.61
Maintenance - Pest Control	\$370.14	\$123.25	\$34.17	\$0.00
Maintenance - Air Conditioner	\$520.00	\$480.00	\$1,899.50	\$0.00
Utilities	\$2,450.99	\$3,262.47	\$760.93	\$3,129.79
Depreciation Expense	\$5,393.75	\$3,917.17	\$4,427.05	\$6,393.85
Building Insurance	\$259.75	\$173.60	\$204.19	\$276.90
ESL & Other	\$123.55	\$379.63	\$61.45	\$250.62
TOTAL	\$14,712.35	\$14,147.23	\$12,009.25	\$14,075.10
(MINUS DEPRECIATION)	\$9,318.60	\$10,230.06	\$7,582.20	\$7,681.25
TOTAL FOR ALL CLINICS				\$54,943.93
(MINUS DEPRECIATION)				\$34,812.11

Administration and the Department have agreed to reduce cleaning to three times per week for each clinic, which is estimated to reduce the City's costs in respect to the three clinics to approximately \$25,000 in 2018/19. The total depreciation for all three buildings is estimated to be \$13,000 in 2018/19, therefore the total cost estimated for 2018/19 is \$38,000.

The \$5,000 utility / outgoing fee put forward by the Department is being recommended by Administration as an appropriate fee as it largely offsets the utility and cleaning costs associated with each clinic. However, the \$5,000 is based on the current utility prices and level of service at each clinic (particularly cleaning frequency), and therefore if these factors change the fee will be adjusted accordingly. The Lease can be drafted to reflect this.

It is noted that the utility / outgoing fee may not offset all costs the City incurs in respect to each respective building, especially the general repair and maintenance costs. Based on the community benefit provided by the clinics Administration recommends that the City should be subsidising the Department's provision of the service, and therefore the proposed fee is acceptable. The subsidy is estimated to be \$23,000 in 2018/19 (including depreciation).

The termination of the City's lease of the health clinic portion of 20 View Street will mean the City will have no further costs in respect to this building, which is estimated to result in a cost saving of \$10,000 in 2018/19.

The cost of the works proposed at each clinic to ensure the clinics are in good repair at the commencement (termination in the case of the North Perth clinic) of the proposed leases is \$70,000. This has been included in the draft budget.

COMMENTS:

Administration recognises the community service the health clinics provide and based on the current and predicted future demand for the service is supportive of the continued use of the buildings by the Department for this purpose. Governing the Department's current use of the clinics via a lease will clarify and protect the City's and Department's respective roles, responsibilities and liability. The recommended lease terms reflect the current arrangement at each clinic, however, imposes a \$5,000 utility / outgoing fee on the Department which will offset the majority of the City's utility and cleaning costs incurred in respect to each clinic.

On this basis Administration recommends that a lease of the Highgate, Loftus and Mount Hawthorn child health clinic buildings is granted to the Department on the terms set out above.

In respect to the North Perth child health clinic building, Administration will investigate the termination of its lease with the MSCWA and ECC and subject to successful negotiations of a direct lease between the Department, the MSCWA and the ECC, will recommend to Council that a surrender of lease is prepared to terminate its lease. This will ensure that the service provided by the North Perth child health clinic is not interrupted.

7.2	AUTHORISATION OF EXPENDITURE FOR THE PERIOD 1 APRIL 2018 TO 30 APRIL 2018
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TRIM Ref: D18/64104

Author: Nikki Hirrill, Accounts Payable Officer

Authoriser: Kerryn Batten, Director Corporate Services

Attachments: 1. Payments by EFT April 18 [↓](#) 
 2. Payments by Cheque April 18 [↓](#) 
 3. Payments by Credit Card April 18 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 April 2018 to 30 April 2018 as detailed in attachment 1, 2 and 3 as summarised below:

Cheque Numbers 82210 - 82277	\$83,301.24
Cancelled cheques 82148, 82210 and 82270	-\$1,759.56
EFT Documents 2231 - 2243	\$4,302,271.37
Payroll	\$635,714.55
Direct Debits	
• Lease Fees	\$135,290.06
• Loan Repayments	\$148,530.29
• Bank Fees and Charges	\$138,793.83
• Credit Cards	\$8,331.85
Total Direct Debit	\$430,946.03
Total Accounts Paid	\$5,450,473.63

PURPOSE OF REPORT:

To present to Council the expenditure and list of accounts paid for the period 1 April 2018 to 30 April 2018.

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 for the period 1 April 2018 to 30 April 2018, covers the following:

FUND	CHEQUE NUMBERS/ PAY PERIOD	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
Cheques	82210 - 82277	\$83,301.24
Cancelled Cheques	82148, 82210 and 82270	-\$1,759.56
EFT Payments	2231 - 2243	\$4,302,271.37
Sub Total		\$4,383,813.05
Transfer of Payroll by EFT	17/04/18	\$635,714.55
	April 2018	\$635,714.55
Bank Charges and Other Direct Debits		
Lease Fees		\$135,290.06
Loan Repayments		\$148,530.29
Bank Charges – CBA		\$138,793.83
Credit Cards		\$8,331.85
 Total Bank Charges and Other Direct Debits (Sub Total)		 \$430,946.03
 Total Payments		 \$5,450,473.63

CONSULTING/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 Annual Budget.

COMMENTS:

If Councillors require further information on any of the payments, please contact the Manager Financial Services.

Creditors Report - Payments by EFT 01/04/2018 to 30/04/2018				
<i>Creditor</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
2231.2004-01	03/04/2018	Skye Group Pty Ltd	Merchandise	\$ 541.20
2231.2008-01	03/04/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 29,704.83
2231.2029-01	03/04/2018	Bunnings Building Supplies	Hardware supplies - various locations	\$ 2,830.56
2231.2030-01	03/04/2018	Benara Nurseries	Supply of plants	\$ 411.95
2231.2049-01	03/04/2018	City Of Perth	BA/DA archive retrievals	\$ 689.80
2231.2051-01	03/04/2018	Cleansweep (WA) Pty Ltd	Hire of road sweepers	\$ 550.00
2231.2053-01	03/04/2018	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 3,969.79
2231.2074-01	03/04/2018	Dickies Tree Service	Tree lopping services - Brentham Reserve	\$ 616.00
2231.2106-01	03/04/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 3,579.13
2231.2119-01	03/04/2018	Line Marking Specialists	Line marking services - various locations	\$ 1,111.00
2231.2122-01	03/04/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance - various	\$ 3,058.78
2231.2175-01	03/04/2018	Pro Turf Services	Plant repairs and maintenance - single asset	\$ 3,685.00
2231.2188-01	03/04/2018	Running Bare Australia Pty Ltd	Merchandise	\$ 123.75
2231.2189-01	03/04/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 1,031.70
2231.2192-01	03/04/2018	Sigma Chemicals	Pool chemicals and pool cleaner repairs	\$ 7,512.53
2231.2195-01	03/04/2018	Civica Pty Limited	BIS and Websphere maintenance agreements	\$ 9,136.26
2231.2199-01	03/04/2018	Speedo Australia Pty Ltd	Merchandise	\$ 2,557.50
2231.2200-01	03/04/2018	Sportsworld Of WA	Merchandise	\$ 3,136.65
2231.2203-01	03/04/2018	Tabata Australia Pty Ltd	Merchandise	\$ 169.60
2231.2204-01	03/04/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 685.72
2231.2221-01	03/04/2018	Turfmaster Facility Management	Turf maintenance-Leederville Oval; Seniors mowing program	\$ 20,352.75
2231.2234-01	03/04/2018	Water Corporation	Water charges - various locations	\$ 16,413.14
2231.3001-01	03/04/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - various departments	\$ 12,963.09
2231.3013-01	03/04/2018	Bollinger & Co Pty Ltd	Gate repairs - Depot	\$ 456.09
2231.3019-01	03/04/2018	Otis Elevator Company Pty Ltd	Quarterly lift maintenance - Admin	\$ 2,114.97
2231.3057-01	03/04/2018	European Foods Wholesalers Pty Ltd	Beatty Park Café supplies	\$ 2,091.92
2231.3066-01	03/04/2018	Royal Life Saving Society	Watch Around Water wristbands	\$ 434.00
2231.3091-01	03/04/2018	Sam's Repairs & Maintenance	Sign installation & maintenance - various locations	\$ 3,116.00
2231.3092-01	03/04/2018	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 860.34
2231.3099-01	03/04/2018	Total Packaging WA Pty Ltd	Supply of bin liners and dog litter bags	\$ 3,845.60
2231.3110-01	03/04/2018	Depiazzi	Mulch supplies	\$ 6,320.60
2231.3137-01	03/04/2018	WALGA	Staff training - various courses	\$ 3,351.50
2231.3146-01	03/04/2018	K.S. Black (WA) Pty Ltd	Bore/pump maintenance - various locations	\$ 1,120.35
2231.3170-01	03/04/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 1,642.85
2231.3195-01	03/04/2018	Initial Hygiene	Sharps disposal services	\$ 1,031.81

Creditor	Date	Payee	Description	Amount
2231.3222-01	03/04/2018	Securepay Pty Ltd	Web payment fees	\$ 1,116.50
2231.3235-01	03/04/2018	My Best Friend Veterinary Centre	Vet services	\$ 1,133.71
2231.3239-01	03/04/2018	Award Contracting Pty Ltd	Locating services - Farmer Street, North Perth	\$ 2,194.50
2231.3246-01	03/04/2018	Ellenby Tree Farm Pty Ltd	Supply of plants and trees	\$ 660.00
2231.3281-01	03/04/2018	Community Newspapers	Advertising services - BPLC	\$ 1,019.88
2231.3349-01	03/04/2018	City Motors Smash Repairs	Vehicle services and repairs	\$ 749.11
2231.3410-01	03/04/2018	Allmark and Associates Pty Ltd	Plaque supply - Hyde Park memorial bench	\$ 104.50
2231.3424-01	03/04/2018	Lynford Motors Pty Ltd Osborne Park	Vehicle services and repairs	\$ 1,879.45
2231.3492-01	03/04/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$ 464.46
2231.3511-01	03/04/2018	City of Stirling	Green waste tipping fees	\$ 1,181.70
2231.3519-01	03/04/2018	Ausnet Industries	Futsal goals - Loftus Centre	\$ 9,900.00
2231.3560-01	03/04/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 986.97
2231.3700-01	03/04/2018	Quality Traffic Management Pty Ltd	Traffic management services - Leederville road closures	\$ 25,987.50
2231.3744-01	03/04/2018	Woodlands Distributors & Agencies Pty Ltd	Dog litter bags and dispensers	\$ 712.58
2231.3757-01	03/04/2018	J & K Hopkins	Supply of office furniture - Admin	\$ 239.00
2231.3814-01	03/04/2018	Western Power Corporation	Study re installation of UMS pits for CCTV - Oxford Street	\$ 1,500.00
2231.3913-01	03/04/2018	Kennards Hire	Hire of BBQ - Bike Week breakfast	\$ 246.00
2231.3951-01	03/04/2018	NVMS Pty Ltd	Calibration of noise level meters	\$ 2,035.00
2231.4017-01	03/04/2018	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance	\$ 9,456.75
2231.4103-01	03/04/2018	Asphaltech Pty Ltd	Asphalt supplies - Anzac Road and Fairfield Street	\$ 19,137.04
2231.4120-01	03/04/2018	WestCycle	Community support grant funding - Summer Criterium series	\$ 2,000.00
2231.4210-01	03/04/2018	Beaver Tree Services	Street trees & parks pruning/removal - various locations	\$ 4,571.60
2231.4221-01	03/04/2018	Suez Recycling & Recovery Pty Ltd	Waste collection - BPLC	\$ 822.16
2231.4367-01	03/04/2018	Academy Services WA Pty Ltd	Cleaning services - various locations; washroom consumables	\$ 46,862.80
2231.4395-01	03/04/2018	KC Sports Distributors	Supply of wristbands - BPLC	\$ 288.75
2231.4418-01	03/04/2018	West-Sure Group Pty Ltd	Cash collection services	\$ 250.80
2231.4447-01	03/04/2018	Blackwoods Atkins	Hardware supplies - Depot	\$ 220.75
2231.4469-01	03/04/2018	Hisco Pty Ltd	Tablecloth rolls	\$ 190.43
2231.4493-01	03/04/2018	Tom Lawton - Bobcat Hire	Bobcat hire and tipping fees - various locations	\$ 11,894.85
2231.4497-01	03/04/2018	Floreat Athena Soccer Club Inc	Kidsport vouchers	\$ 715.00
2231.4627-01	03/04/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 10,115.62
2231.4637-01	03/04/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 1,115.18
2231.4749-01	03/04/2018	Picton Press	Printing services - BPLC	\$ 274.09
2231.4768-01	03/04/2018	Optus Billing Services Pty Ltd	Telephone and internet charges; various locations	\$ 11,196.67
2231.4862-01	03/04/2018	Primavera Quality Meats	Catering services - Community Bike Breakfast	\$ 120.00
2231.4889-01	03/04/2018	Officeworks Superstores Pty Ltd	Paper supplies	\$ 499.00
2231.4957-01	03/04/2018	WA Profiling	Profiling services - Anzac Road and Fairfield Street	\$ 1,952.50
2231.5041-01	03/04/2018	Alsco Pty Ltd	Mat supplies - BPLC	\$ 460.91
2231.5080-01	03/04/2018	Repco Auto Parts	Parts supplies - Depot	\$ 8.25

Creditor	Date	Payee	Description	Amount
2231.5193-01	03/04/2018	Protector Fire Services Pty Ltd	Fire detection control and indicating equipment - Admin	\$ 28,744.10
2231.5199-01	03/04/2018	Rockwater Proprietary Limited	Geothermal monitoring review - BPLC	\$ 1,570.80
2231.5231-01	03/04/2018	Photo Perth Wholesale Pty Ltd	Archival library supplies	\$ 159.95
2231.5246-01	03/04/2018	Altiform Pty Ltd	Supply of plastic batten bench	\$ 1,801.80
2231.5294-01	03/04/2018	A Team Printing	Printing services - BPLC	\$ 524.70
2231.5301-01	03/04/2018	Kott Gunning	Legal services - protection and property	\$ 11,767.58
2231.5368-01	03/04/2018	Tamala Park Regional Council	Account for GST for sale of land	\$ 11,750.45
2231.5414-01	03/04/2018	Phonographic Performance Company of Australia Ltd	Music licence in fitness classes	\$ 2,335.95
2231.5482-01	03/04/2018	Erections WA	Guardrail installation and repairs - various locations	\$ 7,840.80
2231.5538-01	03/04/2018	Frediani Milk Wholesalers	Milk supplies	\$ 433.00
2231.5598-01	03/04/2018	Total Eden Pty Ltd	Reticulation supplies - various locations	\$ 65.84
2231.5674-01	03/04/2018	PowerVac Pty Ltd	Service of cleaning equipment - BPLC	\$ 290.50
2231.5683-01	03/04/2018	Tourism Brochure Exchange	Distribution services - BPLC	\$ 165.00
2231.5888-01	03/04/2018	Kleen West Distributors	Graffiti removal supplies	\$ 1,358.23
2231.5898-01	03/04/2018	Replants.com Pty Ltd	Supply of grass trees	\$ 2,850.00
2231.5936-01	03/04/2018	Outsource Business Support Solutions Pty Ltd	Technical support to Authority system	\$ 1,237.50
2231.6041-01	03/04/2018	Battery World Osborne Park	Supply of batteries - Depot	\$ 168.00
2231.6072-01	03/04/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 5,841.75
2231.6131-01	03/04/2018	Kidzabuzz Pty Ltd	2 for 1 swim vouchers - BPLC	\$ 324.50
2231.6218-01	03/04/2018	Devco Builders	Small maintenance and repairs - various locations	\$ 17,732.97
2231.6228-01	03/04/2018	Bowden Tree Consultancy	Arboricultural assessment - Chelmsford Road	\$ 429.00
2231.6258-01	03/04/2018	Sanderson's Outdoor Power Equipment	Blower repairs	\$ 103.00
2231.6259-01	03/04/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$ 5,314.10
2231.6278-01	03/04/2018	T&H Wilkes Pty Ltd	Gravel supplies - Hyde Street playground	\$ 1,078.00
2231.6390-01	03/04/2018	Eric Hood Pty Ltd	Painting services - Leederville Oval	\$ 9,504.00
2231.6482-01	03/04/2018	Department of Transport	Vehicle ownership searches	\$ 2,448.85
2231.6640-01	03/04/2018	Vertical Telecoms Pty Ltd	Team talk air time	\$ 6,513.05
2231.6648-01	03/04/2018	Environmental Health Australia (WA)	Staff training course - SAT process	\$ 175.00
2231.6650-01	03/04/2018	Thrifty Car Rental	Vehicle hire	\$ 404.01
2231.6733-01	03/04/2018	1905 Coffee on Newcastle	Catering services - Council meeting and MRC CEO meeting	\$ 165.00
2231.6781-01	03/04/2018	Sean Cappeau	Installation of stickers on signage - NIB stadium	\$ 1,215.00
2231.6799-01	03/04/2018	Beaufort Street Network Inc.	Christmas decorations and various events funding	\$ 2,602.50
2231.6853-01	03/04/2018	A M Baraiolo	Reimbursement of expenses - hot water urn	\$ 99.95
2231.6872-01	03/04/2018	Truck Centre (WA) Pty Ltd	Truck repairs	\$ 3,205.31
2231.6881-01	03/04/2018	Bridgestone Select West Perth/Osborne Park	Tyre services	\$ 25.41
2231.6903-01	03/04/2018	APARC Pty Ltd	Parking meter ticket rolls	\$ 14,350.50
2231.6999-01	03/04/2018	ARL Perth	Asbestos testing - Tasman Street	\$ 181.50
2231.7003-01	03/04/2018	Sonic HealthPlus Pty Ltd	Employee medical assessments	\$ 361.20
2231.7118-01	03/04/2018	C Wood Distributors	Beatty Park Café supplies	\$ 1,708.30

Creditor	Date	Payee	Description	Amount
2231.7124-01	03/04/2018	Halls Head Community College	Supply of plants	\$ 836.00
2231.7132-01	03/04/2018	Catek Equipment Repairs	Dishwasher repairs - BPLC	\$ 1,128.12
2231.7189-01	03/04/2018	Steann Pty Ltd	Verge greenwaste collection	\$ 34,496.00
2231.7275-01	03/04/2018	Marshall Beattie Pty Ltd	Automatic door repairs - BPLC	\$ 638.00
2231.7282-01	03/04/2018	Rubek Automatic Doors	Automatic door repairs - BPLC	\$ 544.50
2231.7329-01	03/04/2018	Indigenous Economic Solutions	Monitoring services - Banks Reserve	\$ 1,485.00
2231.7388-01	03/04/2018	Vorgee Pty Ltd	Merchandise	\$ 1,895.52
2231.7399-01	03/04/2018	Briskleen Supplies Pty Ltd	Toiletry and cleaning products	\$ 2,183.96
2231.7420-01	03/04/2018	Leederville Hotel (T/A Pent Pty Ltd)	Parking revenue distribution	\$ 16,836.83
2231.7431-01	03/04/2018	BM Perich	Street tree services - various locations	\$ 5,853.10
2231.7466-01	03/04/2018	Gillie and Marc	Supply of stainless steel sign	\$ 1,375.00
2231.7477-01	03/04/2018	Expo Group	Printing services - various events and departments	\$ 4,064.50
2231.7480-01	03/04/2018	F Sauzier	Reimbursement of expenses - catering for various events	\$ 348.18
2231.7481-01	03/04/2018	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 27,130.84
2231.7510-01	03/04/2018	Northsands Resources	Construction waste disposal	\$ 4,257.00
2231.7561-01	03/04/2018	Allcare Monitoring Services	After hour calls service - Admin	\$ 1,684.00
2231.7593-01	03/04/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 628.54
2231.7605-01	03/04/2018	Centropak	Beatty Park Café supplies	\$ 1,708.03
2231.7612-01	03/04/2018	Crimea Growers Market	Beatty Park Café supplies	\$ 1,465.15
2231.7654-01	03/04/2018	Worldwide Printing Solutions East Perth	Printing services - banner and cards	\$ 455.00
2231.7688-01	03/04/2018	Riverside Christian Football Club Inc.	Kidsport voucher	\$ 150.00
2231.7774-01	03/04/2018	Advancetag Pty Ltd	Service security gate - BPLC	\$ 192.50
2231.7777-01	03/04/2018	Daniela Toffali	Fitness classes	\$ 248.00
2231.7845-01	03/04/2018	Mount Hawthorn Hub	Pop up skate event	\$ 3,556.50
2231.7944-01	03/04/2018	Unicare Health	Paediatric sling for disability hoist - BPLC	\$ 407.00
2231.7950-01	03/04/2018	Rawlicious Delights	Beatty Park Café supplies	\$ 671.55
2231.7955-01	03/04/2018	Synergy	Electricity charges - various locations	\$ 2,361.45
2231.7967-01	03/04/2018	CS Legal	Debt recovery services	\$ 1,778.98
2231.8009-01	03/04/2018	Marketforce Express Pty Ltd	Advertising services - Leedy Streets Open	\$ 15,741.00
2231.8080-01	03/04/2018	Michael Page International	Temporary staff - Finance	\$ 3,026.04
2231.8108-01	03/04/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 28,964.86
2231.8118-01	03/04/2018	Vendpro Vending Services	Vending machine hire - BPLC	\$ 235.40
2231.8146-01	03/04/2018	Exteria	Bench supplies - Various locations	\$ 7,177.50
2231.8180-01	03/04/2018	Pedaling Beans	Supply of coffee - Ride to Work Breakfast	\$ 368.00
2231.8212-01	03/04/2018	Son Energy Solutions	Replace compressor and pump - BPLC	\$ 8,046.50
2231.8223-01	03/04/2018	Noongar Media Enterprises	Radio advertising	\$ 2,164.80
2231.8283-01	03/04/2018	Lakeside Mowers & Motorcycles	Mower parts	\$ 288.00
2231.8307-01	03/04/2018	MessageMedia	SMS integrating for Phoenix	\$ 121.88
2231.8339-01	03/04/2018	Redfish Technologies Pty Ltd	Compliance audit - BPLC	\$ 4,576.00

Creditor	Date	Payee	Description	Amount
2231.8383-01	03/04/2018	Roadline Removal (WA)	Line marking removal services - Oxford Street	\$ 660.00
2231.8388-01	03/04/2018	Clever Patch	Library supplies	\$ 76.95
2231.8441-01	03/04/2018	Scorpion Training Solutions	Staff training - Health and Safety	\$ 880.00
2231.8486-01	03/04/2018	Landmark Products Pty Ltd	Supply of general waste bins - Hyde Park Reserve	\$ 4,779.50
2231.8498-01	03/04/2018	Wheelers Books	Library books	\$ 466.00
2231.8547-01	03/04/2018	AWB Building Co.	Plumbing services - various locations	\$ 19,240.61
2231.8585-01	03/04/2018	Sodexo	Catering services - Close the Gap event	\$ 2,686.75
2231.8586-01	03/04/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 8,442.23
2231.8593-01	03/04/2018	Colleagues Nagels	Integrated transferable parking permits	\$ 185.46
2231.8609-01	03/04/2018	Minter Ellison	Professional fees - Investigation workshop	\$ 2,750.00
2231.8628-01	03/04/2018	AV Trucks Services Pty Ltd	Truck repairs	\$ 3,013.69
2231.8665-01	03/04/2018	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 360.00
2231.8671-01	03/04/2018	Design Right	Design services - Braithwaite Hall refurbishment	\$ 6,600.00
2231.8672-01	03/04/2018	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 2,142.03
2231.8677-01	03/04/2018	Six Sigma Phoenix	Seniors computer workshop - Library	\$ 975.00
2231.8684-01	03/04/2018	Ip Khalsa Pvt Ltd	Mail delivery service	\$ 86.66
2231.8688-01	03/04/2018	Infocouncil Pty Ltd	Infocouncil annual licence	\$ 8,992.50
2231.8694-01	03/04/2018	Nordic Fitness Equipment	Cleaning wipes	\$ 975.00
2231.8715-01	03/04/2018	Roof Safety Solutions Pty Ltd	Re-certification of roof safety - various locations	\$ 2,640.00
2231.8737-01	03/04/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 2,318.28
2231.8743-01	03/04/2018	Konica Minolta Business Solutions	Copy costs - various departments	\$ 1,954.67
2231.8752-01	03/04/2018	Jackie Barron	Fitness instructor fees	\$ 170.52
2231.8757-01	03/04/2018	Suez Recycling & Recovery (Perth) Pty Ltd	Recycling services and waste collection	\$ 93,764.29
2231.8763-01	03/04/2018	StrataGreen	Fertiliser supplies	\$ 2,084.68
2231.8789-01	03/04/2018	TPG & Place Match	Professional fees - parking surveys	\$ 4,049.27
2231.8793-01	03/04/2018	Nightlife Music Pty Ltd	Crowd DJ	\$ 560.43
2231.8807-01	03/04/2018	Studio Elementa	Design services - Well and Wise calendar	\$ 1,680.00
2231.8840-01	03/04/2018	Architex Design	Design advisory fees	\$ 600.00
2231.8842-01	03/04/2018	Emerge Associates	Tree selection tool development; drainage assessment BPLC	\$ 11,346.50
2231.8845-01	03/04/2018	Gymcare	Gym equipment repairs and maintenance	\$ 414.15
2231.8866-01	03/04/2018	Mount Lawley Tennis Club	Kidsport voucher	\$ 165.00
2231.8868-01	03/04/2018	Poolwise Living	Water playground maintenance - Hyde Park	\$ 3,806.25
2231.8870-01	03/04/2018	Jessica Wyld Photography	Photography services - Alfresco permits	\$ 319.00
2231.8886-01	03/04/2018	Benerin Electrical Services	Bus shelter repairs - Newcastle Street	\$ 5,159.00
2231.8899-01	03/04/2018	SJR Civil Consulting Pty Ltd	Design based consultancy services - various projects	\$ 2,200.00
2231.8911-01	03/04/2018	Quayclean Australia Pty Ltd	Cleaning services - BPLC	\$ 10,068.41
2231.8914-01	03/04/2018	Refresh Water Pty Ltd	Water cooler rental - Admin	\$ 33.00
2231.8938-01	03/04/2018	Atmos Foods Pty Ltd	Beatty Park Café supplies	\$ 237.60
2231.8946-01	03/04/2018	Market Creations	Website design and development	\$ 231.00

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2231.8947-01	03/04/2018	SPP Group WA Pty Ltd	Mechanical consultancy - Loftus Recreation Centre	\$ 5,500.00
2231.8954-01	03/04/2018	M.A. Lalli & Associates	Building structure redesign and amendments - BPLC	\$ 825.00
2231.8959-01	03/04/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 19,058.92
2231.8964-01	03/04/2018	New Dimension Mechanical Services	Kitchen equipment repairs - BPLC	\$ 896.50
2231.8996-01	03/04/2018	West Australian Music Industry Association Inc	Summer concerts project management - Hyde Park	\$ 27,500.00
2231.9030-01	03/04/2018	The Event Mill	Event - Close the Gap Day Staging	\$ 1,394.80
2231.9056-01	03/04/2018	Dalin Electrical Controls	Electrical services - BPLC	\$ 870.10
2231.9130-01	03/04/2018	Frostbland Pty Ltd	Merchandise	\$ 383.98
2231.9141-01	03/04/2018	B Nodari-Stewart	Part refund of Beatty Park membership	\$ 77.22
2231.9165-01	03/04/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 27,654.00
2231.9166-01	03/04/2018	Sports Medicine Australia	Staff training course - Sports taping demo	\$ 200.00
2231.9169-01	03/04/2018	Signbiz WA	Digital print services	\$ 121.00
2231.9202-01	03/04/2018	Daniel Bullen	Fitness instructor fees	\$ 100.00
2231.9212-01	03/04/2018	Access Office Industries	Book pod for library	\$ 440.00
2231.9214-01	03/04/2018	J D Penangke	Perpetual licence for digital artwork	\$ 4,491.85
2231.9248-01	03/04/2018	Flooring Consultancy WA	Flooring application report - Depot	\$ 165.00
2231.9254-01	03/04/2018	Vocus Pty Ltd	Pit raising services - Joel Terrace/Summers Street	\$ 3,100.02
2231.9258-01	03/04/2018	S Egan	Art installation and workshop - Close the Gap Day	\$ 1,320.00
2231.9259-01	03/04/2018	Park Motor Body Builders (AMC Pty Ltd)	Plant repairs - various	\$ 10,208.00
2231.9260-01	03/04/2018	Banovich Hillman	Rates refund	\$ 1,249.70
2231.9261-01	03/04/2018	iWealth One Unit Trust	Rates refund	\$ 413.21
2231.9265-01	03/04/2018	Simba Australia	Merchandise	\$ 2,868.80
2231.9282-01	03/04/2018	Urban Indigenous WA Pty Ltd	Canvas - Close the Gap Day	\$ 1,350.00
2231.9283-01	03/04/2018	M Lommerse	Design concept - Mount Hawthorn Community Facility	\$ 250.00
2231.9286-01	03/04/2018	Manic Botanic (Manic WA Pty Ltd)	Wreath for Anzac Memorial Service	\$ 90.00
2231.9291-01	03/04/2018	Perth Inner City Youth Service	Grant funding - Project officer and associated costs	\$ 8,272.00
2231.9292-01	03/04/2018	R van Royden	Part refund of Beatty Park membership	\$ 650.10
2231.9293-01	03/04/2018	Annabel Smith	Presentation - Library	\$ 350.00
2231.9296-01	03/04/2018	K Kalantzis and M M Kalantzis	Part refund of Beatty Park membership	\$ 615.54
2231.9297-01	03/04/2018	L Teh	Ezidebit refund	\$ 11.90
2231.9299-01	03/04/2018	SpacetoCo Pty Ltd	Consultants reporting fees - Community Engagement	\$ 660.00
2231.9300-01	03/04/2018	Purple Yak Pty Ltd	Presentation - City of Vincent women	\$ 1,100.00
2231.9302-01	03/04/2018	J Corbellini	Reimbursement of expenses - Work meeting refreshments	\$ 56.50
2231.9307-01	03/04/2018	Y K Lee	Part refund of Beatty Park membership	\$ 22.32
2232.2136-01	05/04/2018	Mindarie Regional Council	Processable and non processable waste	\$ 179,154.36
2232.7575-01	05/04/2018	Natural Area Holdings Pty Ltd	Foreshore restoration - Banks Reserve	\$ 116,655.00
2232.8976-01	05/04/2018	Stott Hoare	Supply of computers and tablets	\$ 332,017.40
2233.2020-01	09/04/2018	Australian Services Union	Payroll deduction	\$ 302.06
2233.2045-01	09/04/2018	Child Support Agency	Payroll deduction	\$ 1,099.92

Creditor	Date	Payee	Description	Amount
2233.2153-01	09/04/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2233.2213-01	09/04/2018	City of Vincent	Payroll deduction	\$ 825.38
2233.2216-01	09/04/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 488.00
2233.3133-01	09/04/2018	Depot Social Club	Payroll deduction	\$ 80.00
2233.6156-01	09/04/2018	Health Insurance Fund of WA	Payroll deduction	\$ 269.50
2233.8120-01	09/04/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,574.86
2234.98000-01	09/04/2018	Australian Taxation Office	Payroll deduction	\$ 184,506.10
2235.6524-01	12/04/2018	Cr J Topelberg	Council meeting fee	\$ 1,916.66
2235.6524-01	12/04/2018	Cr J Topelberg	Information and communication technology allowance	\$ 750.00
2235.7143-01	12/04/2018	Cr R Harley	Council meeting fee	\$ 1,916.66
2235.7143-01	12/04/2018	Cr R Harley	Information and communication technology allowance	\$ 750.00
2235.7862-01	12/04/2018	Mayor E Cole	Council meeting fee	\$ 7,797.33
2235.7862-01	12/04/2018	Mayor E Cole	Information and communication technology allowance	\$ 750.00
2235.8435-01	12/04/2018	Cr D Loden	Council meeting fee	\$ 1,916.66
2235.8435-01	12/04/2018	Cr D Loden	Information and communication technology allowance	\$ 750.00
2235.8438-01	12/04/2018	Cr S Gontaszewski	Council meeting fee	\$ 3,223.49
2235.8438-01	12/04/2018	Cr S Gontaszewski	Information and communication technology allowance	\$ 750.00
2235.8449-01	12/04/2018	Cr J Murphy	Council meeting fee	\$ 1,916.66
2235.8449-01	12/04/2018	Cr J Murphy	Information and communication technology allowance	\$ 750.00
2235.8808-01	12/04/2018	Cr J Hallett	Council meeting fee	\$ 1,916.66
2235.8808-01	12/04/2018	Cr J Hallett	Information and communication technology allowance	\$ 750.00
2235.9018-01	12/04/2018	Cr A Castle	Council meeting fee	\$ 1,916.66
2235.9018-01	12/04/2018	Cr A Castle	Information and communication technology allowance	\$ 750.00
2235.9019-01	12/04/2018	Cr J Fotakis	Council meeting fee	\$ 1,916.66
2235.9019-01	12/04/2018	Cr J Fotakis	Information and communication technology allowance	\$ 750.00
2236.2008-01	16/04/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 26,374.78
2236.2029-01	16/04/2018	Bunnings Building Supplies	Indoor composters; hardware supplies - various departments	\$ 6,238.14
2236.2030-01	16/04/2018	Benara Nurseries	Supply of plants	\$ 17,237.40
2236.2033-01	16/04/2018	BOC Gases Australia Limited	Oxygen supplies	\$ 84.33
2236.2049-01	16/04/2018	City Of Perth	Cycle lane cleaning services - Bulwer Street	\$ 353.99
2236.2051-01	16/04/2018	Cleansweep (WA) Pty Ltd	Hire of road sweepers	\$ 893.75
2236.2052-01	16/04/2018	Cobblestone Concrete	Concrete path repairs and construction - various locations	\$ 12,359.60
2236.2072-01	16/04/2018	Landgate	Gross rental valuations; aerial imagery	\$ 1,063.19
2236.2074-01	16/04/2018	Dickies Tree Service	Tree lopping services - various locations	\$ 2,090.00
2236.2085-01	16/04/2018	Farinosi & Sons Pty Ltd	Hardware supplies - Depot	\$ 149.00
2236.2105-01	16/04/2018	Inner City Newsagency	Newspaper delivery	\$ 124.88
2236.2106-01	16/04/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 2,574.46
2236.2113-01	16/04/2018	Kleenheat Gas	Forklift gas supplies - Depot	\$ 218.51
2236.2119-01	16/04/2018	Line Marking Specialists	Line marking services - various locations	\$ 1,838.87

Creditor	Date	Payee	Description	Amount
2236.2122-01	16/04/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance - various	\$ 6,068.88
2236.2126-01	16/04/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 719.95
2236.2136-01	16/04/2018	Mindarie Regional Council	Processable and non processable waste	\$ 57,893.22
2236.2175-01	16/04/2018	Pro Turf Services	Elevated work platform repairs	\$ 302.50
2236.2188-01	16/04/2018	Running Bare Australia Pty Ltd	Merchandise	\$ 841.50
2236.2189-01	16/04/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 79.60
2236.2192-01	16/04/2018	Sigma Chemicals	Pool chemicals	\$ 5,445.22
2236.2195-01	16/04/2018	Civica Pty Limited	Staff training course - BIS and admin	\$ 5,215.10
2236.2199-01	16/04/2018	Speedo Australia Pty Ltd	Merchandise	\$ 1,692.02
2236.2204-01	16/04/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 351.97
2236.2221-01	16/04/2018	Turfmaster Facility Management	Weed control program - various locations	\$ 1,936.00
2236.2234-01	16/04/2018	Water Corporation	Water charges - various locations	\$ 11,162.77
2236.2241-01	16/04/2018	Zipform	Rates final notices 2017/18	\$ 1,802.79
2236.3001-01	16/04/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - various departments	\$ 8,510.31
2236.3038-01	16/04/2018	St John Ambulance Australia	Staff training course - First aid	\$ 160.00
2236.3057-01	16/04/2018	European Foods Wholesalers Pty Ltd	Beatty Park Café supplies	\$ 696.76
2236.3091-01	16/04/2018	Sam's Repairs & Maintenance	Sign installation & maintenance - various locations	\$ 1,705.00
2236.3092-01	16/04/2018	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 308.70
2236.3110-01	16/04/2018	Depiazzi	Mulch supplies	\$ 3,160.30
2236.3170-01	16/04/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 1,835.56
2236.3187-01	16/04/2018	Local Government Professionals Australia WA	Workshop - Homelessness Spotlight Forum	\$ 50.00
2236.3213-01	16/04/2018	Domus Nursery	Supply of plants	\$ 232.65
2236.3239-01	16/04/2018	Award Contracting Pty Ltd	Locating services - various locations	\$ 3,187.25
2236.3246-01	16/04/2018	Ellenby Tree Farm Pty Ltd	Supply of plants and trees	\$ 9,322.50
2236.3257-01	16/04/2018	Kone Elevators Pty Ltd	Lift service fee - BPLC	\$ 1,639.87
2236.3299-01	16/04/2018	Baileys Fertilisers	Fertiliser supplies	\$ 10,516.00
2236.3315-01	16/04/2018	RPG Auto Electrics	Plant repairs - various	\$ 1,038.18
2236.3349-01	16/04/2018	City Motors Smash Repairs	Vehicle service and repairs	\$ 880.00
2236.3386-01	16/04/2018	JR & A Hersey Pty Ltd	Dymark spray supplies	\$ 528.00
2236.3410-01	16/04/2018	Allmark and Associates Pty Ltd	Plaque and sign supplies - various locations	\$ 1,001.00
2236.3492-01	16/04/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$ 777.23
2236.3496-01	16/04/2018	Orbit Health & Fitness Solutions	Gym equipment repairs	\$ 190.50
2236.3560-01	16/04/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 2,288.87
2236.3613-01	16/04/2018	Donegan Enterprises Pty Ltd	Supply and install seats - various locations	\$ 5,720.00
2236.3662-01	16/04/2018	Western Resource Recovery Pty Ltd	Grease trap maintenance	\$ 529.10
2236.3750-01	16/04/2018	Primus Telecom	Telephone charges	\$ 32.15
2236.3757-01	16/04/2018	J & K Hopkins	Office furniture supplies - Admin	\$ 1,057.00
2236.3814-01	16/04/2018	Western Power Corporation	Supply and install streetlight - Hope Street	\$ 1,904.00
2236.4036-01	16/04/2018	J.D Organics	Multi mix supplies	\$ 273.24

Creditor	Date	Payee	Description	Amount
2236.4091-01	16/04/2018	Bardfield Engineering	Supply and install seat planks and umbrellas - BPLC	\$ 3,850.00
2236.4106-01	16/04/2018	Local Government Planners Association	Workshop - Homelessness Spotlight Forum	\$ 480.00
2236.4120-01	16/04/2018	WestCycle	Traffic management services - Leederville Super Criterium	\$ 3,300.00
2236.4210-01	16/04/2018	Beaver Tree Services	Street trees & parks pruning/removal - various locations	\$ 6,828.80
2236.4272-01	16/04/2018	International Auto Services	Road cutter repairs	\$ 258.50
2236.4367-01	16/04/2018	Academy Services WA Pty Ltd	Cleaning services - various locations; washroom consumables	\$ 34,506.11
2236.4418-01	16/04/2018	West-Sure Group Pty Ltd	Cash collection services	\$ 219.45
2236.4447-01	16/04/2018	Blackwoods Atkins	Hardware supplies - Depot	\$ 654.67
2236.4493-01	16/04/2018	Tom Lawton - Bobcat Hire	Bobcat hire and tipping fees - various locations	\$ 11,338.80
2236.4627-01	16/04/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 17,311.40
2236.4637-01	16/04/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 1,554.30
2236.4726-01	16/04/2018	Telstra Infrastructure Services	Telstra pit relocation - Summers St/Joel Terrace	\$ 3,977.62
2236.4750-01	16/04/2018	Schindler Lifts Australia Pty Ltd	Lift maintenance - DSR	\$ 3,768.51
2236.4768-01	16/04/2018	Optus Billing Services Pty Ltd	Replacement handset	\$ 324.50
2236.4797-01	16/04/2018	Advance Press (2013) Pty Ltd	Printing services - Neighbourhood Day brochures	\$ 1,100.00
2236.4945-01	16/04/2018	The Oxford Hotel	Catering services - Mount Hawthorn town centre place plan	\$ 275.00
2236.4954-01	16/04/2018	Stratco (WA) Pty Ltd	Garden shed - Depot	\$ 499.00
2236.4971-01	16/04/2018	Totally Workwear	Uniform supplies - various departments	\$ 1,748.19
2236.5020-01	16/04/2018	Allied Forklifts	Forklift hire	\$ 665.50
2236.5041-01	16/04/2018	AlSCO Pty Ltd	Mat supplies	\$ 482.79
2236.5058-01	16/04/2018	Bolinda Publishing Pty Ltd	Library books	\$ 624.47
2236.5084-01	16/04/2018	ATF Services Pty Ltd	Temporary site and security fencing - various locations	\$ 318.46
2236.5193-01	16/04/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 3,208.43
2236.5281-01	16/04/2018	Cyclemania	Community bike child seat fitting	\$ 125.00
2236.5294-01	16/04/2018	A Team Printing	Printing services - BPLC	\$ 1,061.50
2236.5316-01	16/04/2018	McLeods Barristers & Solicitors	Legal advice - Property and WAPC determination	\$ 6,286.97
2236.5342-01	16/04/2018	Ozscot Horticulture	Supply of plants	\$ 7,798.56
2236.5366-01	16/04/2018	WA Safety Tape & Mesh	Hazard tape supplies	\$ 924.00
2236.5398-01	16/04/2018	Subaru Osborne Park	Vehicle service and repairs	\$ 1,110.28
2236.5446-01	16/04/2018	Rotary Club Of North Perth Inc.	Sponsorship - 2018 Hyde Park Community Fair	\$ 11,276.75
2236.5598-01	16/04/2018	Total Eden Pty Ltd	Reticulation supplies - various locations	\$ 46.59
2236.5659-01	16/04/2018	ABC Distributors (WA) Pty Ltd	Hand towels - Depot	\$ 1,663.20
2236.5685-01	16/04/2018	Muchea Tree Farm	Plant supplies	\$ 5,505.60
2236.5737-01	16/04/2018	Massey's Herd Milk Supply	Milk supplies	\$ 606.90
2236.5936-01	16/04/2018	Outsource Business Support Solutions Pty Ltd	Technical support to Authority system	\$ 1,320.00
2236.6072-01	16/04/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 2,539.75
2236.6081-01	16/04/2018	Boral Construction Materials Group	Concrete supplies - Alma Rd	\$ 467.50
2236.6218-01	16/04/2018	Devco Builders	Small maintenance and repairs - various locations	\$ 41,864.37
2236.6258-01	16/04/2018	Sanderson's Outdoor Power Equipment	Pole saw repairs	\$ 283.00

Creditor	Date	Payee	Description	Amount
2236.6259-01	16/04/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$ 2,873.20
2236.6455-01	16/04/2018	The BBQ Man	BBQ, bin and pressure cleaning services - various locations	\$ 7,037.68
2236.6489-01	16/04/2018	Osborne Park Volkswagen	Vehicle service and repairs	\$ 470.00
2236.6501-01	16/04/2018	Shop for Shops	Tag supplies - BPLC	\$ 48.05
2236.6551-01	16/04/2018	iSUBSCRIBE Pty Ltd	Library magazine subscriptions	\$ 561.34
2236.6640-01	16/04/2018	Vertical Telecoms Pty Ltd	Two way radio repairs	\$ 169.73
2236.6712-01	16/04/2018	Joe Crisafio Kia	Vehicle service and repairs	\$ 314.00
2236.6733-01	16/04/2018	1905 Coffee on Newcastle	Catering services - Audit committee	\$ 223.00
2236.6783-01	16/04/2018	Action Asbestos Removals	Asbestos removal services - various locations	\$ 1,232.00
2236.6799-01	16/04/2018	Beaufort Street Network Inc.	Festival funding	\$ 861.01
2236.6881-01	16/04/2018	Bridgestone Select West Perth/Osborne Park	Battery supplies	\$ 495.67
2236.6903-01	16/04/2018	APARC Pty Ltd	Central management system licensing; meter maintenance	\$ 14,630.28
2236.6933-01	16/04/2018	Mackay Urbandesign	Design advisory fee	\$ 550.00
2236.7003-01	16/04/2018	Sonic HealthPlus Pty Ltd	Employee medical assessments	\$ 139.40
2236.7118-01	16/04/2018	C Wood Distributors	Beatty Park Café supplies	\$ 275.00
2236.7152-01	16/04/2018	Development Assessment Panels	Amended DAP fee	\$ 392.00
2236.7168-01	16/04/2018	Christou Nominees Pty Ltd	Design advisory fee	\$ 2,090.00
2236.7190-01	16/04/2018	Chindarsi Architects	Design advisory fee	\$ 440.00
2236.7227-01	16/04/2018	EJ Australia Pty Ltd	Gully grate supplies	\$ 443.30
2236.7382-01	16/04/2018	Turf Developments (WA) Pty Ltd	Returfing works - Hyde Park Reserve	\$ 3,406.15
2236.7399-01	16/04/2018	Briskleen Supplies Pty Ltd	Toiletry and cleaning products	\$ 2,924.20
2236.7420-01	16/04/2018	Leederville Hotel (T/A Pent Pty Ltd)	Refund of temporary public building permit	\$ 180.00
2236.7431-01	16/04/2018	BM Perich	Street tree services - various locations	\$ 9,364.96
2236.7477-01	16/04/2018	Expo Group	Printing services - various events and departments	\$ 4,326.52
2236.7480-01	16/04/2018	F Sauzier	Reimbursement of expenses - Gift vouchers for prizes	\$ 400.00
2236.7481-01	16/04/2018	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 287.53
2236.7510-01	16/04/2018	Northsands Resources	Fill sand supplies	\$ 791.19
2236.7572-01	16/04/2018	Compu-Stor	Records digitisation & off-site storage; document destruction	\$ 1,929.60
2236.7593-01	16/04/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 351.12
2236.7605-01	16/04/2018	Centropak	Beatty Park Café supplies	\$ 751.64
2236.7612-01	16/04/2018	Crimea Growers Market	Beatty Park Café supplies	\$ 796.37
2236.7654-01	16/04/2018	Worldwide Printing Solutions East Perth	Printing services - business cards	\$ 198.00
2236.7664-01	16/04/2018	Raymond Sleeman	Fitness instructor fees	\$ 511.56
2236.7733-01	16/04/2018	Acurix Networks Pty Ltd	Public Wi Fi service - various locations	\$ 2,319.90
2236.7777-01	16/04/2018	Daniela Toffali	Fitness instructor fees	\$ 248.00
2236.7924-01	16/04/2018	Alerton Australia	Maintenance of business management system - BPLC	\$ 4,263.60
2236.7955-01	16/04/2018	Synergy	Electricity charges - various locations	\$ 12,428.75
2236.7967-01	16/04/2018	CS Legal	Debt recovery services	\$ 348.26
2236.7993-01	16/04/2018	ARM Security	Security monitoring - various locations	\$ 544.54

Creditor	Date	Payee	Description	Amount
2236.8009-01	16/04/2018	Marketforce Express Pty Ltd	Advertising services - various departments	\$ 2,394.62
2236.8040-01	16/04/2018	Wilson Security	Security services - Depot	\$ 71.50
2236.8080-01	16/04/2018	Michael Page International	Temporary staff - Finance	\$ 3,501.19
2236.8108-01	16/04/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 45,946.78
2236.8161-01	16/04/2018	North Perth Business & Community Association Inc.	Community grant - Walking trail project and insurance	\$ 10,000.00
2236.8274-01	16/04/2018	A Bargain Bin Service (GBB Services Pty Ltd)	Skip bin hire - various locations	\$ 1,720.00
2236.8283-01	16/04/2018	Lakeside Mowers & Motorcycles	Brushcutter parts	\$ 245.00
2236.8398-01	16/04/2018	Jean-Paul Barbier	Fitness instructor fees	\$ 416.00
2236.8420-01	16/04/2018	Corsign WA Pty Ltd	Car park signs and bollards - various locations	\$ 2,037.26
2236.8471-01	16/04/2018	Ikea	Tables for creche - BPLC	\$ 390.00
2236.8493-01	16/04/2018	Bike Dr Cycle Services Pty Ltd	Popup Bike Doctor session	\$ 1,210.00
2236.8495-01	16/04/2018	EnerNOC Pty Ltd	Consultancy service - Alinta contract	\$ 594.00
2236.8498-01	16/04/2018	Wheelers Books	Library books	\$ 380.63
2236.8514-01	16/04/2018	ID Consulting Pty Ltd	Population profile subscription fee	\$ 35,200.00
2236.8536-01	16/04/2018	Bicycle for Humanity (WA) Inc.	Bike swap meet bays	\$ 270.00
2236.8547-01	16/04/2018	AWB Building Co.	Plumbing services - various locations	\$ 2,263.93
2236.8576-01	16/04/2018	Work Metrics Pty Ltd	Online inductions	\$ 110.00
2236.8586-01	16/04/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 1,909.05
2236.8593-01	16/04/2018	Colleagues Nagels	Integrated transferable parking permits	\$ 167.64
2236.8645-01	16/04/2018	Domain Catering Pty Ltd	Catering services - Urban mobility group	\$ 182.00
2236.8649-01	16/04/2018	Club 55 Travel	Bus hire - Seniors outing	\$ 2,112.00
2236.8665-01	16/04/2018	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 310.00
2236.8672-01	16/04/2018	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 745.52
2236.8684-01	16/04/2018	Ip Khalsa Pvt Ltd	Mail delivery service	\$ 86.66
2236.8724-01	16/04/2018	Bamboo Catering	Catering services - Budget workshop dinner	\$ 2,791.82
2236.8737-01	16/04/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 1,483.64
2236.8743-01	16/04/2018	Konica Minolta Business Solutions	Copy costs - various departments	\$ 98.28
2236.8752-01	16/04/2018	Jackie Barron	Fitness instructor fees	\$ 56.84
2236.8763-01	16/04/2018	StrataGreen	Coir mesh matting for bank stabilisation - various locations	\$ 18,431.38
2236.8815-01	16/04/2018	Double Line Sports	Merchandise	\$ 650.21
2236.8820-01	16/04/2018	Inhouse Group Pty Ltd	Trendwise visitor analytics - various locations	\$ 2,322.32
2236.8821-01	16/04/2018	My Media Intelligence Pty Ltd	Media monitoring	\$ 685.08
2236.8829-01	16/04/2018	InterStream Pty Ltd	Webcast and hosting service	\$ 1,386.00
2236.8831-01	16/04/2018	Farideh Gibson	Fitness instructor fees	\$ 232.00
2236.8833-01	16/04/2018	Noma Pty Ltd	Design advisory fees	\$ 660.00
2236.8847-01	16/04/2018	REALMstudios Pty Ltd	Design advisory fees	\$ 440.00
2236.8854-01	16/04/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 1,696.33
2236.8868-01	16/04/2018	Poolwise Living	Maintenance - Hyde Park Water Playground	\$ 1,602.70
2236.8870-01	16/04/2018	Jessica Wyld Photography	Photography services - Councillors and directors	\$ 528.00

Creditor	Date	Payee	Description	Amount
2236.8895-01	16/04/2018	Braestone Pty Ltd	Business systems review	\$ 2,887.50
2236.8915-01	16/04/2018	Metal Artwork Creations	Staff name badges	\$ 118.80
2236.8920-01	16/04/2018	Assured Certification Services	Certification services - Braithwaite Park	\$ 220.00
2236.8937-01	16/04/2018	People Sense	Counselling services	\$ 1,056.00
2236.8938-01	16/04/2018	Atmos Foods Pty Ltd	Beatty Park Café supplies	\$ 237.60
2236.8944-01	16/04/2018	RSA Signs Pty Ltd	Parking sign supplies - various locations	\$ 1,289.09
2236.8959-01	16/04/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 1,564.61
2236.8980-01	16/04/2018	Pro Crack Seal	Asphalt sealing services - various locations	\$ 6,176.50
2236.8991-01	16/04/2018	Securus	Security services - various locations	\$ 468.49
2236.8994-01	16/04/2018	Discus on Demand	Printing services - Local history awards brochure	\$ 326.70
2236.9044-01	16/04/2018	Ashleigh Nicolau	Video production services - for social media purposes	\$ 1,208.09
2236.9165-01	16/04/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - Green Street	\$ 552.75
2236.9253-01	16/04/2018	Canvale Pty Ltd T/A Corporate Living	Supply of office furniture - BPLC	\$ 2,327.16
2236.9284-01	16/04/2018	Tangibility	Engraving services - dog bowls	\$ 462.00
2236.9288-01	16/04/2018	E A Shurmer	One off \$40 refund for smaller bin trial	\$ 40.00
2236.9312-01	16/04/2018	C Singh	Rates refund	\$ 971.81
2236.9313-01	16/04/2018	ACIL Allen Consulting	Consultancy service - Leederville Oval economic study	\$ 21,615.00
2236.9315-01	16/04/2018	Arcologic Design	Design advisory fee	\$ 495.00
2236.9317-01	16/04/2018	H Smith	Artist fees - Leederville Hotel mural	\$ 18,876.00
2236.9318-01	16/04/2018	C Elmslie	Part refund of Beatty Park Leisure Centre fees	\$ 556.10
2236.9321-01	16/04/2018	D Williamson	Refund of works bond	\$ 2,000.00
2236.9324-01	16/04/2018	E F Baxter	Rates refund	\$ 299.50
2236.9325-01	16/04/2018	A J Brown	Rates refund	\$ 558.10
2236.9343-01	16/04/2018	C Hutton	Refund for floodlight malfunction - Beatty Park Reserve	\$ 160.00
2237.9280-01	17/04/2018	TeamViewer	Subscription - Team Viewer	\$ 1,318.90
2238.2008-01	19/04/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 24,886.07
2238.2019-01	19/04/2018	Australia Post (Agency Commission)	Commission charges	\$ 920.84
2238.2123-01	19/04/2018	Major Motors Pty Ltd	Truck service	\$ 944.91
2238.2204-01	19/04/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 476.96
2238.2221-01	19/04/2018	Turfmaster Facility Management	Turf maintenance - Leederville Oval	\$ 6,270.00
2238.2234-01	19/04/2018	Water Corporation	Water charges - various locations	\$ 1,363.58
2238.3001-01	19/04/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - Waste	\$ 15,971.88
2238.3092-01	19/04/2018	Flick Anticimex Pty Ltd	Pest control services - Halverson Hall	\$ 483.91
2238.3144-01	19/04/2018	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 33,039.45
2238.3222-01	19/04/2018	Securepay Pty Ltd	Web payment fees	\$ 1,253.23
2238.4418-01	19/04/2018	West-Sure Group Pty Ltd	Cash collection services	\$ 4,851.49
2238.4768-01	19/04/2018	Optus Billing Services Pty Ltd	Telephone and internet charges	\$ 551.07
2238.7955-01	19/04/2018	Synergy	Electricity charges - various locations	\$ 65,480.60
2238.8515-01	19/04/2018	Institute of Public Administration Australia WA	Seminar - WA state budget briefing	\$ 420.00

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2238.8810-01	19/04/2018	Australia Post	Postage charges	\$ 14,829.24
2238.9165-01	19/04/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 26,090.50
2239.9326-01	19/04/2018	I C Somerville	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9327-01	19/04/2018	W S Ng	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9328-01	19/04/2018	J E Van Nieuwenhuysen	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9329-01	19/04/2018	A M Baraiolo	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9330-01	19/04/2018	D N McAlpine	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9331-01	19/04/2018	J Williams	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9332-01	19/04/2018	H Hammond	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9333-01	19/04/2018	J T Wedgwood	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9334-01	19/04/2018	L M Biffen	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9335-01	19/04/2018	L J Barrett	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9337-01	19/04/2018	J Keiger	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9338-01	19/04/2018	J A Appleyard	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9339-01	19/04/2018	T M Fay	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9340-01	19/04/2018	L Brailsford	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9341-01	19/04/2018	M Hollick	One off \$40 refund for smaller bin trial	\$ 40.00
2239.9342-01	19/04/2018	S L Francis	One off \$40 refund for smaller bin trial	\$ 40.00
2240.2020-01	20/04/2018	Australian Services Union	Payroll deduction	\$ 302.06
2240.2045-01	20/04/2018	Child Support Agency	Payroll deduction	\$ 1,099.92
2240.2153-01	20/04/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2240.2213-01	20/04/2018	City of Vincent	Payroll deduction	\$ 692.28
2240.2216-01	20/04/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 476.00
2240.3133-01	20/04/2018	Depot Social Club	Payroll deduction	\$ 80.00
2240.6156-01	20/04/2018	Health Insurance Fund of WA	Payroll deduction	\$ 269.50
2240.8120-01	20/04/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,574.86
2241.98000-01	20/04/2018	Australian Taxation Office	Payroll deduction	\$ 201,950.00
2242.1000-01	20/04/2018	WA Local Gov't Super Plan Pty Ltd	Superannuation	\$ 125,266.52
2242.5677-01	20/04/2018	Australian Super Pty Ltd	Superannuation	\$ 20,203.59
2242.5728-01	20/04/2018	Cbus Trustee	Superannuation	\$ 1,720.18
2242.5789-01	20/04/2018	Retail Employees Superannuation Trust	Superannuation	\$ 9,461.39
2242.5797-01	20/04/2018	AMP Flexible Lifetime Super	Superannuation	\$ 193.43
2242.5818-01	20/04/2018	CARE Super Pty Ltd	Superannuation	\$ 188.60
2242.5837-01	20/04/2018	Commonwealth Bank Superannuation Savings Account	Superannuation	\$ 314.07
2242.5863-01	20/04/2018	Unisuper Limited	Superannuation	\$ 4,135.87
2242.5894-01	20/04/2018	Asgard	Superannuation	\$ 2,586.51
2242.5904-01	20/04/2018	AMP SuperLeader	Superannuation	\$ 457.76
2242.5905-01	20/04/2018	BT Business Super	Superannuation	\$ 2,294.06
2242.5966-01	20/04/2018	First State Super	Superannuation	\$ 86.31

Creditor	Date	Payee	Description	Amount
2242.6040-01	20/04/2018	Bistona Pty Ltd	Superannuation	\$ 1,193.16
2242.6117-01	20/04/2018	BT Super For Life	Superannuation	\$ 129.69
2242.6137-01	20/04/2018	HostPlus	Superannuation	\$ 5,561.04
2242.6262-01	20/04/2018	HESTA Super Fund	Superannuation	\$ 1,048.16
2242.6308-01	20/04/2018	BT Super for Life	Superannuation	\$ 156.57
2242.6391-01	20/04/2018	Colonial First State	Superannuation	\$ 564.52
2242.6504-01	20/04/2018	ANZ One Answer Personal Super	Superannuation	\$ 302.35
2242.6520-01	20/04/2018	BT Lifetime Super Employer Plan	Superannuation	\$ 95.62
2242.6659-01	20/04/2018	MLC Masterkey Superannuation	Superannuation	\$ 803.81
2242.6682-01	20/04/2018	Telstra Super Pty Ltd	Superannuation	\$ 287.84
2242.6685-01	20/04/2018	Fondacaro Superfund	Superannuation	\$ 1,546.11
2242.6769-01	20/04/2018	Concept One the Industry Superannuation Fund	Superannuation	\$ 732.48
2242.6836-01	20/04/2018	MLC Navigator Retirement Plan - Superannuation Service	Superannuation	\$ 2,138.48
2242.6918-01	20/04/2018	LUCRF Super	Superannuation	\$ 962.88
2242.6926-01	20/04/2018	Colonial First State	Superannuation	\$ 184.81
2242.7013-01	20/04/2018	Spectrum Super	Superannuation	\$ 500.99
2242.7216-01	20/04/2018	Sunsuper Superannuation	Superannuation	\$ 1,656.63
2242.7277-01	20/04/2018	Colonial First State First Choice Personal Super	Superannuation	\$ 509.19
2242.7548-01	20/04/2018	IOOF Portfolio Service Superannuation Fund	Superannuation	\$ 126.09
2242.7632-01	20/04/2018	AMP Flexible Super	Superannuation	\$ 325.65
2242.7640-01	20/04/2018	Commonwealth Personal Superannuation and Rollover Plan	Superannuation	\$ 55.43
2242.7708-01	20/04/2018	Q Super (Employer Express SuperChoice)	Superannuation	\$ 349.44
2242.7720-01	20/04/2018	LGsuper	Superannuation	\$ 2,002.12
2242.7768-01	20/04/2018	Australian Ethical	Superannuation	\$ 114.56
2242.7801-01	20/04/2018	ANZ Smart Choice Super (OnePath MasterFund)	Superannuation	\$ 1,716.06
2242.8029-01	20/04/2018	Kinetic Superannuation	Superannuation	\$ 1,473.38
2242.8060-01	20/04/2018	Essential Super	Superannuation	\$ 1,044.83
2242.8091-01	20/04/2018	Colonial First State - First Choice Employer Super	Superannuation	\$ 344.42
2242.8124-01	20/04/2018	Defence Bank Super	Superannuation	\$ 1,319.50
2242.8189-01	20/04/2018	Enterprise Super	Superannuation	\$ 302.91
2242.8358-01	20/04/2018	AMP CustomSuper	Superannuation	\$ 754.68
2242.8405-01	20/04/2018	Wealth Personal Superannuation and Pension Fund	Superannuation	\$ 838.11
2242.8543-01	20/04/2018	GESS Superannuation Fund	Superannuation	\$ 609.85
2242.8594-01	20/04/2018	The Trustee for Ruby Super Fund	Superannuation	\$ 640.40
2242.8713-01	20/04/2018	Integra Super	Superannuation	\$ 54.87
2242.8725-01	20/04/2018	Shatahjad Superannuation Fund	Superannuation	\$ 987.82
2242.8804-01	20/04/2018	MLC Super Fund	Superannuation	\$ 1,092.24
2242.8863-01	20/04/2018	Netwealth Superannuation Master Fund	Superannuation	\$ 450.53
2242.8881-01	20/04/2018	The Equipsuper Superannuation Fund	Superannuation	\$ 210.74

Creditor	Date	Payee	Description	Amount
2242.8882-01	20/04/2018	Trustee for Local Government Super	Superannuation	\$ 139.27
2242.9029-01	20/04/2018	Legal Super	Superannuation	\$ 50.98
2242.9209-01	20/04/2018	Mercer Spectrum	Superannuation	\$ 13,522.26
2243.2008-01	27/04/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 26,632.69
2243.2029-01	27/04/2018	Bunnings Building Supplies	Hardware supplies - various departments	\$ 348.43
2243.2030-01	27/04/2018	Benara Nurseries	Plant supplies	\$ 760.10
2243.2033-01	27/04/2018	BOC Gases Australia Limited	CO2 for beverage	\$ 808.24
2243.2052-01	27/04/2018	Cobblestone Concrete	Concrete path construction - Summer Street	\$ 28,011.50
2243.2072-01	27/04/2018	Landgate	Gross rental valuations and land enquiries	\$ 403.48
2243.2074-01	27/04/2018	Dickies Tree Service	Tree lopping services - various locations	\$ 6,512.00
2243.2105-01	27/04/2018	Inner City Newsagency	Newspaper delivery	\$ 233.12
2243.2106-01	27/04/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 2,737.34
2243.2119-01	27/04/2018	Line Marking Specialists	Line marking services - various locations	\$ 15,179.72
2243.2122-01	27/04/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 1,579.49
2243.2123-01	27/04/2018	Major Motors Pty Ltd	Truck service	\$ 788.25
2243.2126-01	27/04/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 7,521.80
2243.2136-01	27/04/2018	Mindarie Regional Council	Processable and non processable waste	\$ 134,915.22
2243.2175-01	27/04/2018	Pro Turf Services	Plant repairs and maintenance - various	\$ 7,465.70
2243.2189-01	27/04/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 72.00
2243.2192-01	27/04/2018	Sigma Chemicals	Pool chemicals	\$ 4,097.39
2243.2199-01	27/04/2018	Speedo Australia Pty Ltd	Merchandise	\$ 3,572.80
2243.2200-01	27/04/2018	Sportsworld Of WA	Merchandise	\$ 2,124.10
2243.2204-01	27/04/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 221.87
2243.2234-01	27/04/2018	Water Corporation	Water charges - various locations	\$ 2,525.21
2243.2235-01	27/04/2018	Holcim Australia Pty Ltd (Wembley Cement)	Supply of pit covers	\$ 2,104.96
2243.2240-01	27/04/2018	Valspar Paint (Solver Paints Osborne Park)	Paint supplies	\$ 163.74
2243.3001-01	27/04/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - various departments	\$ 8,142.11
2243.3040-01	27/04/2018	Shenton Enterprises Pty Ltd	Service of AIDS memorial fountain	\$ 1,281.50
2243.3057-01	27/04/2018	European Foods Wholesalers Pty Ltd	Beatty Park Café supplies	\$ 687.88
2243.3091-01	27/04/2018	Sam's Repairs & Maintenance	Sign installation & maintenance - various locations	\$ 4,598.00
2243.3110-01	27/04/2018	Depiazzi	Mulch supplies	\$ 3,160.30
2243.3137-01	27/04/2018	WALGA	Staff training - various courses	\$ 1,508.00
2243.3146-01	27/04/2018	K.S. Black (WA) Pty Ltd	Bore/pump maintenance - various locations	\$ 2,706.00
2243.3161-01	27/04/2018	Enzed Perth & Enzed Wangara	Plant repairs and maintenance - various	\$ 5,186.07
2243.3170-01	27/04/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 1,250.97
2243.3213-01	27/04/2018	Domus Nursery	Supply of plants	\$ 1,142.35
2243.3215-01	27/04/2018	Les Mills	Licence fees for fitness classes	\$ 1,553.41
2243.3239-01	27/04/2018	Award Contracting Pty Ltd	Locating services - various locations	\$ 5,819.00
2243.3281-01	27/04/2018	Community Newspapers	Advertising services - BPLC	\$ 1,019.88

Creditor	Date	Payee	Description	Amount
2243.3315-01	27/04/2018	RPG Auto Electrics	Plant repairs and maintenance	\$ 342.43
2243.3424-01	27/04/2018	Lynford Motors Pty Ltd Osborne Park	Vehicle service and repairs	\$ 2,635.80
2243.3470-01	27/04/2018	BLYTH Enterprises P/L	Trolley tyre supplies	\$ 92.40
2243.3492-01	27/04/2018	The West Australian Newspaper Ltd	Newspaper delivery	\$ 300.80
2243.3511-01	27/04/2018	City of Stirling	Green wast tipping fees; Meals on Wheels	\$ 2,672.40
2243.3560-01	27/04/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 978.47
2243.3613-01	27/04/2018	Donegan Enterprises Pty Ltd	Playground repairs and maintenance - various locations	\$ 2,303.40
2243.3757-01	27/04/2018	J & K Hopkins	Office furniture supplies - Admin	\$ 966.00
2243.3888-01	27/04/2018	Reln Pty Ltd	Compost bin supplies	\$ 8,134.50
2243.3913-01	27/04/2018	Kennards Hire	Plant hire - various locations	\$ 600.00
2243.3929-01	27/04/2018	Chittering Valley Worm Farm	Worms and castings	\$ 525.00
2243.3942-01	27/04/2018	Moore Stephens (WA) Pty Ltd	Audit fees - 2017/18 50% part payment	\$ 11,275.00
2243.4017-01	27/04/2018	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance	\$ 1,031.25
2243.4034-01	27/04/2018	Penske Power System	Ad blue supplies	\$ 1,296.86
2243.4103-01	27/04/2018	Asphaltech Pty Ltd	Asphalt supplies - various locations	\$ 233,387.46
2243.4177-01	27/04/2018	W.A. Limestone Co	Limestone supplies	\$ 773.55
2243.4191-01	27/04/2018	G Burgess	Distribution services - green waste brochures	\$ 3,960.00
2243.4210-01	27/04/2018	Beaver Tree Services	Street trees & parks pruning/removal - various locations	\$ 15,910.40
2243.4214-01	27/04/2018	Kerbing West	Kerbing services - various locations	\$ 7,332.93
2243.4221-01	27/04/2018	Suez Recycling & Recovery Pty Ltd	Waste collection services - BPLC	\$ 657.80
2243.4277-01	27/04/2018	Downer EDI Engineering Power Pty Ltd	Investigate server and camera faults - Beaufort Street	\$ 3,740.00
2243.4319-01	27/04/2018	Oce-Australia Pty Ltd	Scanner rental	\$ 363.00
2243.4367-01	27/04/2018	Academy Services WA Pty Ltd	Cleaning services - various locations; washroom consumables	\$ 9,896.24
2243.4418-01	27/04/2018	West-Sure Group Pty Ltd	Cash collection services	\$ 250.80
2243.4447-01	27/04/2018	Blackwoods Atkins	Hardware supplies - Depot	\$ 886.20
2243.4493-01	27/04/2018	Tom Lawton - Bobcat Hire	Bobcat hire and tipping fees - various locations	\$ 8,949.50
2243.4627-01	27/04/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 15,647.50
2243.4637-01	27/04/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 620.62
2243.4749-01	27/04/2018	Picton Press	Printing services - COV welcome folders	\$ 1,719.32
2243.4768-01	27/04/2018	Optus Billing Services Pty Ltd	Telephone and internet charges	\$ 11,729.23
2243.4872-01	27/04/2018	Parkonsult Pty Ltd	Daily checks and minor maintenance	\$ 4,092.74
2243.4919-01	27/04/2018	David Gray & Co Pty Ltd	Weed control supplies	\$ 888.62
2243.4957-01	27/04/2018	WA Profiling	Profiling services - various locations	\$ 11,274.04
2243.4971-01	27/04/2018	Totally Workwear	Uniform supplies - Rangers	\$ 7,400.01
2243.5041-01	27/04/2018	Alsco Pty Ltd	Mat supplies	\$ 51.94
2243.5058-01	27/04/2018	Bolinda Publishing Pty Ltd	Library books	\$ 544.91
2243.5079-01	27/04/2018	Statewide Oil Distributors	Oil supplies	\$ 996.25
2243.5080-01	27/04/2018	Repco Auto Parts	Plant repairs and maintenance	\$ 52.53
2243.5084-01	27/04/2018	ATF Services Pty Ltd	Temporary site fencing - BPLC	\$ 811.18

Creditor	Date	Payee	Description	Amount
2243.5193-01	27/04/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 8,186.20
2243.5294-01	27/04/2018	A Team Printing	Printing services - BPLC	\$ 309.10
2243.5301-01	27/04/2018	Kott Gunning	Legal services - employment contract related	\$ 4,391.86
2243.5398-01	27/04/2018	Subaru Osborne Park	Vehicle service and repairs	\$ 568.15
2243.5538-01	27/04/2018	Frediani Milk Wholesalers	Milk supplies	\$ 442.90
2243.5598-01	27/04/2018	Total Eden Pty Ltd	Reticulation supplies - various locations	\$ 102.30
2243.5790-01	27/04/2018	Giant Autos (1997) Pty Ltd	Vehicle service and repairs	\$ 79.75
2243.5799-01	27/04/2018	Australian Library & Information Association	Library supplies	\$ 13.00
2243.6009-01	27/04/2018	ZIP Heaters Aust Pty Ltd	Hydrotap maintenance - Library	\$ 488.79
2243.6072-01	27/04/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 1,687.35
2243.6218-01	27/04/2018	Devco Builders	Small maintenance and repairs - various locations	\$ 25,458.27
2243.6258-01	27/04/2018	Sanderson's Outdoor Power Equipment	Pole hedger repairs	\$ 330.00
2243.6278-01	27/04/2018	T&H Wilkes Pty Ltd	Gravel supplies	\$ 1,100.00
2243.6383-01	27/04/2018	WC Convenience Management Pty Ltd	Maintenance exelooos - various locations	\$ 3,992.44
2243.6413-01	27/04/2018	North Perth Tennis Club	Donation - Vincent Cup 2018	\$ 500.00
2243.6414-01	27/04/2018	EnvisionWare Pty Ltd	Annual maintenance - Envisionware suite	\$ 1,195.86
2243.6468-01	27/04/2018	Scarborough Toyota	Vehicle service and repairs	\$ 894.82
2243.6482-01	27/04/2018	Department of Transport	Vehicle ownership searches	\$ 2,509.15
2243.6544-01	27/04/2018	The University of Western Australia	Guest lecture fees - Library	\$ 200.00
2243.6557-01	27/04/2018	Disco Cantito Association	Circus workshop - Hyde Street Reserve	\$ 400.00
2243.6759-01	27/04/2018	Techwest Solutions Pty Ltd	Portable PA system - BPLC	\$ 2,871.00
2243.6799-01	27/04/2018	Beaufort Street Network Inc.	Grant - Rebrand and relaunch	\$ 3,100.00
2243.6872-01	27/04/2018	Truck Centre (WA) Pty Ltd	Truck repairs	\$ 121.99
2243.6903-01	27/04/2018	APARC Pty Ltd	Parking meter maintenance	\$ 23,870.00
2243.6933-01	27/04/2018	Mackay Urbandesign	Design advisory fee	\$ 550.00
2243.6937-01	27/04/2018	Retech Rubber	Repairs to sofffall area - Keith Frame Reserve	\$ 534.60
2243.6993-01	27/04/2018	Red Spear Pty Ltd	Welcome to Country presentation - Citizenship ceremony	\$ 550.00
2243.7006-01	27/04/2018	The Salvation Army	Grant - Lincoln Street Outreach Centre project	\$ 27,480.00
2243.7118-01	27/04/2018	C Wood Distributors	Beatty Park Café supplies	\$ 657.25
2243.7124-01	27/04/2018	Halls Head Community College	Supply of plants	\$ 572.00
2243.7152-01	27/04/2018	Development Assessment Panels	Amended DAP fee	\$ 196.00
2243.7189-01	27/04/2018	Steann Pty Ltd	Verge greenwaste collection	\$ 34,496.00
2243.7282-01	27/04/2018	Rubek Automatic Doors	Repair automatic door - BPLC	\$ 814.00
2243.7329-01	27/04/2018	Indigenous Economic Solutions	Monitoring services - Banks Reserve	\$ 1,485.00
2243.7348-01	27/04/2018	Department of Transport	Annual jetty fee	\$ 40.10
2243.7382-01	27/04/2018	Turf Developments (WA) Pty Ltd	Returfing works - various locations	\$ 4,710.20
2243.7399-01	27/04/2018	Briskleen Supplies Pty Ltd	Toiletry and cleaning products	\$ 546.20
2243.7431-01	27/04/2018	BM Perich	Street tree services - various locations	\$ 5,267.79
2243.7477-01	27/04/2018	Expo Group	Printing services - various events and departments	\$ 2,489.29

Creditor	Date	Payee	Description	Amount
2243.7481-01	27/04/2018	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 12,117.54
2243.7575-01	27/04/2018	Natural Area Holdings Pty Ltd	Weed control - Banks Reserve	\$ 3,918.75
2243.7593-01	27/04/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 175.56
2243.7605-01	27/04/2018	Centropak	Beatty Park Café supplies	\$ 367.45
2243.7612-01	27/04/2018	Crimea Growers Market	Beatty Park Café supplies	\$ 208.78
2243.7654-01	27/04/2018	Worldwide Printing Solutions East Perth	Printing services - various events	\$ 339.90
2243.7657-01	27/04/2018	Shape Design	Graphic design service - Neighbour Day	\$ 63.25
2243.7755-01	27/04/2018	Neopost Australia Pty Ltd	Ink cartridge for franking machine	\$ 926.20
2243.7950-01	27/04/2018	Rawlicious Delights	Beatty Park Café supplies	\$ 169.40
2243.7961-01	27/04/2018	Spider Waste Collection Services Pty Ltd	Mattress collection services	\$ 627.00
2243.8005-01	27/04/2018	Complete Enviro Solutions	Environmental advice - Sustainability pop up hub	\$ 495.00
2243.8009-01	27/04/2018	Marketforce Express Pty Ltd	Advertising services - various departments	\$ 5,992.45
2243.8057-01	27/04/2018	North Beach and District Rugby League Football Club Inc	Kidsport vouchers	\$ 330.00
2243.8080-01	27/04/2018	Michael Page International	Temporary staff - Finance	\$ 3,288.63
2243.8108-01	27/04/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 33,038.06
2243.8118-01	27/04/2018	Vendpro Vending Services	Vending machine hire	\$ 235.40
2243.8119-01	27/04/2018	MESA Australia	Plant/steam room maintenance	\$ 1,423.95
2243.8340-01	27/04/2018	Place Laboratory	Landscape architecture service - Axford Park	\$ 3,300.00
2243.8369-01	27/04/2018	Technology One Ltd	GIS consulting services	\$ 3,608.00
2243.8378-01	27/04/2018	RDA Oakford	Kidsport voucher	\$ 165.00
2243.8383-01	27/04/2018	Roadline Removal (WA)	Line marking services - various locations	\$ 2,653.86
2243.8420-01	27/04/2018	Corsign WA Pty Ltd	Car park signs - various locations	\$ 2,348.45
2243.8474-01	27/04/2018	Krystal's Kids Parties	Entertainment - Glow effect body painting	\$ 560.00
2243.8480-01	27/04/2018	Perth Electric Bike Centre	Smartmotion bike repair and maintenance	\$ 204.00
2243.8498-01	27/04/2018	Wheelers Books	Library supplies	\$ 837.70
2243.8542-01	27/04/2018	Window Shading Solutions Pty Ltd	Supply and install blinds - Leederville Child Health Clinic	\$ 709.20
2243.8547-01	27/04/2018	AWB Building Co.	Plumbing services - various locations	\$ 6,482.24
2243.8586-01	27/04/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 5,171.10
2243.8609-01	27/04/2018	Minter Ellison	Legal services - Employment	\$ 2,796.75
2243.8645-01	27/04/2018	Domain Catering Pty Ltd	Catering services - two events	\$ 660.75
2243.8671-01	27/04/2018	Design Right	Design services - Admin refurbishment	\$ 15,950.00
2243.8672-01	27/04/2018	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 922.12
2243.8708-01	27/04/2018	Perth Office Equipment Repairs	Envelope folder repairs	\$ 192.50
2243.8721-01	27/04/2018	Grace Lee	Artist fee - Dogs of Beaufort Street	\$ 500.00
2243.8724-01	27/04/2018	Bamboo Catering	Catering services - three meetings	\$ 2,584.56
2243.8727-01	27/04/2018	The Factory	Supply and install Chinese New Year decorations	\$ 10,870.75
2243.8737-01	27/04/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 433.35
2243.8743-01	27/04/2018	Konica Minolta Business Solutions	Copy costs - various departments	\$ 1,871.96
2243.8757-01	27/04/2018	Suez Recycling & Recovery (Perth) Pty Ltd	Recycling services and waste collection	\$ 4,978.40

Creditor	Date	Payee	Description	Amount
2243.8763-01	27/04/2018	StrataGreen	Fertiliser supplies	\$ 3,849.13
2243.8789-01	27/04/2018	TPG & Place Match	Parking survey - North Perth and Mount Hawthorn	\$ 2,667.50
2243.8820-01	27/04/2018	Inhouse Group Pty Ltd	Trendwise visitor analytics - various locations	\$ 316.80
2243.8833-01	27/04/2018	Noma Pty Ltd	Design advisory fee	\$ 440.00
2243.8845-01	27/04/2018	Gymcare	Equipment maintenance - gym	\$ 645.16
2243.8854-01	27/04/2018	Tyres 4U Pty Ltd	Tyre services	\$ 2,099.90
2243.8855-01	27/04/2018	Information Proficiency	HPE Content Manager support	\$ 880.00
2243.8911-01	27/04/2018	Quayclean Australia Pty Ltd	Cleaning services	\$ 10,068.41
2243.8915-01	27/04/2018	Metal Artwork Creations	Staff name badges	\$ 118.80
2243.8944-01	27/04/2018	RSA Signs Pty Ltd	Commercial bin sticker supplies	\$ 1,950.00
2243.8949-01	27/04/2018	WA Library Supplies	Library supplies	\$ 158.00
2243.8959-01	27/04/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 7,203.12
2243.8963-01	27/04/2018	Smoke and Mirrors AV	Supply of PA system - Citizenship ceremony	\$ 507.50
2243.8974-01	27/04/2018	GTA Consultants (WA) Pty Ltd	Consultancy services - Bike lane design	\$ 3,671.25
2243.8976-01	27/04/2018	Stott Hoare	Computer supplies	\$ 2,060.30
2243.8991-01	27/04/2018	Securus	Security services - Depot	\$ 157.50
2243.9018-01	27/04/2018	Cr A Castle	Reimbursement of expenses - child care	\$ 550.00
2243.9028-01	27/04/2018	Danica Zuks Photography	Photography services - Citizenship ceremony	\$ 450.00
2243.9037-01	27/04/2018	Hot n Sweaty Personal Training	Fitness instructor fees	\$ 113.68
2243.9163-01	27/04/2018	UDLA	Architectural consultancy - Banks Reserve master plan	\$ 9,163.00
2243.9165-01	27/04/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 94,325.00
2243.9169-01	27/04/2018	Signbiz WA	Sign supplies - various locations	\$ 275.00
2243.9172-01	27/04/2018	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Supply and install speed cushions - Fitzgerald Street	\$ 12,056.00
2243.9191-01	27/04/2018	Workshop Planning	Consultancy services - Admin refurbishment	\$ 2,590.50
2243.9194-01	27/04/2018	EcoAdvance	Feasibility study - Solar photovoltaic systems	\$ 11,880.00
2243.9211-01	27/04/2018	M P Rogers & Associates Pty Ltd	Engineering inspection services - Banks Reserve jetty	\$ 4,006.73
2243.9214-01	27/04/2018	J D Penangke	Workshop - Community canvas & message stone	\$ 665.50
2243.9222-01	27/04/2018	Leederville Tennis Club	Kidsport vouchers	\$ 540.00
2243.9225-01	27/04/2018	Cockburn Party Hire	Chair hire - Citizenship ceremony	\$ 868.00
2243.9255-01	27/04/2018	D J Jukes	Library workshop - Youth week event	\$ 300.00
2243.9264-01	27/04/2018	Western Flames Ice Racing Club Inc	Kidsport voucher	\$ 165.00
2243.9266-01	27/04/2018	A Lazarus	Fitness instructor fees	\$ 113.68
2243.9286-01	27/04/2018	Manic Botanic (Manic WA Pty Ltd)	Wreath for Anzac Memorial Service	\$ 90.00
2243.9295-01	27/04/2018	Mic B DJ Services	DJ - Glow Effect youth event	\$ 400.00
2243.9298-01	27/04/2018	Datanet Asia Pacific	USB scanner kit	\$ 302.50
2243.9299-01	27/04/2018	SpacetoCo Pty Ltd	Consultants reporting fees - Community Engagement	\$ 165.00
2243.9301-01	27/04/2018	Marian Peck	Community workshop - Glow Effect youth event	\$ 414.00
2243.9303-01	27/04/2018	Voice Project	COV staff engagement survey	\$ 2,310.00
2243.9305-01	27/04/2018	LJ Hooker City Residential	Rates refund	\$ 304.60

Creditor	Date	Payee	Description	Amount
2243.9314-01	27/04/2018	Mental Health First Aid	Staff training course - Mental health first aid	\$ 3,620.00
2243.9322-01	27/04/2018	Art & Craft World	Canvas stretcher	\$ 87.00
2243.9323-01	27/04/2018	Sid Thoo Architect	Consultancy services - Sustainable design advice	\$ 396.00
2243.9344-01	27/04/2018	S J Thiedeman	Rates refund	\$ 417.00
2243.9345-01	27/04/2018	Newman Knights Hockey Club Inc	Kidsport voucher	\$ 85.00
2243.9350-01	27/04/2018	Dianella White Eagles Soccer Club	Kidsport voucher	\$ 165.00
2243.9351-01	27/04/2018	Co-Operative Bulk Handling Ltd	Refund of grounds bond	\$ 300.00
2243.9352-01	27/04/2018	InfoTec Communications Pty Ltd	Library supplies	\$ 24.95
2243.9356-01	27/04/2018	Bonfire Digital Pty Ltd	Marketing services - Beatty Park	\$ 8,547.00
2243.9361-01	27/04/2018	K Lee	Rates refund	\$ 1,314.78
2243.9363-01	27/04/2018	C Stevens	Reimbursement of expenses - Working with children check	\$ 84.00
2243.9364-01	27/04/2018	K M Allen	Reimbursement of expenses - Glow Effect youth event	\$ 252.00
2243.9367-01	27/04/2018	K A Balm	Reimbursement of expenses - Glow Effect youth event	\$ 203.20
				\$ 4,302,271.37
Direct Debit				
Credit Card		Commonwealth Bank	Full listing in Attachment 3	\$ 8,331.85
Lease Fees	03/04/2018	Neopost 1659932	Franking machine	\$ 385.00
	03/04/2018	All Leasing 279258	Parking ticket machines EMV kit	\$ 38,213.92
			Beatty Park Leisure Centre LED lights	\$ 16,729.74
			Computers - Admin, BPLC, Depot and Library	\$ 23,881.92
			Longer life gym equipment	\$ 27,369.05
			Techwest gym PA	\$ 2,484.37
			Beatty Park Leisure Centre two way radios	\$ 1,093.42
			Beatty Park Leisure Centre CCTV cameras	\$ 6,458.78
			Beatty Park Leisure Centre cleaning equipment	\$ 2,462.01
			Beatty Park Leisure Centre gym equipment	\$ 3,640.97
			Beatty Park Leisure Centre gym equipment	\$ 7,005.20
			Beatty Park Leisure Centre gym equipment	\$ 1,655.78
			Beatty Park Leisure Centre gym equipment	\$ 3,909.90
			Total Allleasing	\$ 134,905.06
			Total Lease Fees	\$ 135,290.06

<i>Creditor</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
Loan Repayments		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre, Loftus Underground Carpark, Beatty Park Leisure Centre	\$ 148,530.29
Bank Fees and Charges		Commonwealth Bank	Bank fees	\$ 138,793.83
Total Direct Debit				\$ 430,946.03

Creditors Report - Payments by Cheque 01/04/2018 to 30/04/2018				
<i>Creditor</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
00082210	11/04/2018	City Of Canning	Long service liability	\$ 1,209.56
00082211	11/04/2018	Petty Cash - Beatty Park Leisure Centre	Petty cash recoup	\$ 209.70
00082212	11/04/2018	Petty Cash - Library	Petty cash recoup	\$ 102.05
00082213	11/04/2018	G & E Settineri	Rates refund	\$ 1,688.93
00082214	11/04/2018	T Elphick	Refund of works bond	\$ 2,500.00
00082215	11/04/2018	Finlay Group (Aust) Pty Ltd	Refund of works bond	\$ 10,000.00
00082216	11/04/2018	M Glaser	Refund of works bond	\$ 600.00
00082217	11/04/2018	Nexus Home Improvements	Refund of works bond	\$ 2,000.00
00082218	11/04/2018	H La	Refund of works bond	\$ 275.00
00082219	11/04/2018	TS Phillips	Refund of works bond	\$ 1,000.00
00082220	11/04/2018	Tim Davies Landscaping Pty Ltd	Refund of works bond	\$ 500.00
00082221	11/04/2018	M Pinto	Refund of works bond	\$ 1,000.00
00082222	11/04/2018	K L Martinovich	Refund of works bond	\$ 1,000.00
00082223	11/04/2018	A Norgard	Refund of works bond	\$ 2,000.00
00082224	11/04/2018	A Abraham	Refund of works bond	\$ 2,000.00
00082225	11/04/2018	Sansom Uren Superannuation Fund	Refund of works bond	\$ 2,500.00
00082226	11/04/2018	UWA Society for Creative Anachronism	Refund of hall bond	\$ 300.00
00082227	11/04/2018	J Patrick	Refund of hall bond	\$ 100.00
00082228	11/04/2018	L J Gleeson	Refund of hall bond	\$ 100.00
00082229	11/04/2018	L Butterworth	Refund of grounds bond	\$ 250.00
00082230	11/04/2018	J Brocx	Refund of hall bond	\$ 250.00
00082231	11/04/2018	R Hall	Refund of hall bond	\$ 600.00
00082232	11/04/2018	W Culman	Refund of hall bond	\$ 250.00
00082233	11/04/2018	L C Reitsema	Refund of works bond	\$ 2,000.00
00082234	11/04/2018	Cocoon Collective	Refund of works bond	\$ 2,000.00
00082235	11/04/2018	Linkbuild	Refund of works bond	\$ 2,775.00
00082236	11/04/2018	J Patrick	Refund of hall hire cancellation	\$ 380.00
00082237	11/04/2018	M Chlubek	Refund of Frame Court parking permits	\$ 346.40
00082238	11/04/2018	Hip-e Club Australia Pty Ltd	Refund of liquor licence & temporary public building licence	\$ 280.00
00082239	11/04/2018	JVP1 Pty Ltd	Refund of development application fee	\$ 295.00
00082240	11/04/2018	T Wood	Part refund of dog registration	\$ 150.00
00082241	11/04/2018	A Stewart	Heritage assistance fund	\$ 5,000.00
00082242	11/04/2018	T N H La	Crossover subsidy	\$ 560.00
00082243	11/04/2018	A Ta	Refund of duplicate payment - archive search fee	\$ 99.00
00082244	11/04/2018	M Slyth	Refund of Well & Wise event	\$ 29.00

Creditor	Date	Payee	Description	Amount
00082245	11/04/2018	J Hopwood	Refund of Well & Wise event	\$ 29.00
00082246	11/04/2018	H Hilbert-Wolf	Part refund of dog registration	\$ 30.00
00082247	11/04/2018	L Macri	Refund of Well & Wise event	\$ 30.00
00082248	11/04/2018	R Haynes & T Hughes	Heritage assistance fund	\$ 5,000.00
00082249	11/04/2018	R Haynes & T Hughes	Heritage assistance fund	\$ 3,492.50
00082250	23/04/2018	Leederville Tennis Club	Digger's Cup 2018 donation	\$ 100.00
00082251	24/04/2018	Petty Cash - Library	Petty cash recoup	\$ 373.95
00082252	24/04/2018	Petty Cash - CEO	Petty cash recoup	\$ 188.45
00082253	24/04/2018	S Skevington	Refund of infrastructure bond	\$ 500.00
00082254	24/04/2018	Quattro Homes Pty Ltd	Refund of works bond	\$ 275.00
00082255	24/04/2018	Vicore Constructions	Refund of works bond	\$ 2,500.00
00082256	24/04/2018	Insideout Building Pty Ltd	Refund of works bond	\$ 3,000.00
00082257	24/04/2018	D Hoey	Refund of works bond	\$ 1,000.00
00082258	24/04/2018	Luca Construct	Refund of works bond	\$ 275.00
00082259	24/04/2018	J Dick	Refund of works bond	\$ 1,000.00
00082260	24/04/2018	R M Cullen	Refund of works bond	\$ 2,000.00
00082261	24/04/2018	Wisespot Pty Ltd	Refund of works bond	\$ 2,000.00
00082262	24/04/2018	T Dozet	Refund of works bond	\$ 2,000.00
00082263	24/04/2018	C J Harrigan	Refund of works bond	\$ 2,000.00
00082264	24/04/2018	R A Clarke	Refund of works bond	\$ 1,000.00
00082265	24/04/2018	P Adams	Refund of works bond	\$ 618.60
00082266	24/04/2018	A Gomes	Refund of hall bond	\$ 640.00
00082267	24/04/2018	M Parry	Refund of grounds bond	\$ 250.00
00082268	24/04/2018	R Mustafa	Refund of hall bond	\$ 250.00
00082269	24/04/2018	U Shastri	Refund of grounds bond	\$ 100.00
00082270	24/04/2018	B Bulter	Refund of hall bond	\$ 250.00
00082271	24/04/2018	Volleyball WA	Refund of hall bond	\$ 300.00
00082272	24/04/2018	Mountford Architects	Planning application fee refund	\$ 1,280.00
00082273	24/04/2018	S Ivanovich	Planning application fee refund	\$ 147.00
00082274	24/04/2018	Owners of Hyde Park	Heritage assistance fund	\$ 5,000.00
00082275	24/04/2018	E Gianatti	Heritage assistance fund	\$ 3,040.00
00082276	24/04/2018	Z Vassiliou	Part refund of swimming lessons	\$ 32.10
00082277	24/04/2018	B Butler	Refund of hall bond	\$ 250.00
				\$ 83,301.24
Cancelled Cheques				
00082210	11/04/2018	City Of Canning	Cancelled, issued in error	-\$ 1,209.56
00082148	28/02/2018	C J Ansell	Cancelled, replaced by EFT payment	-\$ 300.00
00082270	24/04/2018	B Bulter	Cancelled, reissued cheque 82277	-\$ 250.00

<i>Creditor</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
Total Cancelled Cheques				-\$ 1,759.56
Total Nett Cheque Payments				\$ 81,541.68

Credit Card Transactions for the Period 08 March 2018 - 06 April 2018				
<i>Card Holder</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
Chief Executive Officer	14/03/2018	Burswood Parking	Parking fee - UDIA breakfast	\$ 25.30
	27/03/2018	Foam Coffee Bar	Refreshments - Perth Projects business meeting	\$ 8.90
Total				\$ 34.20
Director Corporate Services				
Total				\$ -
Director Technical Services				
Total				\$ -
Director Community Engagement	27/03/2018	Aboriginal Insights	Event - Essential Cultural Developments	\$ 275.00
Total				\$ 275.00
Manager Marketing and Communications	08/03/2018	Souvenir Australia	Citizenship gifts	102.45
	08/03/2018	Australia Gifts	Citizenship gifts	180.00
	09/03/2018	Kmart	Pet Fest prizes	62.00
	10/03/2018	Mailchimp	Email campaign	192.81
	10/03/2018	International transaction fee	Email campaign	4.82
	12/03/2018	The Perth Mint	Citizenship coins	271.77
	14/03/2018	Facebook	Advertising	11.92
	14/03/2018	Facebook	Advertising	308.08
	16/03/2018	Lolly Warehouse	St Patrick's Day giveaways	110.22
	16/03/2018	Snap	Snapchat	113.22
	16/03/2018	International transaction fee	Snapchat	2.83
	18/03/2018	Hoo Hootsuite Inc	Social media scheduler	330.00
	21/03/2018	Sunny Side Up	Refreshments - RSL meeting	7.00
	21/03/2018	Sunny Side Up	Refreshments - RSL meeting	12.90
	23/03/2018	Pinchos Leederville	Refreshments - Art advisory meeting	25.00
	25/03/2018	Shutterstock Inc	Subscription	108.90
	27/03/2018	Sublimation Systems	Hyde Park Reserve opening - ceremony ribbon	58.97
	27/03/2018	Shade Australia	Umbrellas for Anzac Day	124.90

Card Holder	Date	Payee	Description	Amount
	29/03/2018	Createsend.com	Email campaign	32.86
	29/03/2018	Spotlight	Hyde Park Reserve opening - ceremony scissors	48.98
	29/03/2018	Biopak Pty Ltd	Hyde Park Reserve opening - napkins and cutlery	159.28
	31/03/2018	Facebook	Advertising	49.95
	31/03/2018	Facebook	Advertising	29.87
Total				\$ 2,348.73
Manager Human Resources			Staff training course - Building and leading high	
	16/03/2018	IPAA	performance teams	\$ 660.00
	05/04/2018	St John Ambulance	Staff training course	\$ 49.00
Total				\$ 709.00
Human Resources Advisor				
Total				\$ -
Purchasing Officer	08/03/2018	JB Hifi	CDs for library	\$ 73.96
	08/03/2018	The Basement Discs	CD for library	\$ 39.00
	08/03/2018	Karyakoorl	CD for library	\$ 25.00
	08/03/2018	Wanjoo Pty Ltd	CD for library	\$ 30.00
	08/03/2018	Tears Book	Book for library	\$ 46.60
	08/03/2018	Magshop	Library magazine subscription	\$ 59.99
	08/03/2018	Theraquatics	Aquafit neck collar	\$ 65.85
	08/03/2018	Booktopia	Books for library	\$ 215.80
	08/03/2018	Coles	Catering - Travelsmart breakfast	\$ 65.80
	08/03/2018	Financial Services	Seminar registration fee	\$ 25.00
	08/03/2018	Financial Services	Seminar registration fee - refunded	\$ 25.00
	09/03/2018	Booktopia	Books for library	\$ 208.30
	12/03/2018	Sanity Music	CDs for library	\$ 686.79
	12/03/2018	Sanity Music	CD for library	\$ 20.18
	12/03/2018	Sanity Music	CDs for library	\$ 318.76

Card Holder	Date	Payee	Description	Amount
	13/03/2018	Sanity Music	CD for library	\$ 20.17
	14/03/2018	Financial Services	Refund of seminar registration fee paid twice	-\$ 25.00
	14/03/2018	Nickel Engineering	Composting tumblers	\$ 990.00
	14/03/2018	Mayne Publications	Parks magazine subscription	\$ 77.00
	14/03/2018	Sanity Music	CD for library	\$ 30.16
	14/03/2018	Teamup	Council members calendar subscription renewal	\$ 122.91
	14/03/2018	International transaction fee	Council members calendar subscription renewal	\$ 3.07
	15/03/2018	Raising Literacy	Books for library	\$ 70.47
	15/03/2018	Booktopia	Books for library	\$ 374.65
	15/03/2018	Sanity Music	CDs for library	\$ 72.32
	16/03/2018	Studiomoo	Book for library	\$ 27.90
	16/03/2018	Booktopia	Books for library	\$ 61.45
	17/03/2018	Sanity Music	CD for library	\$ 20.19
	19/03/2018	Bad Backs	Ergonomic mouse	\$ 178.04
	19/03/2018	Booktopia	Books for library	\$ 510.75
	20/03/2018	Coles	Catering - Community bike breakfast	\$ 222.45
	21/03/2018	Booktopia	Book refund	-\$ 22.80
	21/03/2018	Booktopia	Book and DVDs for library	\$ 87.15
	24/03/2018	Sanity Music	CD for library	\$ 22.18
	24/03/2018	Sanity Music	CD for library	\$ 22.17
	25/03/2018	Sanity Music	CD for library	\$ 10.18
	01/04/2018	Westnet	WiFi Council Chambers	\$ 39.95
	03/04/2018	Sanity Music	CD for library	\$ 22.17
	05/04/2018	Coles	Catering - Travelsmart breakfast	\$ 121.36
Total				\$ 4,964.92
Total Corporate Credit Cards				\$ 8,331.85

7.3 INVESTMENT REPORT AS AT 30 APRIL 2018

TRIM Ref: D18/64110
Author: Sheryl Teoh, Accounting Officer
Authoriser: Kerry Batten, Director Corporate Services
Attachments: 1. Investment Report [↓](#) 

RECOMMENDATION:

That Council **NOTES** the Investment Report for the month ended 30 April 2018 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.

DETAILS:

Total funds held for the period ended 30 April 2018 including on call in the City's operating account were \$33,647,074; compared to \$30,661,122 for the period ending 30 April 2017.

Total Investments for the period ended 30 April 2018 were \$31,177,278 as compared to \$34,622,001 for the prior month end; and \$26,206,328 for the period ending 30 April 2017.

Investment comparison table:

Month Ended	2016/17		2017/18	
	Total Funds Held	Total Investments	Total Funds Held	Total Investments
July	\$19,683,412	\$18,420,252	\$23,433,728	\$21,212,649
August	\$26,167,645	\$22,573,297	\$30,161,860	\$27,714,651
September	\$36,754,571	\$34,302,896	\$40,305,364	\$37,944,911
October	\$37,581,885	\$34,521,542	\$41,087,462	\$38,947,823
November	\$37,034,885	\$35,775,011	\$41,716,473	\$39,482,047
December	\$33,692,431	\$31,165,443	\$38,768,084	\$37,065,389
January	\$34,645,041	\$33,201,749	\$39,498,741	\$36,147,499
February	\$34,028,716	\$32,316,251	\$39,217,278	\$36,665,928
March	\$32,070,200	\$31,424,409	\$36,377,700	\$34,622,001
April	\$30,661,122	\$26,206,328	\$33,647,074	\$31,177,278
May	\$27,412,051	\$25,718,292		
June	\$24,670,461	\$23,533,279		

Total accrued interest earned on Investments as at 30 April 2018:

	Revised Budget	YTD Budget	YTD Actual	% of YTD Budget
Municipal	\$423,000	\$399,607	\$442,384	110.70%
Reserve	\$220,000	\$192,089	\$199,575	103.90%
Sub-total	\$643,000	\$591,696	\$641,959	108.49%
Leederville Gardens Inc Surplus Trust*	\$0	\$0	\$116,593	0.00%
Total	\$643,000	\$591,696	\$758,552	128.20%

*Interest estimates for Leederville Gardens Inc Surplus Trust were not included in the 2017/18 Budget as actual interest earned is held in Trust and restricted.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

The power to invest is governed by the *Local Government Act 1995*.

6.14. Power to invest

- (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 as trust funds may be invested under the Trustees Act 1962 Part III.*
- (2A) *A local government is to comply with the regulations when investing money referred to in subsection (1).*
- (2) *Regulations in relation to investments by local governments may —*
 - (a) *make provision in respect of the investment of money referred to in subsection (1); and*
 - [(b) deleted]
 - (c) *prescribe circumstances in which a local government is required to invest money held by it; and*
 - (d) *provide for the application of investment earnings; and*
 - (e) *generally provide for the management of those investments.*

Further controls are established through the following provisions in the Local Government (Financial Management) Regulations 1996:

19. Investments, control procedures for

- (1) *A local government is to establish and document internal control procedures to be followed by employees to ensure control over investments.*
- (2) *The control procedures are to enable the identification of —*
 - (a) *the nature and location of all investments; and*
 - (b) *the transactions related to each investment.*

19C. Investment of money, restrictions on (Act s. 6.14(2)(a))

- (1) *In this regulation —*
authorised institution means —
 - (a) *an authorised deposit-taking institution as defined in the Banking Act 1959 (Commonwealth) section 5; or*
 - (b) *the Western Australian Treasury Corporation established by the Western Australian Treasury Corporation Act 1986;***foreign currency** means a currency except the currency of Australia.
- (2) *When investing money under section 6.14(1), a local government may not do any of the following —*
 - (a) *deposit with an institution except an authorised institution;*
 - (b) *deposit for a fixed term of more than 3 years;*

- (c) *invest in bonds that are not guaranteed by the Commonwealth Government, or a State or Territory government;*
- (d) *invest in bonds with a term to maturity of more than 3 years;*
- (e) *invest in a foreign currency.*

To further guide the prudent and responsible investment of the City's funds, Council has adopted the City's Investment Policy No. 1.2.4, which delegates the authority to invest surplus funds to the Chief Executive Officer or his delegate.

Administration has established guidelines for the management of the City's investments, including the following ratings table:

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
A1+	30%	29.5%	30%	Nil	90%	54.7%
A1	25%	0.0%	30%	Nil	80%	0.0%
A2	20%	15.9%	n/a	Nil	60%	45.3%

*As per subtotals on **Attachment 1**

RISK MANAGEMENT IMPLICATIONS:

Moderate: Funds are invested with various financial institutions with high Long Term and Short Term Rating (Standard & Poor's or equivalent), obtaining three quotations for each investment. These investment funds are spread across various institutions and invested as Term Deposits from one to twelve months to reduce risk.

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:

Nil.

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 2.55% for current investments including the operating account; and 2.64% excluding the operating account. The Reserve Bank 90 days Accepted Bill rate for March 2018 is 2.06%.

As at 30 April 2018, the City's total investment earnings excluding the Leederville Gardens Inc. Surplus Trust income exceed the year to date budget estimate by \$50,263 (8.49%).

The City's Investment Policy states that preference *"is to be given to investments with institutions that have been assessed to have no current record of funding fossil fuels, providing that doing so will secure a rate of return that is at least equal to alternatives offered by other institutions"*. Accordingly the City uses Marketforce.com to assist in assessing whether a bank promotes non-investment in fossil fuel related entities. 45.24% of the City's investments were held in institutions considered non-fossil fuel lending by Marketforce.com as at 30 April 2018.

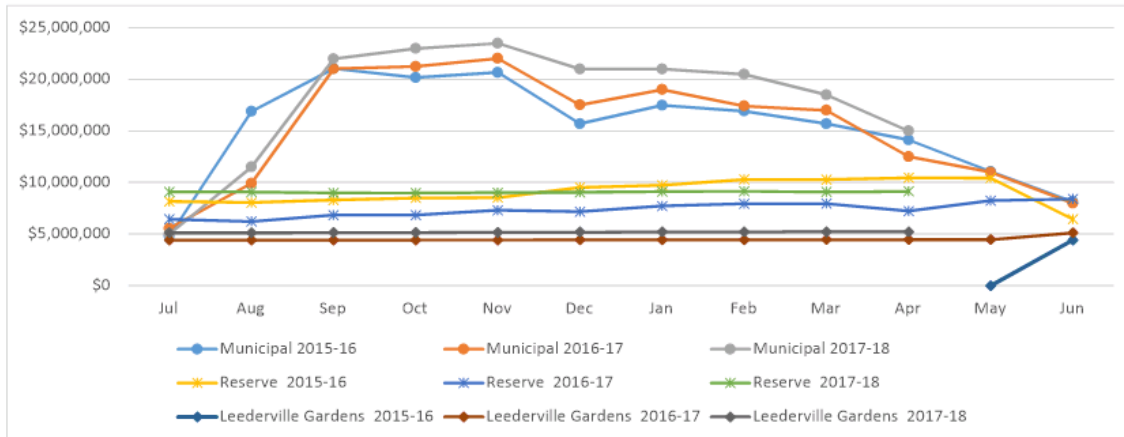
The investment report (**Attachment 1**) consists of:

- Investment Performance & Policy Compliance Charts;
- Investment Portfolio;
- Investment Interest Earnings; and
- Current Investment Holding.

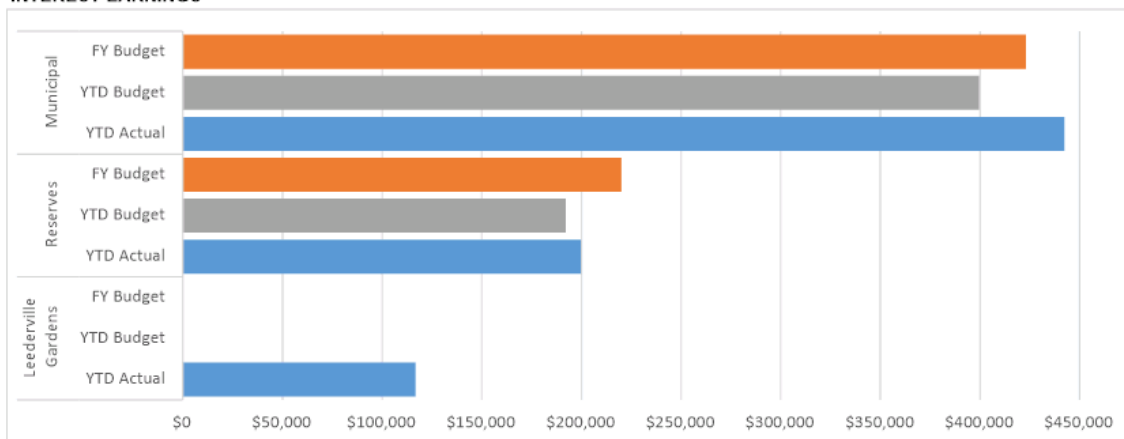
**CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 30 APRIL 2018**



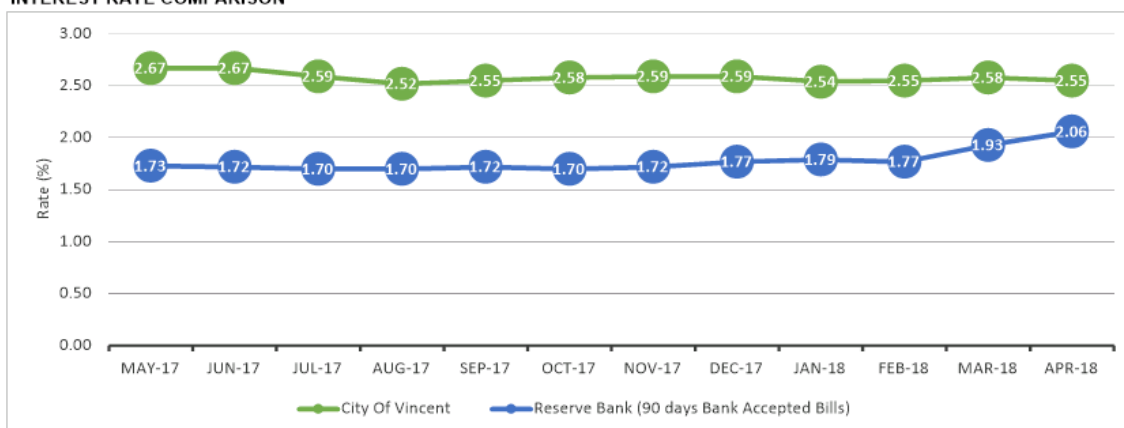
FUNDS INVESTED OVER 3 YEARS



INTEREST EARNINGS



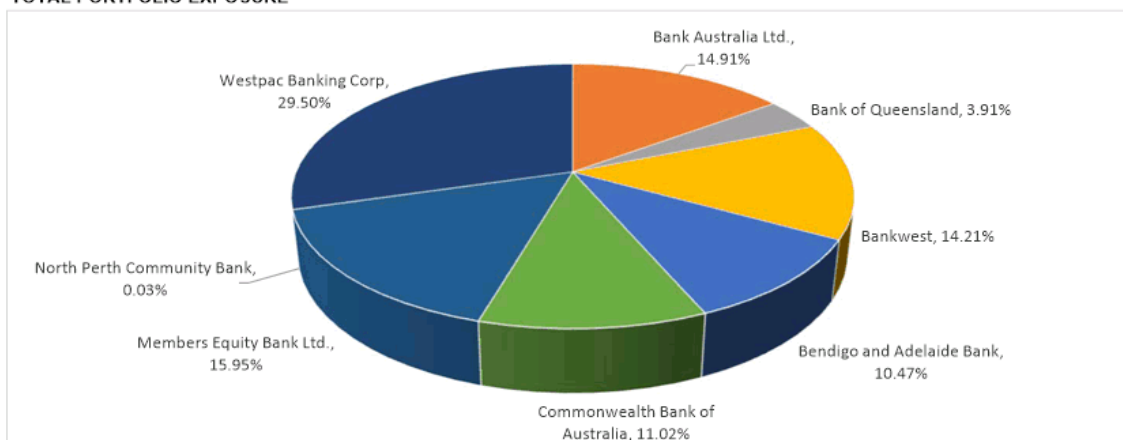
INTEREST RATE COMPARISON



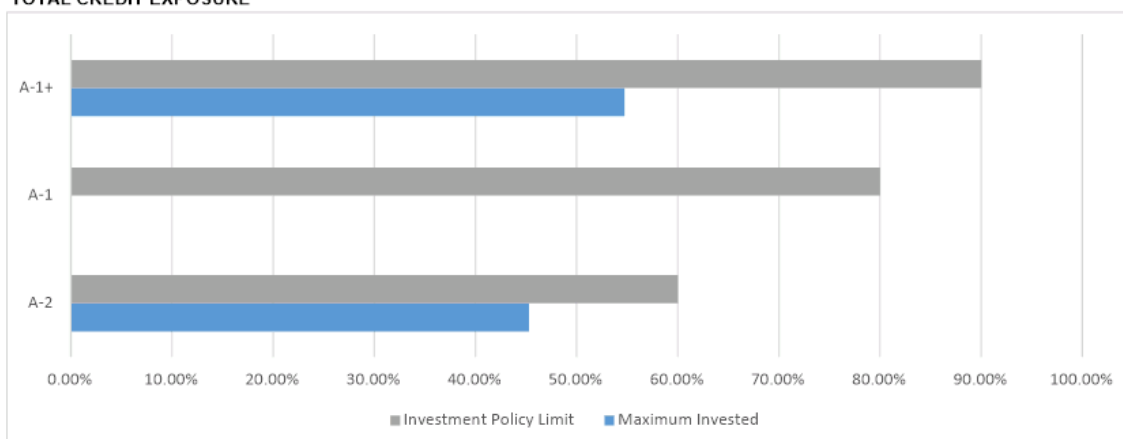
**CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 30 APRIL 2018**



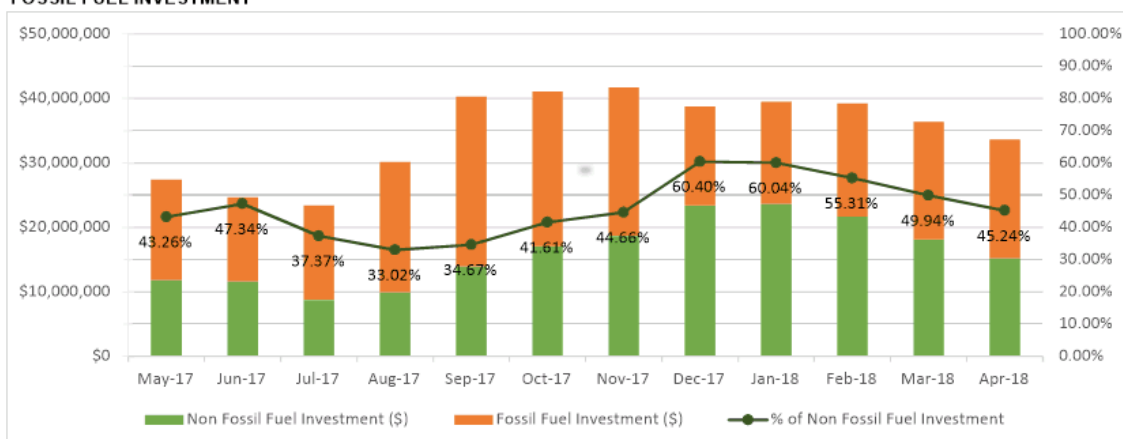
TOTAL PORTFOLIO EXPOSURE



TOTAL CREDIT EXPOSURE



FOSSIL FUEL INVESTMENT



* Selection of non fossil fuel investments is based on information provided by www.marketforces.org.au.

**CITY OF VINCENT
INVESTMENT PORTFOLIO
AS AT 30 APRIL 2018**



	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	\$	%
BY INVESTMENT HOLDINGS						
Operating Accounts	2,258,963	18,107	192,726	0	2,469,796	7.3%
Term Deposits	15,000,000	9,138,401	1,800,000	5,227,877	31,166,278	92.6%
Shares	11,000	0	0	0	11,000	0.0%
	17,269,963	9,156,508	1,992,726	5,227,877	33,647,074	100.0%
BY INSTITUTION						
ANZ Banking Group	0	0	0	0	0	0.0%
Bank Australia Ltd.	4,500,000	516,398	0	0	5,016,398	14.9%
Bank of Queensland	0	1,316,329	0	0	1,316,329	3.9%
Bankwest	4,000,000	782,110	0	0	4,782,110	14.2%
Bendigo and Adelaide Bank	0	2,140,383	0	1,381,783	3,522,166	10.5%
Commonwealth Bank of Australia	2,258,963	478,063	192,726	777,485	3,707,237	11.0%
Members Equity Bank Ltd.	1,500,000	1,342,698	500,000	2,023,063	5,365,761	15.9%
National Australia Bank	0	0	0	0	0	0.0%
North Perth Community Bank (Equity Share)	11,000	0	0	0	11,000	0.0%
Suncorp-Metway Ltd.	0	0	0	0	0	0.0%
Westpac Banking Corp	5,000,000	2,580,527	1,300,000	1,045,546	9,926,073	29.5%
	17,269,963	9,156,508	1,992,726	5,227,877	33,647,074	100.0%
BY CREDIT RATINGS (SHORT-TERM ISSUE)						
A-1+	11,258,963	3,840,700	1,492,726	1,823,031	18,415,420	54.7%
A-1	0	0	0	0	0	0.0%
A-2	6,011,000	5,315,808	500,000	3,404,846	15,231,654	45.3%
	17,269,963	9,156,508	1,992,726	5,227,877	33,647,074	100.0%
BY TERMS						
0-30 days	2,258,963	18,107	192,726	0	2,469,796	7.3%
31-90 days	0	0	0	0	0	0.0%
91-180 days	12,500,000	782,110	0	0	13,282,110	39.5%
181-270 days	2,500,000	0	500,000	0	3,000,000	8.9%
270-365 days	0	8,356,291	1,300,000	3,846,094	13,502,385	40.1%
> 1 year	11,000	0	0	1,381,783	1,392,783	4.1%
	17,269,963	9,156,508	1,992,726	5,227,877	33,647,074	100.0%
BY MATURITY						
0-30 days	5,258,963	733,393	192,726	0	6,185,082	18.4%
31-90 days	9,000,000	2,175,761	300,000	1,381,783	12,857,544	38.2%
91-180 days	3,000,000	1,852,184	500,000	1,045,546	6,397,730	19.0%
181-270 days	0	2,413,425	500,000	2,023,063	4,936,488	14.7%
270-365 days	0	1,981,745	500,000	777,485	3,259,230	9.7%
> 1 year	11,000	0	0	0	11,000	0.0%
	17,269,963	9,156,508	1,992,726	5,227,877	33,647,074	100.0%
BY FOSSIL FUEL EXPOSURE						
Fossil Fuel Lending	11,269,963	3,840,700	1,492,726	1,823,031	18,426,420	54.8%
Non Fossil Fuel Lending	6,000,000	5,315,808	500,000	3,404,846	15,220,654	45.2%
	17,269,963	9,156,508	1,992,726	5,227,877	33,647,074	100.0%

**CITY OF VINCENT
INVESTMENT INTEREST EARNINGS
AS AT 30 APRIL 2018**



	YTD 30/04/2018 \$	YTD 30/04/2017 \$	FY 2017/18 \$	FY 2016/17 \$
MUNICIPAL FUNDS				
Budget	399,607	387,000	423,000	436,000
Interest Earnings	442,384	434,919	442,384	486,092
% Income to Budget	110.70%	112.38%	104.58%	111.49%
RESERVE FUNDS				
Budget	192,089	166,000	220,000	206,000
Interest Earnings	199,575	168,315	199,575	205,608
% Income to Budget	103.90%	101.39%	90.72%	99.81%
LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	116,593	108,520	116,593	140,391
% Income to Budget	0.00%	0.00%	0.00%	0.00%
TOTAL				
Budget	591,696	553,000	643,000	642,000
Interest Earnings	758,552	711,754	758,552	832,091
% Income to Budget	128.20%	128.71%	117.97%	129.61%
Variance	166,856	158,754		190,091
% Variance to Budget	28.20%	28.71%		29.61%
TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)				
Budget	591,696	553,000	643,000	642,000
Interest Earnings	641,959	603,234	641,959	691,700
% Income to Budget	108.49%	109.08%	99.84%	107.74%
Variance	50,263	50,234		49,700
% Variance to Budget	8.49%	9.08%		7.74%

**CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 30 APRIL 2018**



Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
<u>OPERATING ACCOUNTS</u>						
Municipal	Commonwealth Bank of Australia					2,258,963
Reserve	Commonwealth Bank of Australia					18,107
Trust	Commonwealth Bank of Australia					192,726
Total Operating Funds						2,469,796
<u>SHARES</u>						
Municipal	North Perth Community Bank	23/11/2001				11,000
Total Shares						11,000
<u>TERM DEPOSITS</u>						
Reserve	Bendigo and Adelaide Bank	07/06/2017	07/05/2018	334	2.65%	715,286
Municipal	Bank Australia Ltd.	03/11/2017	07/05/2018	185	2.70%	1,000,000
Municipal	Bank Australia Ltd.	17/11/2017	14/05/2018	178	2.70%	500,000
Municipal	Bank Australia Ltd.	09/11/2017	21/05/2018	193	2.70%	1,000,000
Municipal	Members Equity Bank Ltd.	17/11/2017	28/05/2018	192	2.62%	500,000
Trust	Westpac Banking Corp	06/09/2017	04/06/2018	271	2.72%	300,000
Municipal	Bankwest	22/12/2017	05/06/2018	165	2.55%	1,000,000
Leederville Gardens In	Bendigo and Adelaide Bank	07/06/2017	12/06/2018	370	2.75%	1,381,783
Reserve	Bank of Queensland	25/07/2017	12/06/2018	322	2.70%	696,825
Municipal	Bankwest	22/12/2017	12/06/2018	172	2.55%	500,000
Municipal	Bank Australia Ltd.	22/12/2017	18/06/2018	178	2.70%	2,000,000
Municipal	Westpac Banking Corp	01/02/2018	18/06/2018	137	2.53%	1,000,000
Reserve	Bankwest	17/01/2018	25/06/2018	159	2.55%	782,110
Municipal	Westpac Banking Corp	14/02/2018	25/06/2018	131	2.52%	500,000
Municipal	Members Equity Bank Ltd.	16/01/2018	02/07/2018	167	2.65%	1,000,000
Municipal	Bankwest	17/01/2018	02/07/2018	166	2.55%	1,000,000
Municipal	Westpac Banking Corp	14/02/2018	09/07/2018	145	2.52%	500,000
Reserve	Westpac Banking Corp	25/07/2017	10/07/2018	350	2.73%	696,825
Municipal	Bankwest	23/02/2018	16/07/2018	143	2.45%	1,000,000
Municipal	Bankwest	23/02/2018	23/07/2018	150	2.50%	500,000
Municipal	Westpac Banking Corp	12/03/2018	30/07/2018	140	2.64%	1,000,000
Reserve	Bendigo and Adelaide Bank	08/08/2017	06/08/2018	363	2.70%	716,283
Municipal	Westpac Banking Corp	12/03/2018	07/08/2018	148	2.64%	500,000
Municipal	Westpac Banking Corp	22/03/2018	13/08/2018	144	2.70%	1,000,000
Municipal	Westpac Banking Corp	22/03/2018	20/08/2018	151	2.70%	500,000
Trust	Members Equity Bank Ltd.	14/12/2017	03/09/2018	263	2.62%	500,000
Leederville Gardens In	Westpac Banking Corp	06/09/2017	06/09/2018	365	2.77%	1,045,546
Reserve	Bank Australia Ltd.	14/09/2017	10/09/2018	361	2.80%	516,398
Reserve	Bank of Queensland	10/10/2017	09/10/2018	364	2.60%	619,503
Reserve	Bendigo and Adelaide Bank	09/11/2017	06/11/2018	362	2.65%	708,814
Leederville Gardens In	Members Equity Bank Ltd.	14/12/2017	03/12/2018	354	2.61%	2,023,062
Reserve	Members Equity Bank Ltd.	14/12/2017	10/12/2018	361	2.61%	762,760
Trust	Westpac Banking Corp	12/03/2018	12/12/2018	275	2.64%	500,000
Reserve	Westpac Banking Corp	14/02/2018	14/01/2019	334	2.60%	941,851
Reserve	Westpac Banking Corp	14/02/2018	11/02/2019	362	2.60%	941,851
Trust	Westpac Banking Corp	22/03/2018	04/03/2019	347	2.69%	500,000
Leederville Gardens In	Commonwealth Bank of Australia	12/03/2018	11/03/2019	364	2.66%	777,485
Reserve	Commonwealth Bank of Australia	12/03/2018	11/03/2019	364	2.66%	459,956
Reserve	Members Equity Bank Ltd.	12/04/2018	08/04/2019	361	2.75%	579,938
Total Term Deposits						31,166,278

CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 30 APRIL 2018



Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
Total Investment						33,647,074

7.4	LATE REPORT: FINANCIAL STATEMENTS AS AT 30 APRIL 2018
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REPORT TO BE ISSUED PRIOR TO COUNCIL MEETING 29 MAY 2018

8 COMMUNITY ENGAGEMENT




8.1 SEASONAL LICENCES FOR USE OF CHARLES VERYARD PAVILION - MODERNIANS HOCKEY CLUB INC., TUART HILL CRICKET CLUB INC. AND MT HAWTHORN CARDINALS JUNIOR FOOTBALL CLUB INC.

TRIM Ref: D17/53475

Author: Karen Balm, Community Partnerships - Projects Officer

Authoriser: Michael Quirk, Director Community Engagement

Attachments:

1. Plan of Winter Licence Area (Hockey and Football Club) [↓](#) 
2. Plan of Summer Licence Area (Cricket Club) [↓](#) 
3. Plan of Storage Shed Licence Area (Cricket and Football Club) [↓](#) 

RECOMMENDATION:

That Council:

1. APPROVES the termination of the Tuart Hill Cricket Club Inc. and Modernians Hockey Club Inc. joint monthly tenancy of the clubrooms and cricket wickets (turf and practice wickets) at Charles Veryard Reserve, pursuant to clause 14 of the Lease dated 2 October 2009;
2. APPROVES a joint winter Licence (1 April – 30 September) for the use of Charles Veryard Reserve Pavilion (excluding public toilets) to the Modernians Hockey Club Inc. and Mt Hawthorn Cardinals Junior Football Club Inc. on the terms set out below:

2.1	Term:	Two winter seasons;
2.2	Licence Fee:	\$2,175 plus GST (indexed by CPI) to be paid by each Club;
2.3	Licence Area:	Kitchen, servery, social room, cool room, shared storeroom and change rooms (whole of Pavilion except for public toilets and storage areas);
2.4	Permitted Purpose:	Sporting and recreational activities;
2.5	Days of Use (Mods):	Monday, Thursday, Saturday and alternating Friday;
2.6	Days of Use (Cardinals):	Tuesday, Wednesday, Sunday and alternating Friday;
2.7	Outgoings (utilities & ESL):	Clubs pay 93 per cent of electricity and water charges (during season of use) and 50 per cent of the Emergency Services Levy – to be divided equally between Hockey and Football;
2.8	Insurance:	Clubs to effect and maintain public liability insurance;
2.9	Cleaning:	Clubs to keep clean and tidy during season;
2.10	Hand Over:	At end of season Clubs to steam clean floor, touch up paint, and remove all items from area to the City's satisfaction;
2.11	Maintenance:	City to repair and maintain (including cleaning gutters and removing graffiti), and undertake structural maintenance and repairs, except if damage caused by Clubs, in which case Clubs to pay cost;
2.12	Minimum Level of Service (statutory fire compliance checks, pest inspections):	City to conduct at City's cost;
2.13	Shared Use of Clubrooms:	Clubs can hire clubrooms at rates consistent with City's Schedule of Fees and Charges;
2.14	Shared Use of Change Rooms:	Clubs must provide use of change rooms to schools and community groups hiring the Reserve, subject to

payment of a nominal cleaning fee of \$30 per hour; and

- 2.15 Termination: In the event that the Reserve is not available for use by a Club, or is not of a suitable standard, the Club may terminate the Licence by providing one (1) months' notice in writing to the City and if the Licensor and Licensee agree in writing that the Licence is no longer required, the Licence will terminate on the day that the Licensee yields up the Premises;

3. APPROVES a summer Licence (1 October – 31 March) for the use of Charles Veryard Reserve Pavilion (excluding public toilets) to the Tuart Hill Cricket Club Inc. on the terms set out below;

- 3.1 Term: Two summer seasons;
- 3.2 Licence Fee: \$4,350 plus GST (indexed by CPI);
- 3.3 Licence Area: Kitchen, servery, social room, cool room, shared storeroom and change rooms (whole of Pavilion except for public toilets and storage areas);
- 3.4 Permitted Purpose: Sporting and recreational activities;
- 3.5 Days of Use: Monday – Sunday;
- 3.6 Outgoings (utilities & ESL): Club pay 93 per cent of electricity and water charges (during season of use) and 50 per cent of the Emergency Services Levy;
- 3.7 Insurance: Club to effect and maintain public liability insurance;
- 3.8 Cleaning: Club to keep clean and tidy during season;
- 3.9 Hand Over: At end of season the Club is to steam clean floor, touch up paint, and remove all items from area to the City's satisfaction;
- 3.10 Maintenance: City to repair and maintain (including cleaning gutters and removing graffiti), and undertake structural maintenance and repairs, except if damage caused by the Club, in which case the Club to pay cost;
- 3.11 Minimum Level of Service (statutory fire compliance checks, pest inspections): City to conduct at City's cost;
- 3.12 Shared Use of Clubrooms: Club can hire clubrooms at rates consistent with the City's Schedule of Fees and Charges;
- 3.13 Shared Use of Change Rooms: Club must provide use of change rooms to schools and community groups hiring the Reserve, subject to payment of a nominal cleaning fee of \$30 per hour; and
- 3.14 Termination: In the event that the Reserve is not available for use by the Club, or is not of a suitable standard, the Club may terminate the Licence by providing one (1) months' notice in writing to the City and if the Licensor and Licensee agree in writing that the Licence is no longer required, the Licence will terminate on the day that the Licensee yields up the Premises;

4. APPROVES annual Licences to the Tuart Hill Cricket Club and Mt Hawthorn Cardinals Junior Football Club to exclusively use their respective storage areas for the term of the seasonal Licences set out above, on the terms set out below:

- 4.1 Cleaning: Club/s to keep storeroom clean and tidy; and

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Hockey Club at Charles Veryard Reserve for the winter season commencing 12 April 2014; and

3.2 \$60,000 from the 2013/2014 'Birdwood Square Floodlighting Budget' for the proposed Charles Veryard Reserve Lighting Upgrade;

4. *LISTS for consideration amounts of \$320,000 and \$60,000 respectively in the 2014/2015 Draft Budget for the provision of additional change rooms and including a storeroom, scoreboard, refurbishment of the existing building and the additional funding required to complete the sports lighting upgrade at Charles Veryard Reserve; and*
5. *ADVISES the petitioners and the Cardinals Junior Football Club, Tuart Hill Cricket Club and the Modernians Hockey Club of its decision.'*

The City commenced refurbishment of the Pavilion and upgrade of the sports floodlighting in February 2016. The refurbishment included expansion of the kitchen, servery, social room and kiosk, relocation of the public toilets, provision of a more extensive shaded area for parents and spectators as well as the provision of separate storerooms for all three clubs. The refurbishment also included the construction of a free standing 15m x 3.6m storage shed to the east of the cricket practice nets. The Cricket Club currently has exclusive use of two-thirds of the storage shed (with access via roller shutters) and the Football Club has exclusive use of the remaining third, with access via a separate roller shutter. The refurbishment was completed in September 2016, with the total cost being \$641,536.

Administration previously commenced negotiations with the three clubs in regards to a new Lease at Charles Veryard Reserve based upon the following terms:

- Joint Lease from 1 October 2014 to 30 September 2019 with a further five (5) year option;
- Rent of \$4,350 for Tuart Hill Cricket Club, \$2,175 for Modernians Hockey Club and \$2,175 for Mt Hawthorn Junior Football Club (all per annum plus GST indexed to CPI);
- Outgoings to be paid jointly by the Lessees; and
- Rates and Taxes to be paid jointly by the Lessees.

These proposed Lease terms were presented to the Ordinary Meeting of Council on 21 October 2014 for consideration however the item was deferred. As such, the refurbished Pavilion has been occupied by the Cricket Club since October 2016 and by the Hockey and Football Clubs since April 2017 although no formal agreement has governed this shared use. Apportionment of outgoings and some maintenance costs have been on hold pending the establishment of a formal shared use agreement. The Hockey Club, in good faith, has provided the Football Club with Pavilion access as required in the absence of any formal agreement.

DETAILS

Local Sporting Club Membership

Charles Veryard Reserve has been important location for community sport and recreation for an extended period of time. All three Clubs are locally based with a significant proportion of their membership base residing within the City of Vincent, as follows:

Club	Junior Members	Senior Members	Total Members
Modernians Hockey Club Inc.	248 (61% local residents)	222 (28% local residents)	470
Tuart Hill Cricket Club Inc.	Nil	145 (80% local residents)	145
Mt Hawthorn Cardinals Junior Football Club Inc.	380 (75% local residents)	Nil	380
Total			995

Replacement of Lease with Seasonal Licences

Upon investigating the most appropriate tenure arrangements for Charles Veryard Pavilion it was identified by Administration that a proposed joint Lease is not appropriate given that Clubs are sharing the Pavilion and therefore do not have exclusivity. A Lease grants a lessee exclusive possession of a premises for a specified term, however at Charles Veryard Reserve the Clubs use is only seasonal and therefore access is on a shared

rather than exclusive use basis. A Licence is more appropriate as it provides the licensee/s with a contractual right to use the premises at certain times subject to certain conditions.

The proposed winter season Licence would be between the City and the Hockey Club and the City and the Football Club. The proposed summer season Licence would be between the City and the Cricket Club. Furthermore, the seasonal Licences would provide for exclusive use of specific storage areas (storeroom and portion of shed). **Attachment 1** and **Attachment 2** delineate the specific winter and summer season Licence areas with **Attachment 3** delineating the storage shed Licence area.

The current Lease provides that the Cricket Club must maintain the two turf centre wickets and turf practice nets, as they are defined as part of the Lease area. The Lease specifically sets out that the Cricket Club is responsible for the maintenance, and all associated costs. In lieu of these responsibilities the Cricket Club has not been charged reserve hire charges throughout their tenure at Charles Veryard Reserve. The proposed seasonal Licence will not include the turf wickets and practice nets as part of the Licence area, and instead Administration is currently developing a separate formal arrangement to govern turf wicket maintenance. This agreement and proposal for a turf wicket subsidy will be presented to Council for consideration as a separate item

Seasonal Licence Terms

The seasonal Licence terms will reduce the Clubs' responsibilities when compared to the current Lease. The Clubs will have exclusive use of the Pavilion during their specified seasons and it is proposed the City will maintain the premises and repair any damage (unless it is caused by the Clubs). The key differences of the proposed terms when compared to the current Lease are summarised below:

Proposed Licence Terms	Current Lease Terms
Licence area is social room, kitchen, servery, bar, storeroom / shed and change rooms	Lease area is whole Pavilion, turf & practice wickets
Term of 2 years	Term of 5 years with 5 year option
Licence Fee of \$2,175 (Hockey Club and Football Club) and \$4,350 (Cricket Club) per annum plus GST and indexed to CPI for each Club	\$3,540 plus GST per annum indexed to CPI – currently approx. \$4,440 for the Cricket Club and \$4,320 for the Hockey Club
City to pay building insurance premium	Pay building insurance premium
Clubs to pay for utilities during season of use (excluding public toilet area – therefore Clubs will pay 93 per cent of utilities costs)	Clubs to pay all utilities
City to maintain premises and repair damage, except if caused by Clubs	Clubs to maintain premises and repair damage
City to conduct minimum level of service checks at own cost	City to conduct minimum level of service checks at cost of Clubs
Clubs must provide school and community groups using Charles Veryard Reserve with use of the change rooms with a nominal cleaning fee of \$30	School and community group access at the Clubs discretion

A term of two years has been proposed to determine the effectiveness of these seasonal Licence arrangements, and given that Administration are currently reviewing the suitability of existing Lease/Licence terms and conditions for not-for-profit community organisations. It is fully expected that these Clubs will continue to use the Pavilion and Charles Veryard Reserve beyond this two year period.

Licence Fee

Administration is proposing that the Licence fee for the Hockey Club and Football Club is \$2,175 per annum each and \$4,350 for the Cricket Club (plus GST and indexed to CPI) totalling \$8,700. The proposed Licence fees have been based on the amount previously recommended by Administration in October 2014.

Apportionment of Utilities

As the Pavilion includes public toilets it is necessary for the utilities to be apportioned so the Clubs are not responsible for the costs associated with these amenities. Administration considered and investigated a range of charging methodologies including the installation of a sub meter and the apportionment of costs based on fixtures and fittings, however apportionment based on the area occupied by each Licensee is the preferred method. Given that the public toilets account for 7 per cent of the total Pavilion area the City would be responsible for 7 per cent of the associated water and electricity costs. This means that the Cricket Club will

pay 93% of utilities costs during the summer season while the Hockey and Football Clubs will each pay 46.5% of utilities costs during the winter season.

Cost Implications for the Clubs and the City

The Table below shows that the approximate cost implications for the Clubs under the proposed seasonal Licences will be slightly less when compared to the current Lease terms. This is primarily related to the building insurance premium, emergency services levy, building repair and maintenance costs, pest inspections and statutory fire appliance testing.

Terms	Licence Costs	Lease Costs
Rent / Licence fee	\$8,700	\$8,880
Water costs	\$3,400	\$3,430
Electricity costs	\$3,200	\$3,660
Waste	\$2,400	\$2,400
Building Insurance Premium	-	\$1,260
Maintenance costs recouped	-	\$3,000
Pest inspections & statutory compliance	-	\$900
Emergency Services Levy	\$1,500	\$1,500
Total	\$19,200	\$23,530

The estimated costs for the Cricket Club are \$9,600 per annum and \$4,800 each for the Football and Hockey Clubs per annum whereas current costs for the Cricket and Hockey Clubs are approximately \$11,765 per annum. Given that the Football Club has similar Pavilion access requirements to the Hockey Club, and their usage requirements will likely increase based on growing membership, it is considered fair and reasonable that they should be responsible for an equal portion of the costs pursuant to a seasonal Licence. It should be noted that these estimated Licence costs may vary particularly during the winter season as it is anticipated that the Football Club may increase utilisation of the Pavilion upon their tenure arrangements being formalised.

Administration considers these arrangements and associated costs justifiable given the access and usage by three local sporting clubs with nearly 1,000 members and the associated community benefits. Furthermore, under the proposed Licence terms the Clubs are now obligated to provide schools and community groups with access to the change rooms when the group hires the sportsground. The Clubs can charge a nominal fee of \$30 per day to cover additional cleaning costs associated with use of the change rooms by the school or community group. The proposed Licence terms require any external hire charges to be consistent with the City's Annual Schedule of Fees and Charges.

Notably, under a Licence arrangement the City assumes a range of maintenance costs given that the Clubs do not have exclusive use. This equates to approximately \$15,000 per annum which is included within the annual operating budget noting that this figure does not include depreciation or future asset renewal costs.

Interim Pavilion Access Arrangements & Outstanding Costs

As building tenure negotiations were not concluded prior to relocation of the Football Club to Charles Veryard Reserve or prior to refurbishment of the Pavilion, and the proposed Lease terms were deferred by Council in October 2014, there has been no formal agreement to govern shared use of the Pavilion for an extended period of time. The Hockey and Cricket Club are using the Pavilion as monthly tenants pursuant to the holding over clause within the Lease and the Football Club has been using the Pavilion solely due to the good faith and community minded outlook of the Hockey Club.

Given these circumstances it is considered appropriate to review the lease costs attributable to the Hockey Club from 2014/15 to 2017/18 in recognition that the Pavilion has been used by the Football Club during winter seasons over this period, and it should not be necessary for one sporting club to effectively subsidise community building utilisation by another sporting club. Had a formal agreement been in place the Hockey Club would have likely been responsible for only 50% of the associated lease costs during that period as per the terms being proposed within the new seasonal Licence arrangements. In addition, it has been revealed that the Hockey Club was not provided with any relief from lease costs when Pavilion access was restricted during the refurbishment from February to September 2016 nor were they provided with any temporary accommodation.

Administration has reviewed all lease costs attributable to the Hockey Club throughout that period, both paid and outstanding, and now recommends that \$4,361.16 be waived and \$6,675.74 be written-off in recognition of use by the Football Club. These figures are based on 50% of the total lease costs for each winter season during that period remaining payable by the Hockey Club. In addition, it is recommended that a further \$2,240.08 be written-off for restricted access to the Pavilion by the Hockey Club during the Pavilion refurbishment. The specific details are provided within the Table below:

	Total Cost (\$)	Amount Payable by Hockey Club (\$)	Waiver (\$)	Write-Off (\$)
Lease Fee 2014/15	4,319.10	2,159.55	-	2,159.55
Lease Fee 2015/16	4,431.42	2,215.71	-	2,215.71
Lease Fee 2016/17	4,480.16	-	-	4,480.16
Building Insurance 2016/17	662.96	331.48	331.48	-
Water Usage 2016/17	525.90	262.95	262.95	-
Water Usage 2016/17	120.80	60.40	-	60.40
Lease Fee 2017/18	4,538.58	2,269.29	2,269.29	-
Building Insurance 2017/18	596.66	298.33	298.33	-
Water Usage 2017/18	661.36	330.68	330.68	-
Power Usage 2017/18	1,736.86	868.43	868.43	-
Total	\$22,073.80	\$8,796.82	\$4,361.16	\$8,915.82

It is recommended that these costs be waived and/or written-off in good faith on the proviso that the Football Club now remains responsible for meeting 50% of costs as proposed within the new seasonal Licence. The alternative is to retrospectively on-charge \$11,036.90 to the Football Club although this is not considered feasible as that they have not previously been charged for use of the amenities at Menzies Pavilion, they were not subject to a formal agreement at Charles Veryard Reserve Pavilion, and they are a locally based not-for-profit junior sporting club.

The Hockey Club has already made numerous payments towards the \$8,796.82 amount deemed payable with only \$3,706.31 remaining outstanding.

CONSULTATION/ADVERTISING:

Administration has consulted with all three Clubs and provided them with the Licence (draft) comprising the terms now being presented to Council, and based upon feedback a number of amendments have been made to ensure a mutually agreeable outcome. During the most recent discussions both the Hockey Club and Football Club advised that they are amenable to a Licence based upon a 50/50 cost sharing arrangement during each winter season.

LEGAL/POLICY:

The *Local Government Act 1995* section 3.58 - Disposing of Property, provides that a local government can only dispose of property (which includes to Lease) in accordance with section 3.58(3) unless the disposition falls within the scope of section 3.58(5), which includes:

‘(d) Any other disposition that is excluded by regulations from the application of this section.’

In accordance with Section 3.58(5), Regulation 30 of the *Local Government (Functions and General) Regulations 1996* provides a range of dispositions that are exempt from the application of Section 3.58 of the Act, including dispositions to:

“A body, whether incorporated or not the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and the members of which are not entitled or permitted to receive any pecuniary profit from the body’s transactions.”

As the Clubs are recreational and sporting in nature and the members would not receive any pecuniary profit from the seasonal Licences it is evident that the proposed seasonal Licences would meet the requirements of an exempt disposition, in accordance with Section 3.58(5) of the *Local Government Act 1995*. There would be no requirement for the City to advertise an intention to enter into seasonal Licences with the Clubs.

The *Local Government Act 1995* section 9.49A states that a document is duly executed by a Local Government if the common seal is affixed to it or it is signed by an Officer authorised to do so. Executing documents through the use of the common seal or by signing a document does not constitute the decision to undertake a particular course of action. A Council resolution or a decision under delegated authority is required prior to executing documents.

As per Council Policy No. 4.1.10 – Execution of Documents Policy the proposed seasonal Licences will be executed by having the common seal affixed under the authorisation of Council with the affixing of the seal in the presence of and being attested to by the Mayor and Chief Executive Officer or pursuant to s9.49A(3)(b) of the *Act*, the Mayor and a senior employee authorised by the Chief Executive officer to do so.

RISK MANAGEMENT IMPLICATIONS:

Medium: The Hockey and Cricket Clubs have leased the clubrooms since 1999 and have generally complied with all Lease terms and obligations. Administration believes that this type of tenancy is no longer appropriate due to the relocation of the Football Club, and the seasonal nature of these Clubs. The proposed seasonal Licences are considered to be the most effective arrangement to activate the Pavilion and ensure high levels of community usage.

STRATEGIC IMPLICATIONS:

The proposed Licences for the Charles Veryard Pavilion align with the following objective within the City's *Strategic Community Plan 2013 - 2023*:

'2.1.3 Develop business strategies that reduce reliance on rates revenue

(c) Continue to review Leases and commercial contracts to ensure the best return for the City, whilst being cognisant of its community service obligations.'

SUSTAINABILITY IMPLICATIONS:

Nil.

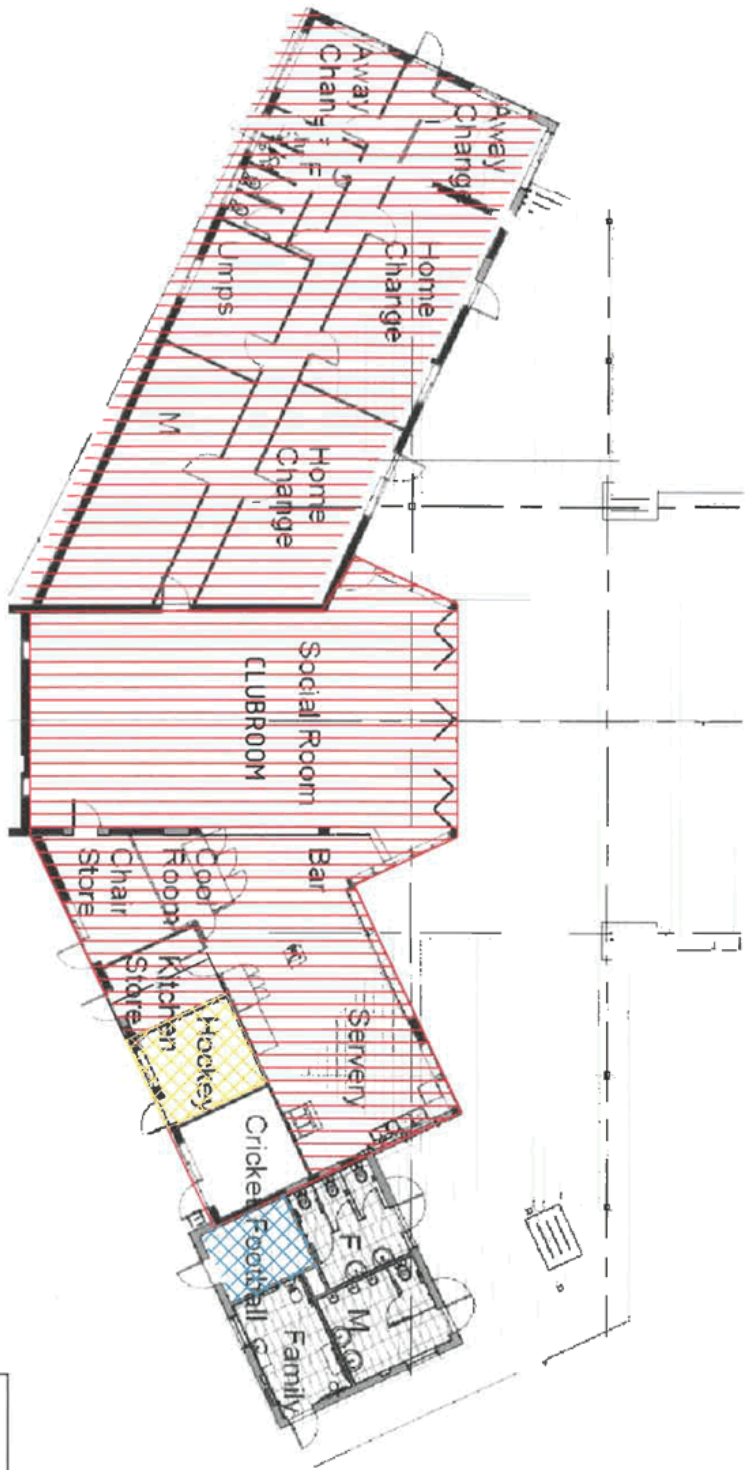
FINANCIAL/BUDGET IMPLICATIONS:

Pursuant to the proposed Licences the City will receive \$8,700 from the Clubs each year (plus GST and indexed by CPI). The City's costs for managing and maintaining the Pavilion through the proposed Licences will be approximately \$15,000 per annum not including building depreciation and asset renewal and.

Since the Football Club commenced using Charles Veryard Reserve in 2014 a number of lease costs have been placed on hold by Administration pending the resolution of building tenure arrangements. It is recommended that \$11,036.90 associated with Football Club access to the Pavilion be written-off/waived, and that a further \$2,240.08 associated with Hockey Club lease fees when the Pavilion was not accessible due to refurbishment works be written off. The Hockey Club will be required to pay outstanding costs of \$3,706.31 in accordance with their existing lease obligations prior to entering into new a new seasonal Licence.

COMMENTS:

Administration recommends that the Modernians Hockey Club and Tuart Hill Cricket Club occupancy of the Charles Veryard Pavilion as monthly tenants pursuant to the holding over clause of the current Lease be terminated by providing one month's notice to the Clubs. Upon termination of that Lease the City will then enter into seasonal Licences with these Clubs as well as Mt Hawthorn Cardinals Junior Football Club to govern the use of the Pavilion (excluding public toilets) and the associated storage areas. These building tenure arrangements are considered reasonable given the community benefits associated with these Clubs and their role in successfully activating Charles Veryard Reserve. Further reports will be presented to Council for consideration in the coming months regarding a Licence for the Mt Hawthorn Cardinals Junior Football Club to access Menzies Pavilion and a Turf Wicket Agreement for Tuart Hill Cricket Club at Charles Veryard Reserve.



TOTAL AREA 4,56.24m²
(INC SHED)

	AREA	%AREA
PUBLIC ACCESS TOILETS	32.4m ²	7.0%
CLUBROOM	342.16m ²	75%
HOCKEY STORAGE	10.24m ²	2.2%
FOOTBALL STORAGE (INC SHED)	25.2m ²	5.5%
CRICKET STORAGE (INC SHED)	46.24m ²	10.2%

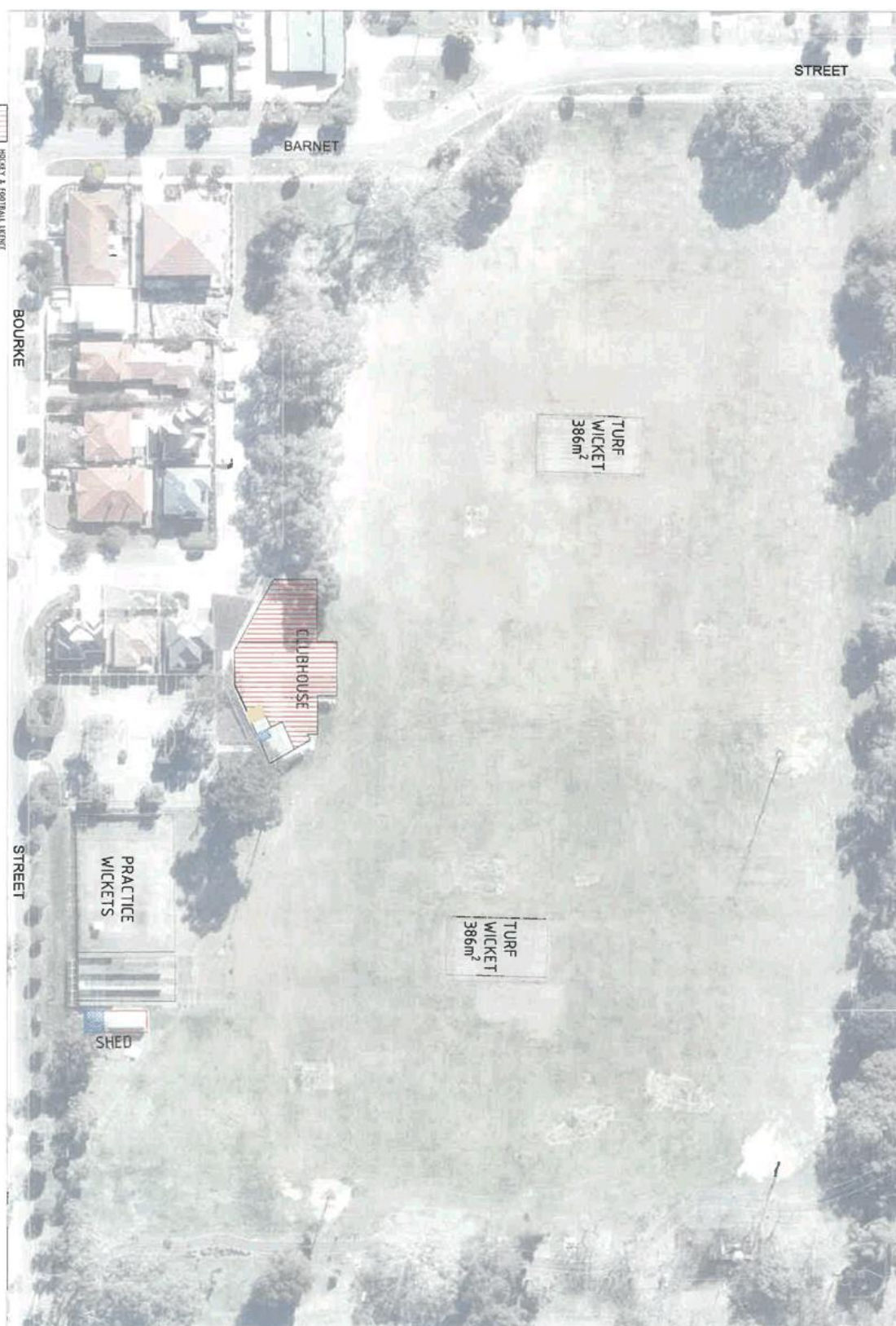
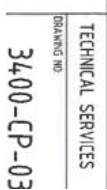


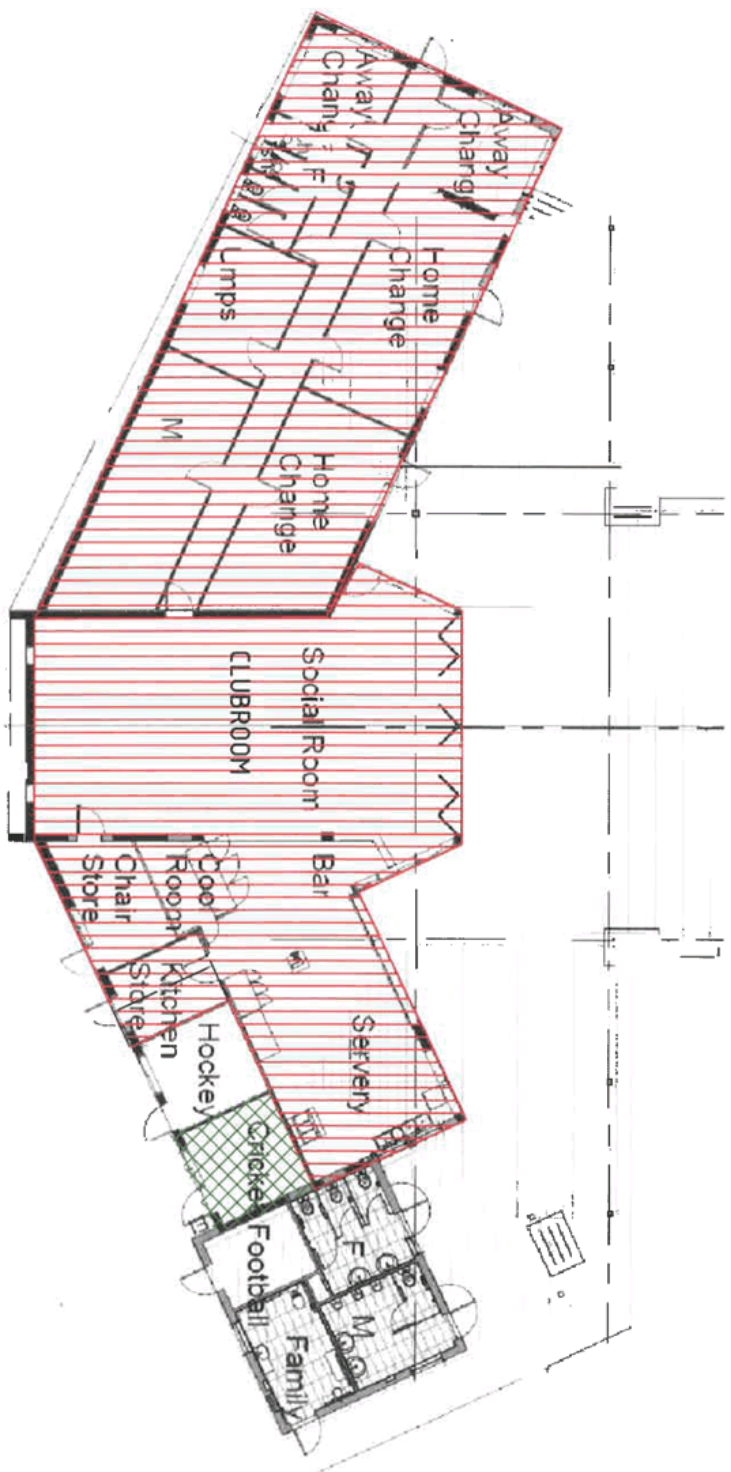
CITY OF VINCENT
244, VINCENT STREET LEEDERVILLE, 6007
TECHNICAL SERVICES

WINTER LICENCE
CHARLES VARYARD RESERVE
PAVILION

SCALE: N.T.S.	DRAWN: AJ
DATE:	CHECKED:

DRAWING NO:
3392-CP-04





TOTAL AREA 456.24m²
(INC SHED)

	AREA	%AREA
PUBLIC ACCESS TOILETS	32.4m ²	7.0%
CLUBROOM	342.16m ²	75%
CRICKET STORAGE (INC SHED)	46.24m ²	10.2%
HOCKEY STORAGE	10.24m ²	2.2%
FOOTBALL STORAGE (INC SHED)	25.2m ²	5.5%




CITY OF VINCENT
244 VINCENT STREET LEEDERVILLE, 6007
TECHNICAL SERVICES

SUMMER LICENCE
CHARLES VERRARD RESERVE
PAVILION

SCALE: N.T.S.	DRAWN: AJ
DATE:	CHECKED:

DRAWING NO:
3392-CP-05

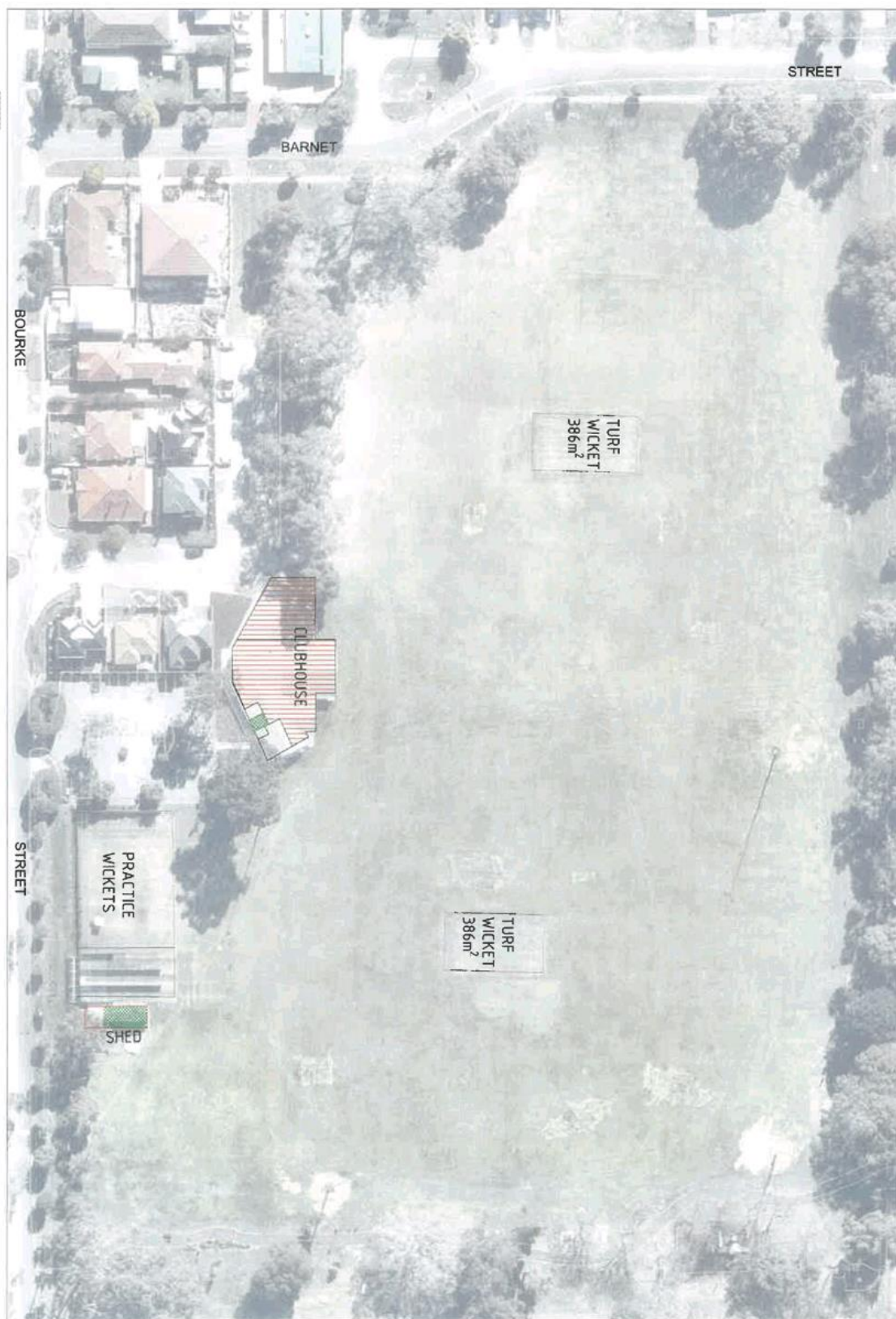


CITY OF VINCENT
244 VINCENT STREET LEEDERVILLE, 6007

SCALE: NOT TO SCALE			
DATE:	FEBRUARY 2017		
REF:			
DESIGN:	AJ	SCALE:	AJ
CHECK:			HB

SUMMER LICENCE
CHARLES VERRYARD RESERVE

TECHNICAL SERVICES
DRAWING NO:
34.00-CP-02



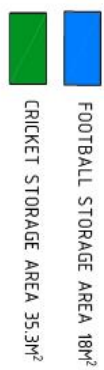


CITY OF VINCENT
244 VINCENT STREET LEEDERVILLE, 6007
TFFHNF AL SFRVJFS

[illegible]

CHARLES VERYARD RESERVE
SHED STORAGE AREAS

TECHNICAL SERVICES
DRAWING NO. 3400-CP-04



8.2 PETITION TO EXCLUDE BRISBANE TERRACE, PERTH FROM NEW PARKING ZONE 7 - PARKING PERMIT POLICY NO. 3.9.3**TRIM Ref:** D18/62086**Author:** Steve Butler, Manager Community Safety**Authoriser:** Michael Quirk, Director Community Engagement**Attachments:**
1. Aerial View of Brisbane Terrace [↓](#) 
2. Parking Occupancy Survey Data - 9 April to 13 May 2018 [↓](#) 
3. Residential Parking Zones [↓](#) **RECOMMENDATION:****That Council:**

1. **RECEIVES** the parking occupancy data for Brisbane Terrace, Perth compiled between 9 April and 13 May 2018;
2. **ADVISES** the lead petitioner that the parking occupancy data compiled for Brisbane Terrace, Perth does not support the exclusion of this street from Residential Parking Zone No. 7 or the introduction of Resident Only Parking; and
3. **NOTES** that the City's Rangers will continue to proactively monitor and enforce parking restrictions on Brisbane Terrace, Perth to assist with the availability of on-street bays for residents in response to concerns raised through the recent petition.

PURPOSE OF REPORT:

To receive additional parking occupancy survey data that has been compiled in response to the petition requesting that Brisbane Terrace, Perth be exempt from Residential Parking Zone No. 7 through the introduction of Resident Only Parking after 6pm Monday to Friday and on weekends.

BACKGROUND:

Brisbane Terrace is located in the suburb of Perth (refer to **Attachment 1**). The street currently comprises 19 residences including 10 single houses, two duplexes and a block of seven town houses as well as two undeveloped blocks. While individual on-street parking bays are not line marked the street has provision to accommodate approximately 23 vehicles.

There are currently 38 Residential Parking Permits allocated to residents on Brisbane Terrace. As per Council Policy No. 3.9.3 – Parking Permits the residents on Brisbane Terrace are entitled to Residential Parking Permits due to a 'No Stopping' restriction along the entire southern side of the street and a 2P restriction between 8am and 6pm Monday to Friday on the northern side of the street. The 'No Stopping' restriction on the southern side of Brisbane Terrace is due to the relatively narrow street width (less than 6 metres) as well as Right of Way access and rear access for residences located on Robinson Avenue.

A petition titled 'Protest Against Changes to Parking Permit Policy 3.9.3' containing 22 signatures was received at the Ordinary Meeting of Council held on 6 March 2018. The petition states:

"We, the Residents of Brisbane Terrace, Perth, request that the City of Vincent reviews the recently introduced Parking Permits Policy No. 3.9.3. We are in the newly created ZONE 7 PARKING PERMIT AREA. This new policy is disadvantaging residents in our street because we now have any Zone 7 residents able to park in our street which is very close to shops, restaurants, bars and cafes in William Street.

We are no having difficulty parking in our own street after 6pm and on weekends. The street parking is now at full capacity at night and on weekends. If we need to park in another street at night, it means walking in the dark back to our homes. This is not acceptable. It is not safe and certainly not in the best interests of Brisbane Terrace residents.

We fought long and hard to get Resident Only Parking Permits for our street. That system worked very well. The street is short, narrow and only has parking on one side. We simply do not have the street parking space to accommodate other City of Vincent residents. We are asking that Brisbane Terrace be EXEMPT from the new Zone 7 and reverts to Resident Only Parking after 6pm and on weekends."

Administration subsequently assessed the on-street parking occupancy at Brisbane Terrace over the period 9 to 18 March 2018 which identified the following:

- Average occupancy during the day (8am to 5pm) was 52% leaving an average of 11 bays available;
- Average occupancy during the evening (after 5pm) was 72% leaving an average of 7 bays available;
- Average occupancy when parking restrictions are in place (between 8am and 6pm Monday to Friday) was 47% leaving an average of 12 bays available;
- Average occupancy when resident only permit restrictions are in place (after 6pm Monday to Friday and on weekends) was 63% leaving an average of 8 bays available; and
- At no time when the surveying took place was the on-street parking fully occupied.

While this initial parking occupancy data did not substantiate the petitioners concerns that "street parking is now at full capacity at night and on weekends" and that "we simply do not have the street parking space to accommodate other City of Vincent residents" it was acknowledged by Administration that the information gathered may not reflect the full extent of issues being experienced by residents. On that basis, at the Ordinary Meeting of Council held on 4 April 2018 it was resolved that Council:

1. "1 *NOTES that initial parking occupancy surveying conducted on Brisbane Terrace, Perth does not fully reflect the concerns raised by residents through the petition received at the Ordinary Council Meeting on 6 March 2018; and*
2. *REQUESTS that a further report on this matter be presented to the Ordinary Council Meeting on 29 May 2018 following the completion of more detailed parking occupancy surveying over a one month period."*

DETAILS:

Further surveying of parking occupancy on Brisbane Terrace, Perth was undertaken by the City's Community Safety Team (Rangers) from Monday 9 April to Sunday 13 May 2018 to ensure informed decision making in response to the petition. While the previous surveying was generally completed at 8.00am, 1.00pm, 5.00pm and 9.00pm these times were slightly amended based on advice from the lead petitioner. As a result the recent surveying was completed at 8.00am, 2.00pm, 5.00pm and 8.00pm seven days a week for a five week period. In addition, the Rangers documented the Residential Parking Permits sighted within vehicles parked on-street and noted whether the permit holder resides on Brisbane Terrace or elsewhere within Residential Parking Zone No.7. The Rangers also completed parking enforcement while onsite with a total of 106 infringements issued during the five week survey period primarily for failure to display a valid permit and parking during a prohibited period.

Brisbane Terrace Parking Occupancy Survey Overview

The parking occupancy survey data is provided within **Attachment 2**, however an overview is provided within the table below:

Date	Time	Vehicle Count (Average)	On-Street Occupancy (23 bays)	Comments
Monday	8.00am	8.4	37%	9 Infringements issued
	2.00pm	11.6	50%	
	5.00pm	11.6	50%	
	8.00pm	11.8	51%	
Tuesday	8.00am	7.2	31%	0 Infringements issued
	2.00pm	12.6	55%	
	5.00pm	11.8	51%	
	8.00pm	11.2	49%	

Wednesday	8.00am	7.8	34%	10 Infringements issued
	2.00pm	14.4	63%	
	5.00pm	10.8	47%	
	8.00pm	11.6	50%	
Thursday	8.00am	6	26%	0 Infringements issued
	2.00pm	12.8	56%	
	5.00pm	10.6	46%	
	8.00pm	11.2	49%	
Friday	8.00am	11	48%	26 Infringements issued
	2.00pm	13.4	58%	
	5.00pm	12.6	55%	
	8.00pm	13.6	59%	
Saturday	8.00am	8.6	37%	41 Infringements issued
	2.00pm	12.4	54%	
	5.00pm	11.8	51%	
	8.00pm	14.6	63%	
Sunday	8.00am	10.6	46%	20 Infringements issued
	2.00pm	12.2	53%	
	5.00pm	10.3	45%	
	8.00pm	12	52%	
AVERAGE		11.2	49%	106 Infringements issued

Based upon the parking occupancy surveying the following trends have been identified:

- Average occupancy over the entire period (9 April to 13 May) was 49% or approximately 11 vehicles leaving 12 on-street bays available;
- Average occupancy when parking restrictions are in place (between 8.00am and 6.00pm Monday to Friday) was 47% or approximately 11 vehicles leaving 12 on-street bays available;
- Average occupancy when resident only permit restrictions are in place (after 6.00pm Monday to Friday and on weekends) was 51% or approximately 12 vehicles leaving 11 on-street bays available;
- The highest number of vehicles observed on any given day during the survey period was 21 at 2.00pm on Wednesday 2 May 2018;
- The highest average occupancy on any given day during the survey period was 63% or approximately 15 vehicles on Saturdays at 8.00pm;
- A total of 68 unique Residential Parking Permits were sighted with 40 being issued to Brisbane Terrace residents, 26 permits being issued to residents within Residential Parking Zone No. 7, one permit being issued to a resident within Residential Parking Zone No. 5, and one permit being issued to a resident within Residential Parking Zone No. 9;
- A total of 106 infringements were issued primarily for failure to display a valid permit and parking during a prohibited period with 61 of these infringements issued on a Saturday and Sunday; and
- At no time during the survey period was Brisbane Terrace on-street parking fully occupied.

It is accepted that the survey data only provides a snapshot of the situation and there is likely times when on-street parking is at full capacity, however the parking occupancy data captured over a five week period does not substantiate the concerns that on-street parking is regularly at full capacity at night and on weekends. While it is evident that some residents within the broader Residential Parking Zone No. 7 are at times parking on Brisbane Terrace, most likely to access the entertainment and hospitality businesses on William Street, the large majority of permits sighted were within vehicles associated with those who reside on Brisbane Terrace.

Based upon the infringements issued it has been identified that non-permit holders are parking on Brisbane Terrace most often on Fridays, Saturdays and Sundays and this may indeed be the main issue being experienced by residents. While the parking occupancy data does not justify changes as requested through the petition the higher occupancy rates on Friday, Saturday and Sunday nights as well as illegal parking trends necessitates ongoing enforcement by the City's Rangers to assist with the availability of on-street bays for residents.

Residential Parking Zones

As stated within the previous Council Report, Administration maintains that the Residential Parking Zones (**Attachment 3**) are a key element to ensure the successful management of Residential Parking Permits in accordance with Policy No. 3.9.3 – Parking Permits. Although it is acknowledged that the extent of these

Residential Parking Zones may require ongoing review in response to specific issues identified by residents, and Administration will continue to initiate parking occupancy surveys to investigate the extent of such issues and then recommend changes to Council (where relevant). Such changes may relate to the Residential Parking Zones or specific on-street parking restrictions.

The previous Report identified four possible options in response to the issues raised within the petition from Brisbane Terrace residents:

1. Introduction of Resident Only Parking Restrictions or Residential Parking Zone Exempt Streets through the establishment of specific criteria that could be applied in response to any future requests;
2. Amendments to the Residential Parking Zones to exclude Town Centres and immediately adjacent streets;
3. Changes to the existing Brisbane Terrace Parking Restrictions to exclude non-resident parking after 6pm Monday to Friday and possibly at certain times on weekends; and
4. No Change in recognition that increased density and activity throughout Vincent has led to increased demand for on-street parking.

Given the outcomes of the parking occupancy survey from 9 April to 13 May 2018 it is recommended that no changes are made with Brisbane Terrace to remain part of Residential Parking Zone No.7. It is also recommended that Resident Only parking not be introduced. The City's Rangers will continue to proactively monitor and enforce parking restrictions in this area to assist with the availability of on-street bays for residents in response to the concerns raised through the petition, and given the large number of infringements recently issued for failure to display a valid permit.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

The City of Vincent Parking & Parking Facilities Local Law 2007 (as amended) regulates the parking or standing of vehicles in all or specified thoroughfares and reserves under the care, control and management of the local government and to provide for the management and operation of parking facilities.

Council Policy No. 3.9.3 – Parking Permits provides guidance on the allocation and control of Parking Permits issued in accordance with the City of Vincent Parking and Parking Facilities Local Law.

RISK MANAGEMENT IMPLICATIONS:

Medium: Implementation and administration of Council Policy No. 3.9.3 – Parking Permits directly impacts parking, traffic management, residential amenity, community safety, Local Law enforcement and corporate reputation.

STRATEGIC IMPLICATIONS:

Effective implementation of the Parking Permits Policy aligns with the following objective within the City of Vincent *Strategic Community Plan 2013-2023*:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The revised Policy No. 3.9.3 – Parking Permits provides a simpler, more contemporary approach to parking control and has generally been effective although changes to the number of permits that eligible residents are able to receive has increased pressure on on-street parking in several areas. The recent implementation of Residential Parking Zones in accordance with this Policy is considered an important tool to assist with the management of these on-street parking demands. Concerns raised by Brisbane Terrace residents through their recent petition identified that certain streets may be adversely impacted by these Residential Parking Zones particularly where the street is already constrained and in close proximity to an activity centre.

The concerns raised through that petition have now been assessed through the completion of parking occupancy surveys on Brisbane Terrace across March, April and May 2018. The findings do not support the concern that on-street parking is at full capacity at night and on weekends. On that basis, it is recommended that no changes are made to the parking restrictions on Brisbane Terrace or the current extent of the Residential Parking Zones.

Attachment 2



Week Ending	Monday 8am	Monday 2pm	Monday 5pm	Monday 8pm
	Number of Vehicles	Number of Vehicles	Number of Vehicles	Number of Vehicles
15 April 2018	7	17	12	11
22 April 2018	9	14	13	12
29 April 2018	8	11	13	11
6 May 2018	5	7	11	15
13 May 2018	13	9	9	10
Average No. Vehicles	8.40	11.60	11.60	11.80
Occupancy Percentage	37%	50%	50%	51%

Tuesday 8am	Tuesday 2pm	Tuesday 5pm	Tuesday 8pm	Wednesday 8am	Wednesday 2pm
Number of Vehicles	Number of Vehicles	Number of Vehicles	Number of Vehicles	Number of Vehicles	Number of Vehicles
7	15	10	7	6	8
10	8	9	7	9	12
9	16	14	13	10	14
4	11	10	14	6	21
6	13	16	15	8	17
7.20	12.60	11.80	11.20	7.80	14.40
31%	55%	51%	49%	34%	63%

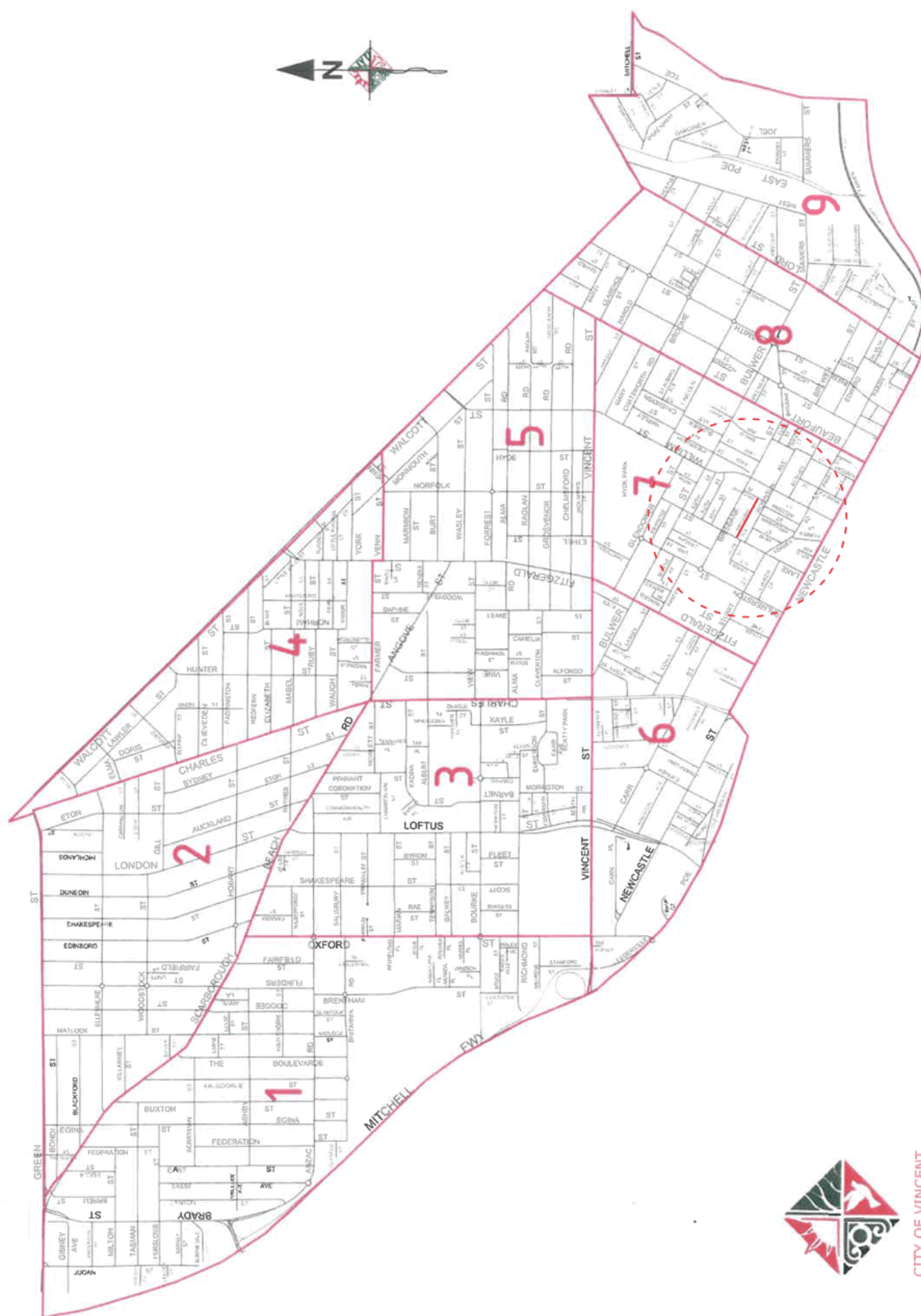
Wednesday 5pm	Wednesday 8pm	Thursday 8am	Thursday 2pm	Thursday 5pm	Thursday 8pm
Number of Vehicles	Number of Vehicles	Number of Vehicles	Number of Vehicles	Number of Vehicles	Number of Vehicles
7	12	4	9	9	11
9	9	5	11	10	14
11	13	8	12	10	12
13	10	6	14	12	9
14	14	7	18	12	10
10.80	11.60	6.00	12.80	10.60	11.20
47%	50%	26%	56%	46%	49%

Friday 8am	Friday 2pm	Friday 5pm	Friday 8pm	Saturday 8am	Saturday 2pm
Number of Vehicles	Number of Vehicles	Number of Vehicles	Number of Vehicles	Number of Vehicles	Number of Vehicles
10	14	15	12	8	10
13	12	18	15	10	16
14	14	9	15	8	11
7	12	11	12	6	11
11	15	10	14	11	14
11.00	13.40	12.60	13.60	8.60	12.40
48%	58%	55%	59%	37%	54%

Saturday 5pm	Saturday 8pm	Sunday 8am	Sunday 2pm	Sunday 5pm	Sunday 8pm
Number of Vehicles	Number of Vehicles	Number of Vehicles	Number of Vehicles	Number of Vehicles	Number of Vehicles
10	15	12	13	11	11
13	16	9	11	9	15
8	14	10	9	8	10
15	15	13	15	14	14
13	13	9	13	12	10
11.80	14.60	10.60	12.20	10.80	12.00
51%	63%	46%	53%	47%	52%

Overall Average
Number of Vehicles
10.46
11.35
11.25
11.18
12.00
11.25
49%

Attachment 1



8.3 2018/19 FESTIVALS AND EVENTS SPONSORSHIP

TRIM Ref: D18/58569

Author: Alanna Curtin, Community and Civic Events Officer

Authoriser: Michael Quirk, Director Community Engagement

Attachments:

1. North Perth Local Application - Confidential
2. Beaufort Street Network Application - Confidential
3. Holmes a Court Gallery Application - Confidential
4. Leederville Connect Application - Confidential
5. Movies by Burswood Application - Confidential
6. Mt Hawthorn Hub Application - Streets and Lanes Festival - Confidential
7. Mt Hawthorn Hub Application - Youth Events - Confidential
8. Pride WA Inc. Application - Confidential
9. PVI Collective Limited Application - Confidential
10. Revelation Film Festival Application - Confidential
11. Rotary Club of North Perth Application - Confidential
12. Subiaco Football Club Application - Confidential
13. St Patricks Day WA Inc. Application - Confidential
14. WAM Application - Confidential
15. West End Arts Precinct Application - Confidential
16. WestCycle Application - Confidential

RECOMMENDATION:

That Council:

1. **APPROVES** an amount of \$319,450 to be listed for consideration within the draft 2018/2019 budget for Festivals and Events Sponsorship as follows:

Festival/Event	Amount Requested (\$)	Amount Recommended (\$)
North Perth Local North Perth Halloween	7,500	7,500
Beaufort Street Network Building a Better Beaufort Street	107,000	45,000
Holmes a Court Gallery Australiyanality	50,000	30,000
Leederville Connect LeedyPalooza	50,000	50,000
Movies by Burswood City of Vincent Moving Pictures	30,500	25,000
Mt Hawthorn Hub Mt Hawthorn Streets and Lanes Festival	50,000	45,000
Mt Hawthorn Hub Mt Hawthorn Youth Events	7,250	7,250
Pride WA Inc. Pride Fairday	20,000	10,000
PVI Collective Limited Waster	10,000	Nil
Revelation Film Festival Revelation Perth International Film Festival	30,000	20,000
Rotary Club of North Perth Hyde Park Fair	45,000	20,000
Subiaco Football Club City of Vincent Match	20,000	10,000
St Patricks Day WA Inc. St Patricks Day Parade and Family Fun Day	40,000	20,000
WAM WAMFest Laneways Gigs	50,000	30,000

West End Arts Precinct Old Aberdeen Block Party	5,000	Nil
WestCycle Leederville Super Crit	10,000	Nil
TOTAL	\$532,250	\$319,450

2. **NOTES** that the allocation of all 2018/2019 Festival and Events Sponsorships remain subject to the recipient signing a Sponsorship Agreement with the City of Vincent identifying all related expectations and obligations; and
3. **APPROVES BY ABSOLUTE MAJORITY** in accordance with Section 6.8 (1) of the *Local Government Act 1995* the expenditure of \$20,000 for the sponsorship of the Revelation Film Festival to be held from 5 to 18 July 2018.

PURPOSE OF REPORT:

To approve the proposed 2018/19 Festivals and Events Sponsorship and associated operating budget allocations.

BACKGROUND:

The City of Vincent has adopted a contemporary, collaborative approach to place activation and vibrancy by partnering with community, not-for-profit and other creative organisations to deliver a range of activities through annual festivals and events sponsorship. In 2017/2018, an amount of \$263,000 sponsorship was allocated to festivals and events:

Festival/Event	Amount Requested (\$)	Amount Recommended (\$)
North Perth Local <ul style="list-style-type: none"> 6006 In The Park Welcome to Angove Street Halloween Event 	45,000	35,000
Beaufort Street Network <ul style="list-style-type: none"> Artisan Markets Beaufort Street Ball Heritage Trail Pop-up Cinema Staged on Beaufort Style Showcase 	89,700	35,000
Aboriginal Health Council of WA <ul style="list-style-type: none"> Close the Gap Day 	19,342	10,000
Rotary Club of North Perth <ul style="list-style-type: none"> Hyde Park Fair 	50,000	20,000
Leederville Connect <ul style="list-style-type: none"> Light up Leederville 	65,000	45,000
Mt Hawthorn Hub <ul style="list-style-type: none"> Mt Hawthorn Streets and Lanes Festival 	60,000	45,000
Mt Hawthorn Hub <ul style="list-style-type: none"> Mt Hawthorn Youth Event 	12,000	6,000
WA Pet Project <ul style="list-style-type: none"> Petfest 	3,050	1,500
Pride WA <ul style="list-style-type: none"> Pride Fairday 	20,000	10,000
Revelation Film Festival <ul style="list-style-type: none"> Revelation Perth International Film Festival 	30,000	20,000
Secret Walls x Australia <ul style="list-style-type: none"> Secret Walls 	5,000	Nil
St Patricks Day WA Inc. <ul style="list-style-type: none"> St Patricks Day Parade and Family Fun Day 	40,000	20,000
Subiaco Football Club <ul style="list-style-type: none"> Vincent Community Cup 	12,500	10,500
TOTAL	\$451,592	\$263,000

A further \$15,000 was allocated to Leederville Connect to support 'Leedypalooza' as part of the 2017 Fringe World Festival as well as the opportunity to utilise their Town Team grant for that purpose. Overall, these festivals and events attracted approximately 330,000 people.

Applications for the 2018/19 Festivals and Events Sponsorship opened on 2 February 2018 with a call-out for community festivals, events, art activations, roving entertainment, concerts and pop-ups. The availability of sponsorship was promoted through the City's Facebook page, website, e-newsletter and direct correspondence to both previous and prospective event organisers. Applications closed on 9 March 2018.

DETAILS

To ensure an equitable assessment process all applicants were required to respond to specific assessment criteria in order to demonstrate what value their festival/event adds to the Vincent community and how it aligns with current Council priorities and strategies. This assessment criteria included:

- Demonstrate how the event will aim to increase economic benefit to local businesses;
- Demonstrate how the event will provide social benefit and consider community and cultural engagement;
- Provide details on the target demographics and how this event will encourage their involvement and participation. Consider how the project will have widespread appeal and actively engage local residents; and
- Provide confirmation that you can deliver the event including history of previous work, evidence of funding sources, and evidence of capacity to deliver on commitments and outcomes.

Festivals and Events Applications Assessment

A total of 16 applications were received and have been included as **Attachments 1 – 16**.

1. North Perth Local: North Perth Halloween, 31 October 2018

Angove Street will turn into a captivating picture of pumpkins, black cats, ghosts and goblins for a family friendly Halloween event delivered by North Perth Local. Following the success of this event last year it is proposed to introduce additional activations such as DJ, street performances and other family activities. A road closure will be in place on Angove Street for pedestrian safety and to encourage local businesses to activate the public realm.

The assessment by Administration identified that there is strong community support for the event from both local businesses and residents given North Perth Local's intent to bring vibrancy to the heart of North Perth. There is a strong focus on families, children and young people. The request for \$7,500 is a decrease from the \$35,000 sponsorship allocation in 2017/18 as North Perth Local aims to focus on delivering a highly successful Halloween event.

Sponsorship Recommendation	
Financial Support	
Cash	\$7,500
In-Kind Support	
Marketing & Communications	2,500
Ranger Services	200
Health Services	1,000
TOTAL	\$11,200

Please refer to the North Perth Local submission for further information – **Confidential Attachment 1**.

2. Beaufort Street Network: Building a Better Beaufort Street, July 2018 – June 2019

The Beaufort Street Network has proposed a series of events to encourage activation in and around Beaufort Street. The series include:

- **Artisan Markets:** These markets provide local artists, designers and craftspeople to display and sell their work at the Mary Street Piazza. The markets will take on different themes throughout the year such as 'Twilight Christmas Market' and 'Mother's Day Markets'.
- **Beaufort Street Scavenger Hunt:** The hunt is a game suitable for families, friends and individuals to enjoy and explore what Beaufort Street has to offer. A map will be available online which provides clues, with answers at participating businesses where 'players' can receive rewards such as a discounts, or yoga passes.
- **Heritage Trail:** This trail is to recognise the Aboriginal history of the land, and to promote heritage buildings. Maps and walking trails would be downloadable via the Network's website, plus self-guided tours.
- **'Not' The Beaufort Street Festival:** A month long series of entertainment events curated by the Network and hosted at different venues throughout Beaufort Street.

The Beaufort Street Network are seeking to re-establish relationships with local traders and provide benefits to these businesses through various activations and community initiatives. All events are accessible to the public and provide a broad community appeal.

The assessment by Administration identified that the Beaufort Street Network are proposing a diverse range of activities spread across the year with a focus on place activation, economic development and community engagement. However there are concerns regarding their capacity to deliver all of the events included within the \$107,000 sponsorship request. This is a large increase from the \$35,000 sponsorship provided in 2017/18 and it is not considered financially viable to provide such significant sponsorship to a single event organiser.

Sponsorship Recommendation	
Financial Support	
Cash	\$45,000
In-Kind Support	
Marketing & Communications	5,000
Park Hire	840
Health Services	2,500
2.	
TOTAL	\$53,340

Please refer to the Beaufort Street Network submission for further information – **Confidential Attachment 2.**

3. Holmes a Court Gallery: Australiyanality, 3 – 25 November 2018

In March and October 2017, a group of 25 emerging and established artists from diverse cultures and varied artistic disciplines met to explore and challenge some of the dominant cultural, social and political paradigms underpinning the Australian identity. The initiative will include an art exhibition, artist talks, film programs and community events run in conjunction with local businesses including Soggy Bones, Linton and Kay Gallery, Friday Studio and the Backlot. The exhibition and activities/events are targeted at people of all ages and cultural backgrounds. Some events will be ticketed (\$25 and \$13) whereas the exhibition will be free.

The assessment by Administration identified that the Holmes a Court Gallery has experience in delivering a range of exhibitions and events, and a number of key partners including artists and local businesses have been successfully engaged. Australiyanality also aligns with the City's Reconciliation Action Plan as it provides a platform to bring together community members into important discussions about Australia's cultural identity, reconciliation and building positive relationships between the wider Australian community and Aboriginal and Torres Strait Islander peoples. The Holmes a Court Gallery has requested \$50,000 sponsorship although it is recommended that \$30,000 be provided with the event organiser having the option to scale the event accordingly or seek other funding support.

Sponsorship Recommendation	
Financial Support	
Cash	\$30,000
In-Kind Support	
Marketing & Communications	4,000
Health Services	1,500
TOTAL	\$35,500

Please refer to the Holmes a Court Gallery submission for further information – **Confidential Attachment 3**.

4. Leederville Connect: LeedyPalooza, 27 February, 3, 10, 17 March 2019

LeedyPalooza was successfully initiated in 2018 during Leedy Streets Open as part of Fringe World. Leederville Connect aims to close Oxford Street to cars once again to deliver the UnFair Day, Cultural Food Fair and Vintage Fair with local businesses being encouraged to participate through street activation. Leedy Palooza 2019 will again showcase the best of Leederville with priority being given to locally based stall holders, artists, entertainment.

The assessment by Administration identified that Leederville Connect has a proven track record in community event delivery, and proven capacity to deliver LeedyPalooza through the securing of additional sponsors and engagement of local traders. The inclusion of LeedyPalooza within Fringe World significantly increases the profile of the event and ensures the attraction of both locals and visitors to Leederville Town Centre. Leederville Connect are seeking \$50,000 which is equivalent to previous funding for the Light Up Leederville Carnival which will not be taking place in 2018.

Sponsorship Recommendation	
Financial Support	
Cash	\$50,000
In-Kind Support	
Marketing & Communications	5,000
Waste Services	4,200
Ranger Services	2,240
Health Services	2,000
TOTAL	\$63,440

Please refer to the Leederville Connect submission for further information – **Confidential Attachment 4**.

5. Movies By Burswood: City of Vincent Moving Pictures, December 2018 – March 2019

Moving Pictures are outdoor family focused movie screenings proposed to be held throughout Vincent to activate smaller parks and underutilised spaces. All films will be free to attend, and will be aimed at all families and all ages. Similar, highly popular events for the local community in Burswood, Bassendean, Stirling, Mandurah and Bentley. Given the success of these events Movies By Burswood was encouraged to apply for sponsorship to deliver a new offering for the Vincent community.

The assessment by Administration identified that Moving Pictures has the experience, equipment and technical expertise to deliver quality events. The family friendly focus in a picnic environment is a point of difference from other festivals and events. The City has the ability to work with the organisers to select preferred dates and locations, and there is likely to be a focus on activating underutilised open spaces throughout the community. While \$30,500 sponsorship has been requested an amount of \$25,000 has been recommended with events to be scaled accordingly.

3.

Sponsorship Recommendation	
Financial Support	
Cash	\$25,000
In-Kind Support	
Marketing & Communications	3,000
Waste Services	2,400
Park Hire	2,500
Health Services	1,500
4.	
TOTAL	\$34,400

Please refer to the Movies by Burswood submission for further information – **Confidential Attachment 5**.

6. Mt Hawthorn Hub: Mt Hawthorn Streets and Lanes Festival, 5 May 2019

The Mt Hawthorn Streets and Lanes Festival is in its fourth year and is a highlight on both the Mt Hawthorn and broader Vincent community calendar. The event is delivered by the Mt Hawthorn Hub with close collaboration with local businesses in the lead up to the event to encourage participation and activation. The event attracts significant attendances from throughout the Vincent community and bring large numbers of visitors to the Mt Hawthorn Town Centre. This bring direct economic benefits to local businesses. The 2019 event will again feature a range of activities including yoga classes, a dog show, community group displays, rides, arts and culture, sports and games, and many other community initiatives.

The assessment by Administration identified that Mt Hawthorn Hub has strong community support and established partnerships with local community organisations such as Vincent's Mens Shed, Transition Town Vincent, ANZAC Cottage, Mt Hawthorn Primary School and Aranmore Primary School. Mt Hawthorn Hub now has a proven track record in community event delivery, and proven capacity to deliver the Street and Lanes Festival through the securing of additional sponsors. The event also delivers upon outcomes with the Mt Hawthorn Hub Action Plan. While \$50,000 has been requested the sponsorship has been retained at \$45,000.

Sponsorship Recommendation	
Financial Support	
Cash	\$45,000
In-Kind Support	
Marketing & Communications	6,000
Waste Services	5,400
Ranger Services	1,120
Health Services	2,000
	5.
TOTAL	\$59,520

Please refer to the Mt Hawthorn Hub submission for further information – **Confidential Attachment 6.**

7. Mt Hawthorn Hub: Mt Hawthorn Youth Events, August & November 2018, February & May 2019

With approximately 50% of the local Mt Hawthorn community being under the age of 18 Mt Hawthorn Hub has identified the importance of engaging with the local young people through pop-up events and social activities. The Youth Events program will see Coogee Street Carpark taken over with a pop-skate park, skate clinics, street hockey, dance, arts and crafts to actively engage local young people.

The assessment by Administration identified that Mt Hawthorn Hub has demonstrated community demand and support for such activities through their youth engagement day in December 2016 which attracted over 385 comments from participants. The delivery of activities specifically targeted at children and young people provides a point of difference amongst other festivals and events. The Mt Hawthorn Hub has requested an increase in sponsorship from \$6,000 in 2017/2018 to \$7,250 in 2018/2019 and based on their submission this is supported.

Sponsorship Recommendation	
Financial Support	
Cash	\$7,250
In-Kind Support	
Marketing & Communications	1,500
Ranger Services	400
Health Services	1,500
TOTAL	\$10,650

Please refer to the Mt Hawthorn Hub submission for further information – **Confidential Attachment 7.**

8. Pride WA Inc: Pride Fairday, 4 November 2018

Pride Fairday at Birdwood Square forms part of the overall Pride Festival which celebrates the diversity of Perth's LGBTIQ+ community. The family friendly event will feature live entertainment, community stalls, food stalls, a licenced bar and the Pride WA Dog Show. The event also aims to make visible the positive contribution that the Pride community makes to the local Perth and wider Western Australian community.

The assessment by Administration identified that Pride WA Inc. has appointed an event manager to ensure successful delivery of Pride Fairday. The event aligns with Council's ongoing commitment to community diversity and the application demonstrates a range of economic benefits for local businesses. Pride WA Inc. are requesting \$20,000 sponsorship which is an increase from the \$10,000 provided in 2017/18 although the scale and community impact of the event generally remains the same when compared to previous years.

Sponsorship Recommendation	
Financial Support	
Cash	\$10,000
In-Kind Support	
Marketing & Communications	2,500
Waste Services	1,000
Park Hire	2,090
Health Services	1,500
TOTAL	\$17,090

Please refer to the Pride WA Inc. submission for further information – **Confidential Attachment 8.**

9. PVI Collective Limited: Waster, 7 – 9, 14 – 16, 21 – 23 March 2019

Waster is a participatory art activation proposed by PVI Collective Limited with unique works installed in bins, titled 'binstallations', throughout Mt Hawthorn. Waster is part treasure hunt, part survival guide where participants navigate via a map to open the bin to see and hear playful tasks for their mission. Binstallations are playful, interactive and informal ways to educate the community on environmental matters. PVI Collective Limited will develop each 'binstallation' to align and compliment businesses and groups within Mt Hawthorn.

The assessment by Administration identified that this initiative aligns with Council's renewed commitment to contemporary arts and culture, however funding support is more appropriate through the City's Community Grants rather than Festivals and Events Sponsorship. Administration in collaboration with the Arts Advisory group will assist PVI Collective Limited with access to these community grants.

Please refer to the PVI Collective Limited submission for further information – **Confidential Attachment 9.**

10. Revelation Film Festival: Revelation Perth International Film Festival, 5-18 July 2018

The Revelation Film Festival is a two week film festival held at various locations throughout Vincent including Luna Cinemas, The Backlot, The Blue Flamingo, North Metro TAFE, Rosemount Hotel, The Old Laundry and Babushka. The Festival attracts approximately 35,000 attendees and targets film makers and enthusiasts as well as a broad cross-section of the community from seniors to young people. Admission to the films are ticketed (full price \$19.50, concession \$16.50), however there are a number of free events including:

- REV4FREE – a series of free children's films held at Luna
- REVSHORTS!, - free film shorts held at the Vincent Library
- Free Seniors Filmmaking Workshop

The assessment by Administration identified that Revelation Film Festival is a well-established and well-run festival that successfully various locations in Vincent during the winter season. The festival attracts film enthusiasts and independent cinema goers from across Perth but also targets local attendance through a number of free events focussed towards seniors and children. The festival continues to develop positive relationships with the Leederville community. Revelation are requesting \$30,000 sponsorship which is an increase from \$20,000 in 2017/18, and while the festival is strongly supported it is considered that other sponsors and partnerships will enable sponsorship to be retained at \$20,000.

6.

Sponsorship Recommendation	
Financial Support	
Cash	\$20,000
In-Kind Support	
Marketing & Communications	4,000
TOTAL	\$24,000

Please refer to the Revelation Film Festival submission for further information – **Confidential Attachment 10.**

11. Rotary Club of North Perth: Hyde Park Fair, 2-4 March 2019

The Hyde Park Fair has become the longest running free community fair in Perth offering market stalls, amusement rides, multicultural performances, live music, entertainment and a boutique bar. Each year the event attracts approximately 30,000 people from both the Vincent community and the broader Perth Metropolitan Area. The event is also utilised by the Rotary Club of North Perth as an opportunity for fundraising towards local projects such as the Manna Inc. food service, and Ruah Harmony House, and grants for local schools.

The assessment by Administration identified that the Rotary Club of North Perth has the capacity to deliver this event and feedback from the 2018 event demonstrates ongoing community support. While the event is well attended each year the application does not identify any particular new initiatives in response to Council priorities or community demands. The Rotary Club of North Perth has requested \$45,000 sponsorship which is a significant increase from the \$20,000 provided in 2017/18. It is not considered appropriate to increase sponsorship but rather it is recommended that the Rotary Club considers other funding sources and/or reviews the scale of the event moving forward.

Sponsorship Recommendation	
Financial Support	
Cash	\$20,000
In-Kind Support	
Marketing & Communications	500
Waste Services	5,600
Park Hire	3,750
Health Services	2,000
TOTAL	\$31,850

Please refer to the Rotary Club of North Perth submission for further information – **Confidential Attachment 11**.

12. Subiaco Football Club: City of Vincent Match, 4 August 2018 and 19 April 2019

The Subiaco Football Club are seeking sponsorship to turn the scheduled WAFL fixtures into a community event for local residents, junior football clubs, families and attendees who collect a free pass from supporting local businesses. The day will incorporate juniors, seniors and women's matches to cater for a broad cross-section of the community.

The assessment by Administration identified that Subiaco Football Club remains committed to strengthening its ties with the local community, the City of Vincent and local businesses within Leederville. The event aims activate Leederville Oval which is timely given the impending commencement of the Leederville Oval Master Plan, and this event will be utilised to initiate community consultation for that project. The Club has requested \$20,000 which is an increase from the \$10,500 allocated in 2017/18. Rather than providing the full amount it is recommended that \$10,000 sponsorship be awarded with events to be reduced or scaled back accordingly.

Sponsorship Recommendation	
Financial Support	
Cash	\$10,000
In-Kind Support	
Marketing & Communications	3,000
Health Services	500
TOTAL	\$13,500

Please refer to the Subiaco Football Club submission for further information – **Confidential Attachment 12**.

13. St Patricks Day WA Inc.: St Patricks Day Parade and Family Fun Day, 17 March 2019

The St Patricks Day Parade and Family Fun Day is a popular cultural celebration amongst the Irish community and also attracts a large cross section of the wider community through collaboration with local schools, community groups, sporting clubs and Leederville Connect. The event activates Leederville Town Centre through the parade followed by the Family Fun Day at Leederville Oval with food stalls, bar, entertainment and

childrens activities. The event attracts an average of 30,000 people over the day and similar to 2018 it will be held on St Patricks Day, that being, Sunday 17 March 2019.

The assessment by Administration identified that St Patricks WA Inc.'s now has a proven track record in delivering this event within Leederville Town Centre and Leederville Oval. The application demonstrates a range of economic benefits including increased utilisation of local cafes and licenced premises, and broad media exposure. The application also demonstrates collaboration with and support from several local businesses, and the range of activities including in the event cater for a broad demographic. St Patricks WA Inc. has requested \$40,000 sponsorship which is a significant increase from the \$20,000 allocated in 2017/18. While this event is supported it is considered appropriate to maintain funding at \$20,000 given the finite monies available with additional in-kind support particularly relating to marketing and communications.

Sponsorship Recommendation	
Financial Support	
Cash	\$20,000
In-Kind Support	
Marketing & Communications	5,000
Waste Services	4,600
Ranger Services	550
Park Hire	1,600
Health Services	1,500
TOTAL	\$33,250

Please refer to the St Patricks Day WA Inc. submission for further information – **Confidential Attachment 13.**

14. WAM: WAMFest Laneway Gigs, October – November 2018

The WA Music Association Inc. (WAM) proposes to incorporate a new element into the annual WAMFest program through activation of various laneways throughout Vincent. It is proposed that laneways will be activated with live, original and contemporary music by local artists. WAM aims to develop cultural, economic and social benefits for our Town Centres to support their long-term goal for contemporary music to be recognised as a leading cultural identifier for Western Australia. These events aim to attract regular live music consumers, and welcome locals who may not attend live music regularly.

The assessment by Administration identified that WAM has a proven track record in delivering similar events and demonstrated success in supporting local artists. The application is supported by Culture Counts data from WAMFest 2017 which highlights strong social and economic impacts for the community. In order to diversify festivals and events within Vincent it is proposed that the traditional City of Vincent Summer Concerts be discontinued and the \$30,000 budget allocation be redirected towards festivals and events sponsorship in order to support the WAMFest Laneway Gigs. WAM has requested \$50,000 however it is recommended that the events be scaled based on the availability of \$30,000 from the Summer Concerts.

Sponsorship Recommendation	
Financial Support	
Cash	\$30,000
In-Kind Support	
Marketing & Communications	5,000
Waste Services	2,400
Health Services	1,500
TOTAL	\$38,900

Please refer to the WAM submission for further information – **Confidential Attachment 14.**

15. West End Arts Precinct: Old Aberdeen Block Party, 3 November 2018

Business owners in the West Perth precinct have embraced the City's place based approach to activation and are progressing with the establishment of a new Town Team with a strong arts identity. To assist with launching this new arts and cultural hub the West End Arts Precinct has proposed a 'Block Party' open day to showcase its wide offerings of creative wares, galleries and studios. The event will offer workshops, performances, entertainment, movie screenings and art exhibitions.

The assessment by Administration identified that this initiative aligns with Council's renewed commitment to contemporary arts and culture, however funding support is more appropriate through the City's Community Grants rather than Festivals and Events Sponsorship. Administration in collaboration with the Arts Advisory group will assist the West End Arts Precinct with access to these community grants.

Please refer to the West End Arts Precinct submission for further information – **Confidential Attachment 15.**

16. WestCycle: Leederville Super Crit, 24 March 2019

Super Crit Leederville turns Oxford Street into a cycling circuit as part of the Ring Criterium Series run by WestCycle. The event includes multiple grade races through the Leederville Town Centre including a 'Little Critters' session which opens up the circuit to children and young people.

The assessment by Administration identified that while WestCycle's event may align with the social benefits of cycling and assist with local competitive cycling there are limited benefits for the local community. While there are likely to be some benefits for local businesses within Leederville Town Centre these have not been clearly articulated in the application. There is also limited evidence of collaboration with local businesses. Administration also has the view that the extent of road closures within Leederville Town Centre needs to be carefully managed. WestCycle has requested \$10,000 sponsorship however this request is not supported. Notably, the event has operated over the last two years without funding support from the City.

Please refer to the WestCycle submission for further information – **Confidential Attachment 16.**

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

- Policy No 3.8.3 – Concerts and Events
- Policy No. 3.10.11 – Community Funding

RISK MANAGEMENT IMPLICATIONS:

Medium The public nature of festivals and events attracts risks including loss of reputation, financial, loss and damage to facilities and equipment. This is managed by a sponsorship agreement which requires event organisers to supply the City with event plans, risk management plans and insurance details.

The City's Sponsorship Agreement also identifies that the event provider (or their appointed management contractor) carry out the event/s at their own cost and risk, and agrees not to make any claims against the City and that the City shall have no liability or responsibility whatsoever to the provider with respect to the event.

STRATEGIC IMPLICATIONS:

Sponsorship of festivals and events aligns with the following objectives within the City's Strategic Community Plan 2013 – 2023:

Economic Development

2.1.2 *Develop and promote partnerships and alliances with key stakeholders.*

Community Development and Wellbeing

3.1.1 *Celebrate, acknowledge and promote the City's cultural and social diversity.*

3.1.5 *Promote and provide a range of community events to bring people together and to foster a community way of life.*

SUSTAINABILITY IMPLICATIONS:

Administration shall collaborate with event providers to ensure sustainable practices are considered when planning and delivering the festivals and events sponsored by the City. As part of the sponsorship application process each event organiser was specifically asked to identify whether their event considers environmentally

friendly practices. Such practices will be further discussed and confirmed with each event organiser and then embedded within their Sponsorship Agreement.

FINANCIAL/BUDGET IMPLICATIONS:

The proposed 2018/2019 expenditure for festivals and events is \$319,450 direct financial sponsorship with a further \$106,890 in-kind support totalling \$426,340. It is necessary for Council to allocate this \$319,450 within the draft 2018/19 operating budget whereas the in-kind support has already been included within the draft budget by the respective Directorate/Team (where necessary).

The Revelation Film Festival is scheduled to take place from 5 to 18 July 2018 and therefore if the City wishes to sponsor this event it is necessary to advise the event organiser as soon as practicable to enable the event organiser to proceed with event planning. This necessitates a Council resolution by absolute majority for the allocation of \$20,000 sponsorship to Revelation Film Festival in accordance with Section 6.1(1) of the *Local Government Act 1995*.

COMMENTS:

The support of numerous existing festivals and events as well as a range of new festivals and events through Council's 2018/19 sponsorship will continue the activation of our Town Centres and public open spaces, and engagement of our local community in Vincent life. The delivery of these festivals and events in collaboration with numerous Town Teams, community organisations, sporting clubs, local businesses, and not-for-profit organisations further emphasises the success of a partnership approach.

It is recommended that Council allocate \$319,450 within the 2018/19 operating budget for the purposes of festivals and events sponsorship. This represents an increase of \$41,450 when compared to 2017/18, however the proposed reallocation of \$30,000 from Summer Concerts reduces this expenditure increase to \$11,450.

9 CHIEF EXECUTIVE OFFICER

9.1 LATE REPORT: CHIEF EXECUTIVE OFFICER RECRUITMENT











REPORT TO BE ISSUED PRIOR TO THE COUNCIL MEETING – 29 MAY 2018

9.2 INFORMATION BULLETIN

TRIM Ref: D17/177325

Author: Emma Simmons, Governance and Council Support Officer

Authoriser: Len Kosova, Chief Executive Officer

- Attachments:**
1. Minutes of the Arts Advisory Group Meeting held on 1 March 2018 [↓](#) 
 2. Minutes of the Arts Advisory Group Meeting held on 5 April 2018 [↓](#) 
 3. Minutes of the Design Advisory Committee Meeting held on 7 February 2018 [↓](#) 
 4. Minutes of the Design Advisory Committee Meeting held on 7 March 2018 [↓](#) 
 5. Minutes of the Design Advisory Committee Meeting held on 4 April 2018 [↓](#) 
 6. Tamala Park Regional Council - Minutes of Meeting held on 19 April 2018 [↓](#) 
 7. Monthly Street Tree Removal Information [↓](#) 
 8. Statistics for Development Applications as at end of April 2018 [↓](#) 
 9. Register of Legal Action and Prosecutions Register Monthly - Confidential
 10. Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 4 May 2018 [↓](#) 
 11. Register of Applications Referred to the MetroWest Development Assessment Panel – Current [↓](#) 
 12. Register of Applications Referred to the Design Advisory Committee – Current [↓](#) 
 13. Register of Petitions - Progress Report - 29 May 2018 [↓](#) 
 14. Register of Notices of Motion - Progress Report - 29 May 2018 [↓](#) 
 15. Register of Reports to be Actioned - Progress Report - 29 May 2018 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated 29 May 2018.



CITY OF VINCENT

ARTS ADVISORY GROUP

Thursday, 1 March at 6:00pm

Venue: Committee Room
City of Vincent Administration and Civic Centre**UNCONFIRMED MINUTES****Attendees:**City of Vincent CouncillorsCr. Jimmy Murphy (Chair)
Cr. Joanne FotakisCommunity Representatives

Mr Simon Venturi

Mr Graham Hay

Ms Julie Rosario

Ms Sioux Tempestt

Ms Annika Aitken

Ms Kaye Guthrie Adonis

Ms Laura Warren

Ms Claire Stokes

Dr Sandy Toussaint

City of Vincent Officers

Michael Quirk – Director Community Engagement (DCE)

Rossling Ellis – Manager Marketing and Customer Service (MMCS)

Presentation

Paul Sloan – Music Promoter, Heatseeker

1. Welcome / Declaration of Opening – Acknowledgement of Country

Michael Quirk, Director Community Engagement opened the meeting at 6.01pm.

Cr Murphy invited Peter Jeavons from Jazzwa to discuss the concept of a jazz precinct in Northbridge. He showed the defined area on a map. Launch the precinct with a Jazz Festival. The bordering roads would be William Street, Newcastle Street and Stirling Street.

Actions:

1. Rossling Ellis to send a Community Budget Submission (once open) to Paul for the launch of the Precinct.
2. Cr Jimmy Murphy to send Paul's contact details to Rossling Ellis

2. Apologies

Ms Jessica Darlow

3. Confirmation of Previous Minutes – 1 February 2018

Ms Sioux Tempestt requested that a change to the 1 February 2018 Minutes be made and to be noted that NAVA is not the most appropriate organisation for mural costings as this would be better done by FORM.

4. Business

4.2 Action Log

The Action Log was noted and reviewed.

- Update Terms of Reference – not actioned
- Set up closed Facebook group – actioned
- To research gaps, competitor analysis and arts projects – 1 May 2018
- Check the price structure of Murals – actioned
- Offering a traffic control box to an educational facility – 1 June 2018
- Research if the mini can be placed on the roof of the MEZZ or placed in Hyde Street Reserve – 1 May

4.3 Confirmation of sub groups

Sub-groups were confirmed. Annika Aitken confirmed that she will join the Mural and Traffic Control box group.

4.4 Events and Activation

4.4.1 Leedy Streets Open

The recent Summer Concerts and Leederville Streets Open were discussed. Leedy Streets Open was an extremely successful event with alignment to LeedyPalooza and the AFL pre-season match. However, there is an increasing number of other events at this time of year.

Actions:

1. Rossling Ellis to bring the data to the next meeting.
2. Rossling Ellis to conduct a review of competing events in Perth over the Summer season (part of the art strategy scope).

4.4.2 Summer Concerts

The Partnership with WAM for the Summer Concerts was successful, however the concert series will be reviewed given that many other Summers Concerts and community events conflict.

Action:

1. Rossling Ellis Summer Concerts Review.

5. Banks Reserve Master Plan

5.1 Project Overview

The Director Community Engagement provided a presentation on the project, intended outcomes, and opportunities for Arts Advisory Group input.

Action:

1. Rossling Ellis to include the survey on the Facebook group.
2. Draft Master Plan to be presented to the Arts Advisory Group for comment/input.

6. Art Issues/Concerns

6.1 285 and 289 Vincent Street Artworks

The developments at 285/289 Vincent Street demonstrate potential areas for improvement within the Percent for Art Policy and Percent for Art Developers Guidelines. The Policy currently allows the owner/applicant to coordinate a public art

project themselves or pay cash-in-lieu, however it does not contemplate an owner/applicant consolidating one public art project across more than one development. Developments such as those at 285/289 Vincent Street may deliver a better public art outcome through such an approach.

Action

1. Percent for Art Policy Review (following Arts Strategy).

6.2 612 Beaufort Street Artwork Design Appeal

Discussion was had concerning the appeal of the decision made on the Percent for Art application from the 612 Beaufort Street development.

Action:

1. The group requested that the appeal letter be circulated via email for comment.

6.3 Mural Project

Kaye Guthrie-Adonis requested that the City support artist Dan Kitchener to commission a mural in the City.

Action:

1. Rosslind Ellis to send Arts grant application to Kaye Guthrie-Adonis.

7. Other Business

Cr Jimmy Murphy wants to co-develop and brand an event with the City of Bayswater.

Mr Graham Hay is concerned about referring artists with a criminal record to the City. Rosslind Ellis noted that we have the infrastructure and policies to deal with that situation and need not be concerned.

8. Close / Next Meeting

The meeting closed at 7.20pm. The next meeting is to be held on Thursday 5 April 2018.

Signed _____
Councillor Jimmy Murphy (Chair)

Date this _____ day of _____ 2018

Summary of Actions	Responsibility	Due Date
Update terms of reference	RE	1 May 2018
To research gaps, competitor analysis and arts projects as part of an initial scoping document and present at next meeting.	RE	1 May 2018
Offering TAFE a traffic box and to investigate developing a partnership with key education facilities (ECU, Curtin, UWA).	RE	5 April 2018
Administration to investigate opportunity including the roof of the Mezz and installation at Hyde Street Reserve	RE	1 July 2018
Group to consider next installation and appropriate Noongar artists and any further and activation ideas for the space for this financial year.	Group	In progress
Banks Reserve Master Plan Facebook Group survey Draft Master Plan to be presented to group for comment/input	MQ	To be confirmed
Leedy Streets Open Data to be brought to next meeting and review of competing events in Perth over the Summer	RE	1 June 2018
Summer Concerts Review of Summer Concerts	RE	1 July 2018
285 and 289 Vincent Street Artworks Percent for Art Policy Review	RE	1 Dec 2018
612 Beaufort Street Artwork Design Appeal Arts grant application to be sent to Kaye Guthrie-Adonis	RE	Completed



CITY OF VINCENT

ARTS ADVISORY GROUP

Thursday, 5 April 2018 at 6:00pm

Venue: Committee Room
City of Vincent Administration and Civic Centre**UNCONFIRMED MINUTES****Attendees:**City of Vincent Councillors
Cr Jimmy Murphy (Chair)Community Representatives

Mr Simon Venturi

Mr Graham Hay

Ms Julie Rosario

Dr Sandy Toussaint

Ms Kaye Guthrie Adonis

Ms Laura Warren

Ms Sioux Tempestt

Ms Jessica Darlow

City of Vincent Officers

Rosslind Ellis – Manager Marketing and Communications (RE)

1. Welcome / Declaration of Opening – Acknowledgement of Country

Cr Jimmy Murphy opened the meeting at 6.05 pm and delivered Acknowledgement of Country on behalf of the Group.

2. Apologies

Cr Joanne Fotakis

Mr Michael Quirk

Ms Annika Aitken

Ms Claire Stokes

Ms Tegan Morey

3. Confirmation of Previous Minutes

Minutes from the meeting held on the 1 March 2018 were approved as a true and correct record.

4. Business**4.1 Action Log**

The Action Log was made available though was not reviewed.

4.2 Arts Strategy

A Budget of \$20,000 has been allocated for the Arts Strategy. Discussion was formed around how this funding could be used. Try a different approach to Arts?

- Consultation done by Vincent.
- Use the yellow mini.

- Populate ideas around each town centre celebrating all forms of art (performance arts, murals, public spaces etc.).
- Gap analysis art strategy into our place plans. Aligning Place Plans with our strategies for each Town Centre. (North Perth Strategy, Mount Hawthorn Strategy...).
- Activating certain areas.
- Place Plan to be done in-house, confined to the 5 spaces.
- There is to be a push for an additional Arts Activation Officer next year.

Where does the Arts Strategy sit? Defining "Arts Strategy". A push for Council to approve for more funds, possibly from the Percent for Arts fund. Also open to use Reserve funds.

Objectives: –

- Use the small budget as a springboard to becoming the "Arts Capital"
- Allowing the strategy to be inclusive of all forms of art: performance, contemporary, sculptural, public art, events etc.

Define Arts Capital: –

- A space for emerging and professional artists
- Enforcing workshops to educate the community on arts; not just a hobby/event
- A means of connectivity between art and the community and a drive for visiting traffic

ACTION:

- Create a vision: having a KPI for each arts genre enabling a balance of themes within Vincent.
- Finding a balance between artists and the community – seeking advice from more than just the community.
- Speak further with other LGAs (City of Joondalup & City of Wanneroo).
- Seek tenders to help start the scope process.
- RE to confirm budget allocations.
- RE to scope and assess.

5. 245 Vincent Street Cottage EOI

5.1 Draft Tabled

Proposal for 245 Vincent Street, Cottage for Arts Space was found not to be suitable for an art venue.

6. Visual Arts Projects/Opportunities

6.1 Percent for Art Feedback and Approval Process

Percent for Art Feedback & Approvals Process to be reviewed:

- Beaufort Chandelier
- Rosewood Project

Developer's interpretations – needing to incorporate strength into our Policy.

Art Advisory concern – Outline – are we commenting or assessing?

Emailing process – not constructive. Need to process map.

Need for a precise criteria, black and white, yes & no. Not commenting. Pro former criteria.

Timeframes to be enforced, allows for time and to be integrated into the Policy.

6.2 Australiyanity Project

Not discussed.

6.3 Public Artworks 2018/19

- Leederville Oval grand stand. Ideas to convert into a creative space ie. MANY Fremantle. Where artists can work individually with opportunity to share a space and fuse ideas.
- TAFE – Large space with possible connections with Paper Mountain who have the capability to co-ordinate and scope a space.
- Volleyball WA – possible space to be leased as an artist space for project opportunities.
- Looking into government buildings to assist with low budget

ACTIONS:

- Monthly assessment to take place on Percent for Art.
- Define and added to the Policy Percent for Art.
- Investigate a Public Art Assessment Panel – Melville/Joondalup formed a group consisting of Planners, Art Officers & Professional Artists allowing for diverse viewpoints.
- Arts Assessment Panel differing from Arts Advisory Group.
- Develop Templates and letter.
- Standard Project assessment.
- Registration of advice – capturing knowledge (conversations and online correspondence). These are to be added to the log.

6.4 Yellow Mini

Not discussed.

7. **Performance Art Projects/Opportunities**

7.1 Perth Symphony Orchestra

Neeve Orchestra – Potentially organise spooky/Halloween themed concerts.

7.2 WAAPA Experimental Music

WAAPA Experimental to perform in abandoned spaces/rooftops.

8. **Quick Wins**

8.1 Budget Allocation Remaining 2017/18

Business Case – Budget aim of \$250 000:

- Funds go towards one statement art work.
- Contemporary Arts festival/annual exhibition.
- Place money into the strategy developing smaller, short term projects.

Proposal in Place to Allocate Funds:

- Funds go towards one statement art work – annual exhibition/festival.
- Distribute funds into the 5 town centres – \$50, 000 towards each town centre.
- Provide and create platform or space for arts activation, commissioning temporary and permanent art initiatives to further educate – used as a pilot.
- Possibilities of opening a community exhibition in council chambers allowing for professional artists and emerging artists to co-show and connect.*
- Place money into the strategy developing smaller, short term projects.
- Community chest allowing for an opening brief/criteria for the public to pitch ideas.

Expression of interest for the Walk of Contemporary Art:

Visual installation that allows for the community to inhabit, immerse and connect with the works.

8.2 Project Opportunities

- Fancy Dog Concert – in conjunction to PetFest?
- PRIDE TODAY – Pride version of Lightbox Laneway
- NBN Nodes – 10 NBN nodes have been approved for painting in September 2018.
- Guerrilla Art:
 - Create Art that is later rewarded
 - Create community art chest
 - Vibrancy random acts, don't just get approval- go for it
 - Permission and promotion
 - Plaques

9. Close / Next Meeting

The meeting closed at 7.15pm. The next meeting is to be held on Thursday, 3 May 2018.

Signed _____
Councillor Jimmy Murphy (Chair)

Date this _____ day of _____ 2018

Summary of Actions	Responsibility	Due Date
Update terms of reference	RE	1 May 2018
To research gaps, competitor analysis and arts projects as part of an initial scoping document and present at next meeting.	RE	1 May 2018
Offering TAFE a traffic box and to investigate developing a partnership with key education facilities (ECU, Curtin, UWA).	RE	5 April 2018
Administration to investigate opportunity including the roof of the Mezz and installation at Hyde Street Reserve	RE	1 July 2018
Group to consider next installation and appropriate Noongar artists and any further and activation ideas for the space for this this financial year.	Group	In progress
Banks Reserve Master Plan Facebook Group survey Draft Master Plan to be presented to group for comment/input	MQ	To be confirmed
Leedy Streets Open Data to be brought to next meeting and review of competing events in Perth over the Summer	RE	1 June 2018
Summer Concerts Review of Summer Concerts	RE	1 July 2018
285 and 289 Vincent Street Artworks Percent for Art Policy Review	RE	1 Dec 2018
612 Beaufort Street Artwork Design Appeal Arts grant application to be sent to Kaye Guthrie-Adonis	RE	Completed
Create Vision – obtain KPI for artists' and genres		
Reach out to other LGA's – find out about their strategies regarding Art Funds and events		
Percent for Art Approvals process to be defined and integrated into our policy		
Develop a Public Art Assessment Panel – planners, art officers & professional artists		
Capturing knowledge and conversations in a designated area.		
Review 18/19 annual budget		



CITY OF VINCENT

DESIGN ADVISORY COMMITTEE**Wednesday 7 February 2018 at 3.30pm**

Venue: Committee Room
City of Vincent Administration and Civic Centre

MINUTES**Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
Sasha Ivanovich (Chairperson)	Joslin Colli (Coordinator Statutory Planning)
Carmel Van Ruth (Member)	Rob Sklarski (Special Project Officer)
Jeff Thierfelder (Member)	Andrea Terni (Urban Planner)
Simon Venturi (Member)	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Max Weston	Max Weston Architects
Peter Simpson	291 Vincent Street Pty Ltd

Applicant-Item 3.2

Justin Carrier	Carrier and Postmus Architects
Steve Postmus	Carrier and Postmus Architects
Bianca Sandri	Urbanista
Steven Johnston	Client

Applicant-Item 3.3

No presentation	No applicant attendance
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3.30pm**Member Discussion****4.00pm:****1. Welcome / Declaration of Opening**

The Chairperson, Sasha Ivanovich declared the meeting open at 4.00pm.

2. Apologies – Nil**3. Business****4.00pm–4.40pm – Applicant Presentation – No DA Lodged**

3.1 Address:	No. 289-295 Vincent Street, Leederville
Proposal:	9 Storey Multiple Dwelling Development
Applicant:	PTS Town Planning and Max Weston Architects

Reason for Referral: For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 18 October 2017.

Discussion:

The Design Advisory Committee provides architectural advice to the City of Vincent to inform the City's assessment and determination of future planning applications. The DAC's advice is not planning advice and will not fetter the final determination made in respect of an application for planning approval for the proposed development.

Applicant's Presentation:

The Applicant gave a PowerPoint presentation.

Recommendations & Comments by DAC from 18 October 2017:

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Provide further detail to the area currently indicated as grassed in the frontage to Vincent Street. Introduce more articulation and create a user friendly workable communal and urban space • Consider introducing different planes to the front façade and ROW/laneway to break up the mass/bulk of the building • Provide detail of proposed materials and finishes. • More detail required into the elevations to demonstrate how the building fits within the streetscape • Consider a stronger response to the existing context, study the character of the locality for strong features that can be referenced [this development will replace the last three single storey houses, and then there are three other multi-storey developments, so no transition] • Provide more articulation and detailed resolution to the Vincent Street façade, with particular attention to street level activation. • Articulate the façade to reduce the bulk and scale of the proposal. Consider how the laneway entry might assist to break up massing • Provide separation between lower 5 storeys and upper floors. Consider setting back the upper floors to create a podium that relates to the heights of the existing streetscape.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Landscaping is to be increased to comply with the City's requirements. A detailed landscaping plan to be submitted including calculations of soft and hard landscaping areas provided
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Consideration to be given to the existing and potential future development across the rear laneway. Consider stepping back or setting down the lower levels facing the laneway to achieve sufficient rear setback and appropriate scale along the laneway. Avoid the need for privacy screens to optimise outlook from within the apartments. • Basement car park floor to ceiling provision is very high. To reduce the height of the development overall, consider creating two levels of car parking within that height and increasing the height of the street-front tenancy, whilst eliminating the gymnasium at that level. Level 1 and 2 could potentially be consolidated to reduce overall height.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Consider glazing on upper levels (and setting back on all the sides) to improve the cross ventilation and natural light • Internal void/light-well, to northern central apartment bedrooms facing inward – consider continuing void at lower levels (L3,4&5) to optimise light down to lower apartments.
Principle 5 – Sustainability	

Principle 6 – Amenity	<ul style="list-style-type: none"> • Take into account the outlook from balconies and the future prospect of neighbouring development. Address likely problems of privacy and proximity of adjoining. • There may be potential to increase the size of the light-well. Provide calculations that demonstrate that sufficient natural light will be created. Amount of natural light provided will have an impact on the viability of landscaping at podium level. Consider increased northern solar access. • Provide further detail on the design of balconies. High level screening to balconies is not supported as it impacts on outlook for residents. Currently balconies do not appear to benefit from sunlight or breeze. • Demonstrate an air conditioning strategy that minimises visual impact of condenser units.
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> • Multi use ground level tenancy is supported. It can be an office and needs to contribute in activating street frontage. • Show all level datum and levels along Vincent Street. • Discuss with DFES the position of fire equipment to minimise its adverse impact on Vincent Street frontage and to achieve required access for fire trucks. • Provide further information to justify development over the height limit. Demonstrate what consideration has been given to address impact of additional height in relation to existing context. Provide an outline to demonstrate how the proposal would positively contribute to the locality and the local community • Consider submitting a street section drawing that demonstrates that the upper floor is sufficiently setback so as to not be visible from Vincent Street footpaths. • 3 bedroom apartments are supported and considered a positive contribution to the existing dwelling mix. • When giving consideration to setback and height variations, even when they may meet set design principles, their final determination will be subject to an assessment of impact created by the extra height and their bulk.

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Consider recessing the balconies adjacent to the new ROW perpendicular to Vincent Street to make the entry more legible and cohesive. The vertical element, between ROW and the rest of the facade appears tacked on. Consider additional treatment to the underside of the ROW soffit to define it and make it more legible and part of the streetscape since it is a public amenity. • Provide opportunities for passive surveillance of the ROW. Explore ways to encourage its use as a north/south pedestrian link e.g. lighting, ground surface treatments, activation. • On the rear façade along the laneway, improve façade resolution, particularly at ground and first floors. • Look at introducing additional materials that have some
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	<p>texture, grain and scale to the façade (currently quite flat).</p> <ul style="list-style-type: none"> • Blank walls are not helpful in terms of façade aesthetics and they contribute to the perception of building bulk. Provide more details about materials, finishes and articulation of the façade. • Streetscape landscaping planter walls currently give appearance of a barrier between the building and streetscape and would impede street engagement for commercial tenancy. Reduce the height and extent to create an appropriate mix of 'edge' and 'openness.' • Car parking has been provided in excess of that required. Consider reducing the basement along Vincent Street to allow for deep root zones in the front setback. • Additional detailing and consideration is required for the crucial zone along Vincent Street to make it pedestrian oriented and usable. Some aspects to consider: deep planting with broad canopy trees to provide shade, lowering the planter boxes into the basement, providing more public amenity and transparency between the street and the building across the footpath/forecourt area. • Consider further opening up the pool and gym deck to the street.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Engage a landscape architect / designer to develop the landscaping component of project. • Resolve landscaping proposed for Vincent Street. Provide true deep soil to allow for tree planting to counter tree loss. Consider removing car bays (reduce surplus) to provide deep soil in the front setback. • Have regard to landscaping maintenance when considering species selection and investigate whether the landscaping is viable within the central landscaping area considering it will receive no direct sunlight in winter and full midday sun in summer months. • Demonstrate how vertical landscaping will work on laneway (rear) facade. Consider how ground floor planting may be improved to provide for taller "in-ground" planting/trees that assists to screen the two floors of parking to neighbouring sites. Refer Built Form Policy regarding canopy coverage (C.1.7.3). • There is an opportunity to create deep soil zones within the rear setback as well along the laneway. Screening with trees would also be beneficial, providing a buffer between balconies. • Consider removing some car parking bays underneath to create more deep soil zones. • Planting in front façade niche appears to have little soil depth available. • Pursue natural landscaping – artificial landscaping is not acceptable.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Consider pulling back the sides of the upper floors to minimise the bulk/scale/visual impact from the street when approaching the building from both directions. The top floor (which exceeds the height permitted) has been setback from Vincent Street – increased side setbacks are also required.

	<ul style="list-style-type: none"> • The bathrooms are generous in size and adds to the building bulk. Consider more efficient layouts in any redesign. • Provide furniture layouts to determine if areas and room layouts are practical.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Consider reconfiguration of levels 6-8 to access more natural light and cross ventilation. • Reconsider the apartment layouts of levels 3, 4 and 5 to improve efficiency and amenity for residents. Air conditioning units are too close to adjacent bedrooms. Some entries to bedrooms are through walk in robes – not ideal. • Corridor areas in some apartments such as the lower level apartments near the lift are inefficient. • Look at increasing the privacy for the balconies on the rear elevation which would be in close proximity at the lower levels to the neighbouring building. Consider how to maintain amenity for the residents – perhaps through operable screens. • Provide further detailing of proposed balcony screening. • Examine the functionality of the secondary storerooms. Provide safe and functional passage ways to the storerooms for easy access. • Integrated fire booster location is supported – confirm this is acceptable to DFES.
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Optimise, daylighting, cross ventilation and winter solar access throughout. • Ensure the ongoing viability of the landscaping proposition including.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Consider surrounding the lift shaft with non-habitable uses such as bathrooms, laundries and storage to minimise the acoustic impact of the lifts on bedrooms.
Principle 7 – Legibility	<ul style="list-style-type: none"> • To improve legibility, ensure that the architectural language of the façade and canopy detailing is consistent with the function of the building. • Consider more articulation of the resident's entry so that the main entry is more legible from the street.
Principle 8 – Safety	<ul style="list-style-type: none"> • Provide opportunities for passive surveillance to the ROW.
Principle 9 – Community	<ul style="list-style-type: none"> • Consider how the communal areas will be used and what opportunities exist to encourage interaction between occupants in private landscaped areas. Explore opportunities for landscaping to Vincent Street to allow for street engagement and activation.
Principle 10 – Aesthetics	<ul style="list-style-type: none"> • Further façade resolution required and information regarding materials and detailing is required.
Comments	<ul style="list-style-type: none"> • Investigate the efficiency of light wells into the basement. • Confusing architectural language at ground level in terms of the legibility of the building entry point. • More detail on the elevations is required.

Conclusion:

To be returned to DAC.

4.45pm–5.25pm – Applicant's Presentation – No DA Lodged

3.2 **Address:** No. 212 Carr Place, Leederville

Proposal: Five Storey Mixed Use Development

Applicant: Carrier and Postmus Architects

Reason for Referral: For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 22 November 2017.

Recommendations & Comments by DAC from 22 November 2017:

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Provide further information to justify enclosing the balconies with movable screens. • The operable screening spanning the whole façade is a strong and convincing element. Screening will promote the use of balconies and provide privacy for residents. Careful consideration is needed in detailing of the screening to maintain a light filigree effect. The Percent for Art requirement integrated into the screening is a positive. Provide some assurance that the quality and integrity of the screening element will be maintained. The applicant is encouraged to engage the artist at an early stage in the project. • Demonstrate what consideration has been given to addressing the impact on resident amenity and outlook. • Blank boundary walls are not supported. More articulation needs to be considered. • Consider reducing the extent of boundary wall on the upper levels and stepping down to the neighbouring property. • Provide further information to justify development over the policy height limit by demonstrate what consideration has been given to addressing the impact of additional height in relation to existing context. • Provide an outline to demonstrate how the proposal would positively contribute to the locality and the local community.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Provide more detail on the proposed landscaping to demonstrate compliance with City's landscaping requirements (deep soil zone). • Consider reconfiguring the basement and relocation of bin stores to facilitate deep soil zones to support tree planting above. • Look into incorporating further landscaping into the entry experience. • Ensure solar access to the central landscape area to support growth.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Caution is required in terms of the building bulk impact at the side boundaries. The Built Form Policy permits boundary walls for the first 2 storeys. • Examine setting the building further away from boundary in some areas, Consider different façade treatment to break up the building mass.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Take into account how much daylight the courtyard will receive so the proposed landscaping can be achieved practically.
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Light well and courtyard are a good size. • Consider how ventilation can be optimised. Consider screen doors to apartment entry doors so that they can be left open to allow cross ventilation. • Consider roof lights to top floor south facing apartments to

	assist optimise northern solar access.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Further consideration needs to be given to the inset windows to bedrooms on the side boundaries whose amenity will be substantially affected as future developments from the neighbouring properties may be built up to the boundary. This will create snorkel access to daylight and ventilation which is unacceptable. • Entry experience –investigate moving the entry into the middle of the commercial tenancies. It could limit the flexibility the use of the tenancies; it could also be positive in terms of the experience as the two commercial tenancies look into and may open up to the entry.
Principle 7 – Legibility	<ul style="list-style-type: none"> • The entry point is clearly announced by the cutaway of the façade. Consider how this might be affected by new neighbouring development.
Principle 8 – Safety	<ul style="list-style-type: none"> • Proposal offers a high degree of street activation and passive surveillance of the public realm.
Principle 9 – Community	<ul style="list-style-type: none"> • Provide opportunities for incidental social interaction.
Principle 10 – Aesthetics	<ul style="list-style-type: none"> • The proposal is an elegant and well-resolved design. The screening is a strong element that contributes greatly to the quality of the overall proposal. • Materiality and architecture are commendable.
Comments	

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Consider the symmetry of the awning and how it can contribute to better define residents entry • Consider using heavier/solid material such as in-situ concrete for the base element (including the awning) to maintain consistency with what the form suggests – a carving out of a solid shape. • Consider integrating the artwork into the panels of the blank side walls at a larger rather than finer scale. An integrated approach is favoured over a mural. Consider the quality, durability and integrity of the finish to provide a good outcome.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Have regard to landscaping maintenance when considering landscaping. Demonstrate the viability of the landscaping considering it will be in winter shade and summer sun. • Provide more detail on the landscaping proposed to demonstrate compliance with City's landscaping requirements.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • The apartments are considered generous in size. Consider tightening up the apartments to achieve compliance with side setback requirements. • Consider reducing the upper floor to reduce the scale and bulk.
Principle 4 – Functionality build quality and	
Principle 5 – Sustainability	
Principle 6 – Amenity	<ul style="list-style-type: none"> • When/if neighbouring development occurs, development on the boundary would enclose the setbacks and limit penetration of daylight and ventilation

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	<p>creating “snorkels”. Consider increasing the side setback / reduce the width of the living spaces to improve daylight and ventilation to bedrooms.</p> <ul style="list-style-type: none"> Consider privacy for the balconies of the apartments facing the laneway. Take into account the outlook of the balconies and what they will be looking at. Consider providing movable screening on the rear balconies similar to the front façade to provide additional privacy and sun control.
Principle 7 – Legibility	<ul style="list-style-type: none"> Ensure that the main entry point to the development will be legible if neighbouring future development is to the boundary and visibility of the canopy “cutaway” corner is reduced. The location of signage for the commercial tenancies should be considered and nominated on drawings for approval.
Principle 8 – Safety	<ul style="list-style-type: none"> Ensure that entry design applies acceptable design principles.
Principle 9 – Community	<ul style="list-style-type: none"> Consider how communal landscaped areas might be utilised to encourage interaction between occupants.
Principle 10 – Aesthetics	<ul style="list-style-type: none"> Currently the fine detail of the materials (as implied by the plans) compliment and lighten the simple nature of the building mass. Ensure the integrity of this is maintained.
Comments	

Conclusion: To be returned to DAC following lodgement of DA.

5.25pm–5.45pm – Applicant’s Presentation – DA Lodged/Administration Referral

3.3 Address: No. 48 Milton Street, Mt Hawthorn

Proposal: Five Grouped Dwellings

Applicant: Mark Anthony Design

Reason for Referral: The proposal will likely benefit from the referral to the DAC in terms of the City’s Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).

Applicants Presentation:

The Applicant did not attend.

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	<ul style="list-style-type: none"> More detail is required in terms of the architectural language and influence for the elevations to demonstrate how the building fits within the streetscape. Show the neighbouring developments on elevations, floorplans and 3D perspectives and how the proposed development relates to them. Consider the neighbouring streetscape and identify some of the strong features and materials and reinterpret these, without necessarily mimicking them, into the façades, in a contemporary manner, with the aim to positively contribute to the identity of the area and streetscape.
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	<ul style="list-style-type: none"> • Stepped elevations do not contribute positively to the character of the area. Consider applying consistent height throughout the site which will be more visually consistent and also generate construction efficiencies. • Consider increasing the development to 3 storey at strategic locations to help address the solid long façade along the length of the site. The west facing elevation is unrelenting as one long continual wall. Consider articulating this wall and/or providing breaks in the building. • Inconsistent language in the façade. There is no convincing character to the development.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Provide more detail on the landscaping proposed to demonstrate compliance with City's landscaping requirements (such as canopy cover, deep soil zone). • Landscaping is considered fragmented and ineffective. Certain areas are too narrow to be considered in landscaping calculations.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Examine incorporating smaller and strategic areas of 3 storeys, where the impact to street and neighbours will be minimal, and moving the setbacks further from the boundaries to comply with the City's policies and create opportunities for more landscaping. It will also ease pressure on the ground level allowing more usable landscaping and offer better ventilation across the site and immediate neighbourhood. Increasing the development to 3 storeys would give residents street views and provide passive surveillance. • Consider changing the development to a multiple dwelling typology to achieve a better outcome given the constraints of the site.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • The general organisation of the development is not providing the best outcome in terms of outlook and orientation. Consider flipping the driveway to the eastern side. This will result in many of the upper level windows currently facing west to face east which is highly preferable from an orientation and shading perspective. This may also assist in generating a stepped elevation along the driveway rather than a straight solid elevation. • Majority of the windows situated in the east and north façade and are obscure or high level glazing which impacts on the limits the outlook for residents. • Little permeability has been provided across the site for daylight and ventilation. This also affects the amenity of the neighbouring properties. Look at creating outlook onto the street. • Consider opening up the alfresco area for unit B facing the street rather than having this space fully enclosed / screened. • Differentiate the entries to the dwellings from the driveway to the house. Create a transitional zone. • Any opportunity to orient bedroom windows north because of steps in the building footprint should be explored.
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Provide sun-shading devices to the east and west facing windows. • Break up the long mass of the building – as suggested

	above – to provide for daylight and breezes to cross the site to neighbouring developments.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Show the furniture in apartments to demonstrate functionality and amenity of unit layouts. • Outlook for residents is minimal with obscure and high level windows.
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	<ul style="list-style-type: none"> • No visitor car parking has been provided.
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> • For the driveway, consider whether a passing lane will be needed.

Conclusion: To be returned to DAC.

4. General Business
Nil

5. Close / Next Meeting

There being no further business, the Chairperson, Sasha Ivanovich declared the meeting closed 5.45pm.

The next meeting will be held on 21 February 2018.



CITY OF VINCENT

DESIGN ADVISORY COMMITTEE**Wednesday 7 March 2018 at 3.30pm**

Venue: Committee Room
City of Vincent Administration and Civic Centre

MINUTES**Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
Munira Mackay (Chairperson)	Joslin Colli (Coordinator Statutory Planning)
Joe Chindarsi	Rob Sklarski (Special Project Officer)
James Christou	Rana Murad (Senior Urban Planner)
Damien Pericles	John Corbellini (Director Development Services)
	Kylie Tichelaar (Minute Secretary)

Applicant-Item 3.1

Coral Buxey	Tegan Louise Designs
Davor Nikolic	Nikolic Enterprises

Applicant-Item 3.2

Trent Durward	Megara
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3.30pm**Member Discussion****4.00pm****1. Welcome / Declaration of Opening**

The Chairperson, Munira Mackay declared the meeting open at 4.05pm.

2. Apologies**3. Business****4.20pm–4.45pm – Applicant Presentation – No DA Lodged**

3.1 Address: No. 441 William Street, Perth

Proposal: Five Storey Mixed Use Development (Hotel and commercial uses at ground floor level)

Applicant: Tegan Louise Designs

Reason for Referral: For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 17 January 2018.

Discussion:

The Design Advisory Committee provides architectural advice to the City of Vincent to inform the City's assessment and determination of future planning applications. The DAC's advice is not planning advice and will not fetter the final determination made in respect of an application for planning approval for the proposed development.

Applicant's Presentation:

The Applicant gave a PowerPoint presentation.

Recommendations & Comments by DAC from 17 January 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none"> • The roof dominates the scheme. The angled top is mismatched and the provision of a boxed shape outline may be better. • More consideration is needed at ground level in terms of façade articulation. • Provide further detail of façade treatment including alfresco area. • Consider introducing texture, cobbles etc. in the laneway, including the provision of a detailed schedule of finishes and materials. • Consider referencing the adjoining heritage building (mosque), in terms of identifying any strong features that could be reinterpreted into the façade. • Consider further activation of the rear and front façades. • Take into account the final outlook and durability of public art. Consider wrapping around the corner.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Provide more detail on landscaping to demonstrate compliance with City's landscaping requirements including calculations of hard and soft landscaping areas. The ground level and laneway provides great opportunities. Develop this space further, articulate further and provide more detail.
Principle 3 – Built form and scale	
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • The provision of more natural light and ventilation to the internal passage way is encouraged. • Consider an active land use as an alternative to the provision of car parking bays at the rear (Brisbane Place), particularly as there are some publicly accessible front entrances to buildings along the streetscape noting the dual frontage nature of the site. • A management plan in lieu of the provision of car parking could be considered to address drop off/pick up areas for guests etc. • Consider adding windows into the foyer to the corridors on the upper levels facing north rather than relying on the end of the corridor for light. • Allow for openable windows in the corridors or other solutions to address the issue of light and ventilation access. • Consider natural light and ventilation to ensuites rather than having these located next to parapet walls. • Consider flipping the layout of Rooms 1 and 10 in terms of bed arrangement to free up the facades. • Details on sun control will need to be demonstrated. • The swing of the escape doors will need to be reversed to ensure building code compliance.
Principle 5 – Sustainability	
Principle 6 – Amenity	<ul style="list-style-type: none"> • Consider windows on the front façade to facilitate outlook for the residents and improving occupant amenity and sense of place.

	<ul style="list-style-type: none"> Reconsider the layout of the ground floors in terms of occupant amenity, providing a good relationship between foyer and alfresco area. Examine whether the ground floor layout is functional. Allow for storage areas to be adequate, accessible and functional. Examine screening options for the fire services panel at the front of the development to reduce the negative impact on the building façade. Show proposed air-conditioner locations on plans.
Principle 7 – Legibility	
Principle 8 – Safety	<ul style="list-style-type: none"> Check building code setback requirements for fire separation to boundaries. This may impact on the 'heritage like' reference with the steel structures.
Principle 9 – Community	
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> Provide more detail of finishes and materials including colour schemes. Any design changes should allow for air conditioning units to be screened from view of the street and adjoining properties. The size of the bin store areas will need further consideration including resizing to facilitate fewer or greater frequency of bin collection. Consider the City's guidelines in the Built Form Policy for ground floor design standards. Demonstrate sun shading by submitting a cross section.

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	<ul style="list-style-type: none"> Reconsider the size of the windows. Corridor windows may let in too much sun. Reduce the size to hi-lights or introducing awnings. Create more activation measures to incorporate a more urban approach with sightlines into communal areas. Reconsider the sight lines of the access way which limits safety aspects for residents and the public. Consider making the balcony slide out at the back. Look at incorporating a design element (eg seating) or artwork instead of bollards to the cross site link. Bring some texture, possibly cobble paving or timber to break down the monotone concrete paving in the accessway – consider using the steel column grid for the pattern of the paving strips.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Select and encourage plants to grow up through the structure. Incorporate lighting to enhance safety and security.
Principle 3 – Built form and scale	
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Demonstrate how the waste removal and laundry will work in a functional manner and not impact on the public domain. Consider including a laundry and dual waste/rubbish chutes at the western end. Consider engaging a waste management consultant. Show how many bins will be needed and waste bin

	<p>arrangements on the plans. A waste management plan may need to be submitted. Examine consolidating one central bin and laundry location.</p> <ul style="list-style-type: none"> • Consideration will need to be given to safety aspects of the communal area given the minimal activation proposed. Take into account the activation and layout of commercial tenancies to make this more viable. • Consider allowing for vertical exhaust ducts to provide flexibility for the tenancy outlets to be converted to Food and Beverage. • Ground plan and landscaping need more articulation. • Public accessway (corridor) is considered too narrow and long to be sustainable – refer to further notes below. • Explain thoroughfare and public space and how is this controlled? • Consider a service lift as there is only one lift for guests.
Principle 5 – Sustainability	
Principle 6 – Amenity	<ul style="list-style-type: none"> • Provide a link between the front and the rear. • Consider seating arrangements and patron utilisation of the alfresco area into a recessed area so it doesn't block flow through the thoroughfare.
Principle 7 – Legibility	<ul style="list-style-type: none"> • Signage and lighting elements could be hung from steel structure and integrated to the expressed steel space-frame in order to produce a more integrated design approach.
Principle 8 – Safety	<ul style="list-style-type: none"> • Proponent to undertake and report on crime prevention through environmental design (CPTED). • Consider gates at the access way entry points. Possibly look at locking the gates after business hours. Public accessway is considered too narrow and long to sustain being fully open and accessible at night. Look at redesigning or mechanisms to create a more secure area for communal use to minimise opportunity for anti-social behaviour. • Examine reducing potential hiding locations in the front elements. • A good proportion of the boundary wall to the north adjoining car park may need access restrictions.
Principle 9 – Community	
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> • Consider clearance distances that may be required between the development and power lines. • Further consideration is required in relation to the logistics and amenity of the overall development with respect to the running of a CBD hotel (linen, storage, servicing etc.). The Alex Hotel is a comparable example to examine.

Conclusion:

Amendments to be further considered by Administration and potentially further referral to DAC.

4.45pm – 5.20pm Administration Referral for lodged DA/Site Visit

3.2 **Address:** No. 34 Cleaver Street, West Perth

Proposal: 4 x 3 Storey Grouped Dwelling Development

Applicant: Megara Developments

Reason for Referral: The proposal will likely benefit from the referral to the DAC in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Consider breaking down the scale of the walls to reduce bulk. • Consider material changes to the shape around the separation of the units in the rear façade so as to present as two town houses. • The proposed materials including 2-course high concrete blockwork has a commercial look and feel and does not tie into the streetscape. • Consider finer traditional grain and colouring in the wall material treatments, including but not limited to standard commons or smaller format masonry units. • The proposal currently has some materials being wrapped around the building. Consider continuing this on the street elevations so as to break up the bulk of the blank walls. • Consider an increased setback to the upper storey. • Consider articulation or landscaping along the long access way down the side to break up the 'hardscape'.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Provide more detail on landscaping to demonstrate compliance with the City's landscaping requirements including calculations of hard and soft landscaping areas. • Central void allows good tree canopy and deep soil zones. • Regard should be given to the type of trees used to achieve a good outcome. • There is potential to increase the canopy cover within the front setback area. • Look at planting 1 tree in each courtyard. • Re-consider tree species to provide greater canopy cover. The trees specified are small and will not match the scale of the buildings or void. Explore larger trees. • Re-consider tree species that will be able to mitigate scale and mass of development. • The plans show trees which are very close to the adjoining boundary. Consider relocating trees to a more central location so as to not rely on adjoining property deep soil. • Provide a truncation to pedestrian walk way at 90 degree angle to facilitate a better CPTED and comfort level in the narrow landscape passage. Or alternatively; • Consider lowering fences within the central space to

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	facilitate a more communal and green space (particularly as living areas are at upper levels). Division of space and privacy could be dealt with via other means.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Setbacks non-compliant. Consider more articulation and treatment in the front façade to minimise the bulk and mass. Aligning the building may help. (Upper Level Setback).
Principle 4 – Functionality and build quality	
Principle 5 – Sustainability	
Principle 6 – Amenity	
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> Check the overshadowing diagram is correct to demonstrate compliance. When reviewed the assumed angle appeared to be only 45 degrees in lieu of 34 degrees. Consider where air conditioning units will be sited and whether screening will be required.

Conclusion:

Amendments to be referred to DAC at the discretion of Administration.

4. General Business

- 4.1 Following the 34 Cleaver Street DAC presentation, the planned site visit was not considered necessary.

5. Close / Next Meeting

There being no further business, the Chairperson, Munira Mackay declared the meeting closed 5.20pm.

The next meeting will be held on 4 April 2018 (tentative).



CITY OF VINCENT

DESIGN ADVISORY COMMITTEE**Wednesday 4 April 2018 at 3.30pm**

Venue: Committee Room
City of Vincent Administration and Civic Centre

MINUTES**Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
Munira Mackay (Chairperson)	Joslin Colli (Coordinator Statutory Planning)
Adrian Iredale	Rana Murad (Senior Urban Planner)
James Christou	Jordan Korovesi (Coordinator Policy & Place)
Simon Venturi	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Zac Evangelisti
 Sam Klopper
 Matt Davis
 Scott Vincent
 Mark D'Alessandro

Klopper & Davis Architects
 Klopper & Davis Architects
 Klopper & Davis Architects
 Planning Solutions

Applicant-Item 3.2

No applicant

Applicant-Item 3.3

No applicant

3.30pm

Member Discussion

4.00pm

1. Welcome / Declaration of Opening

The Chairperson, Munira Mackay declared the meeting open at 4.00pm.

2. Apologies**3. Business****4.00pm–4.20pm – Applicant Presentation – DA Lodged**

3.1 **Address:** No. 6 Burt Street, Mount Lawley
Proposal: 12 x 2 Storey Multiple Dwellings and Eating House
Applicant: Planning Solutions

Reason for Referral: For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 20 December 2017.

Discussion:

The Design Advisory Committee provides architectural advice to the City of Vincent to inform the City's assessment and determination of future planning applications. The DAC's advice is not planning advice and will not fetter the final determination made in respect of an application for planning approval for the proposed development.

Applicant's Presentation:

The Applicant gave a PowerPoint presentation.

Recommendations & Comments by DAC on 20 December 2017:

Principle 1 – Context and Character	<ul style="list-style-type: none"> The site falls from NE to SW. Applicant should consider the possibility of adjusting the height of the development lower to meet the street level. Some concerns regarding the elevated aspect of the building from the natural ground plane. However, overall height is similar to the adjacent 2 storey dwelling. Mature verge tree will screen building heights. Streetscape interface on the Monmouth Street is significant by the time you get from one end to the other. More articulation should be considered to break up the high blank wall at pedestrian level. Materials/palette and detail is informed by the existing context and is considered positive. Consider tapering the development rather than taking from the highest point to address the height along the northern elevation. Maintaining a single storey to the traditional shopfront is a positive.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> An arboriculturalist report is needed to demonstrate how the trees that will be retained will function and survive with the development. Maintenance of the trees and the selection of trees to be retained should be explained. Undercroft carpark will require retaining walls so the applicant will need to explain how this will affect trees. Consider structural soil design under pavers to help maintain landscaping in the traffic island. Regard should be given to future maintenance requirements for gardens and landscaped areas when considering the positioning of trees and garden beds.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Plot ratio exceeds planning framework requirements however, this is largely due to the triangular site having 2 street frontages and only one boundary with neighbouring residential, which creates greater development opportunity. A high quality design outcome will be required to mitigate.
Principle 4 – Functionality build quality and	<ul style="list-style-type: none"> Amenity, solar access and cross ventilation is good. Driveway location clashes with a power pole. Unit 7 has a kitchen shown in the Bedroom.
Principle 5 – Sustainability	<ul style="list-style-type: none"> The proposal employs passive solar design principles which will be resource efficient.
Principle 6 – Amenity	<ul style="list-style-type: none"> Retention of the existing shop building and reinstating an active use is a positive and creates amenity for residents and the surrounding community. Proposed roof deck does not present overlooking issues due to being on the street corner.

	<ul style="list-style-type: none"> Product mix including 2 and 3 bedroom apartments is a positive. Change in level between ground floor residential and the street provides privacy for occupants in addition to activation and passive surveillance of the street.
Principle 7 – Legibility	<ul style="list-style-type: none"> Different building uses are easily understood and café entrance is legible.
Principle 8 – Safety	<ul style="list-style-type: none"> Provide a high degree of passive surveillance for both streets and internal spaces. The separation between public and private spaces is clearly defined.
Principle 9 – Community	<ul style="list-style-type: none"> Provides an active use that supports the local community. Provides opportunity for resident and community interaction.
Principle 10 – Aesthetics	<ul style="list-style-type: none"> The palette of material and detailing is an elegant reinterpretation of surrounding local built context. Images included to demonstrate possible outcome are architect's own work so the DAC are confident the result is achievable.
Comments	<ul style="list-style-type: none"> Show the context of surrounding streetscape on plans, sections, perspectives to assist in demonstrating how the development will impact on and relate to neighbouring buildings and the streetscape. A parking survey will be required to justify the car parking proposed for café use, and impact of the car parking shortfall on the surrounding residential area. Provide further information to justify current height/bulk and plot ratio. Demonstrate what consideration has been provided to address the impact on the streetscape. Provide an outline as to how the proposal would positively contribute to the locality and community. A volumetric assessment is required for the City to determine the number of storeys. More than 50% above street level will be considered a storey. The size of the trees needs to be to scale on the plans to show the community what will be retained and it will positively contribute to the streetscape.

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	<ul style="list-style-type: none"> A High quality proposal has been presented. The applicant has undertaken an analysis of the surrounding context including use of brick in the surrounding area which supports the architectural language of the project. If the façade is not supported by council consider using the balconies on Burt Street elevation to articulate the façade and break up the parapet Curved wall of unit adjoining café needs windows and further development
Principle 2 – Landscape quality	N/A
Principle 3 – Built form and scale	<ul style="list-style-type: none"> The roof space zone has been reduced to reduce the overall height of the building. Investigate the structural and AC requirements to ensure this can be achieved.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> City concerned about the below ground unit in terms of amenity could this and the above level be amalgamated to become a maisonette type unit therefore providing better amenity for the unit in terms of outlook and natural light access, without the loss of apartment numbers.

	<ul style="list-style-type: none"> • Main entry to the apartments could be more legible or prominent. Currently very discrete. Considers a small concrete hood canopy in keeping with architectural language of the project or other architectural elements to better identify the entry. • Unit 9 bathroom and en-suite currently have no windows. Add windows to these rooms. • Unit 4, 7, 10 & 12 bedrooms currently have no windows. Add windows to these rooms. Hi-light windows limit views of the street (such as ground floor Unit 4 bedroom), therefore consider alternative designs to still allow flexibility for furniture layouts. • Investigate and provide information on the functionality of servicing the café
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • Concerns were raised about future proofing the quality of the current design proposal through the documentation and construction stages of the project. The building process should not alter the current architectural design proposal. The support of the DAC is based on the premise that the materiality, detailing and aesthetics as depicted in the presentation would be carried through to construction. If these are altered DAC will not support.

Conclusion:

Amendments to be further considered by Administration and potentially further referral to DAC.

4.25pm–4.45pm – Applicant’s Presentation – DA Lodged

3.2 Address: No. 500 – 504 Fitzgerald Street, North Perth

Proposal: 3 Storey Multiple Dwelling Development and Eating House

Applicant: Studio Technica

Reason for Referral: For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 6 December 2017.

Applicant’s Presentation:

The applicant was not in attendance and no presentation was made.

Recommendations & Comments by DAC on 6 December 2017:

Principle 1 – Context and Character	<ul style="list-style-type: none"> Consider opening up the café area by removing the street boundary fence and creating a street alfresco space open to the public as well as residents. Height on the corner of Venn Street and Fitzgerald Street is supported. More articulation in the architecture is needed to reflect the stepping down and response to the lower scale single residential context and the single dwelling lot rhythm along the Venn streetscape. The elevation rhythm along Venn Street needs to be refined and made more vertical in its proportions. Consider breaking down the white frame geometric shapes (which reinforces the horizontal shape) into more regular increments to reflect the smaller units along the Venn streetscape and transition into Fitzgerald Street. The 2-storey building (units 5 and 12) does not look like it relates to the rest of the development. Articulation is needed to create more relationship between the two buildings forms and to break down the mass. Consideration is needed in relation to the materials. Look at neighbouring developments and identify their strong features that can be reinterpreted into the façade as a means to positively contribute to the identity of the area and streetscape. Consider introducing different planes (push and pull) to the front façade to break up the mass/bulk of the building. At the moment the building is relatively flat.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> The garden located near the bin storage is not in an attractive or accessible area that residents will use. Consider using the area near the upper level circulation space between the balconies to create some landscaping and a highly visible communal area. Look at the locations of the communal landscaping areas and the usability of the areas for residents.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> See notes on Principle 1
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Consider looking at re-planning the covered car bays and driveway under the apartments to make better use the space (such as enlarging Unit 1 or adding a courtyard); an active, useable area would lessen the ground floor 'gap' along the Fitzgerald streetscape.
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> Take into account the useability of glass fronted balconies facing Fitzgerald Street on the first floor. Consider solid elements for the first floor balcony to provide some noise buffering and privacy.
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 –	<ul style="list-style-type: none"> Reconsider the amount of glass on the western side,
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Context and Character	<p>inadequate awning and screening has been provided from sun or for privacy along Fitzgerald Street which is a busy street</p> <ul style="list-style-type: none"> • Need to introduce other materials and textures as to break up building bulk. Elevations present as one long length of building, can barely distinguish between apartments. Architectural language is generic and commercial • Further detailed design development is required that defines the character and design intent of the building clearly expressing its architectural language as it appears to the inconsistent. The architectural language does not respond to the character of the surrounding context through its form, articulation and materiality. Applicant is encouraged to investigate the unique character of the surrounding building and incorporate elements into the architectural response. • The two storey architectural form on Venn Street was integrated into the massing of the building rather than integrated in an architectural language sense. Note that the original concept of stepping down from three to two storey to suit the lower scale streetscape was supported. • Has there been consideration of fire safety requirements? One stair may be insufficient. Investigate egress and fire requirements which may require two stairs. (Impacts on planning and external expression). • Trees should be less prominent on elevation drawings to allow the building elevation to be viewed. These are not an accurate reflection of the box trees on Fitzgerald street • Consider moving the public entry or adding an additional entry to Venn Street to break up the massing of the building. This will achieve a break into the Venn Street elevation whilst the remainder of the massing is on Fitzgerald Street. This will create a better architectural language. Also can help in creating two stair cases rather than the singular • The overall site organisation of the built form is supported but the planning and detail is lacking and needs further development • Lot of space being used for hard paving (driveway, access way etc). • Provide more detail of material and design that clearly demonstrates the potential impact of this extent of hardscape. • Provide further information about the context of area surrounding development on floorplans and elevations • Look at creating some vertical aspects into the façade and pick up the smaller scale pattern of Venn Street in the elevation
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • More detailed plans are needed for calculating and assessing required landscaping (canopy cover, deep soil zone etc) to comply with the City's policy
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • The L shape is positive and a good design outcome, however minimal consideration has been given to how this development interacts with Venn Street and the existing single storey developments.

Principle 4 – Functionality build quality and	<ul style="list-style-type: none"> Consider reviewing units so they're more linear as the wide balconies may be unusable. Reconsider the bin store location in close proximity to the street boundary and adjoining single residence. Venn St lots have front landscaped areas that provide the leafy streetscape character. Car parking arrangement is confusing and needs to be reconsidered to be more efficient and functional. Communal area is unlikely to be used due to its limited outlook and location on the south side of the building providing no northern sun access. Consider placing in a north facing area to be useable Fire engineering to be investigated as it may result in amendments to the apartment designs and layouts Consider reviewing apartment entrances to reduce the length of the corridors. Kitchen layouts to apartments 6,7,11,12,13,14,18 & 19 could be mirrored to reduce corridor lengths and improve planning efficiency and achieve a deep reveal on the ends of the building adding architectural interest to the buildings. Consider placing both bedrooms within the two bedroom units on the same side to create a small entrance corridor so both bedrooms don't directly open out into living spaces.
	Principle 5 – Sustainability
	Principle 6 – Amenity
	Principle 7 – Legibility
	Principle 8 – Safety
	Principle 9 – Community
	Principle 10 – Aesthetics
Comments	<ul style="list-style-type: none"> Organisation of disabled parking bay and dedicated café parking in relation to café location requires consideration. Organisation of visitor bays in-front of security gate (if one is proposed) also requires further consideration. A Management Plan would need to be submitted for the car parking organisation based on the current layout.

Conclusion:

Return to DAC.

4.45pm–5.00pm – Applicant's Presentation – DA Lodged3.3 **Address:** No. 42 Woodville Street, North Perth**Proposal:** 6 x 2 Storey Multiple Dwellings**Applicant:** Mark Anthony Design on behalf of Italiano Property Group

Reason for Referral: For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 6 September 2017 and 20 December 2017

Applicant's Presentation:

The applicant was not in attendance and no presentation was made.

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	<ul style="list-style-type: none"> Consider neighbouring heritage buildings in the street and identify some of the strong features and reinterpret these into the façade (i.e. materials, asymmetrical forms, veranda, timber detail, gable front, roof pitch, palette etc). Consider using a variety of renders/finishes. A further detailed finishes outcome will positively contribute to the identity of the area and streetscape. Provide a more detailed materials' finishes schedule. Consider moving the front setback back further to reduce the impact on the streetscape. Original character of the street was defined by smaller individual dwellings. Consider vertical breaks and smaller elements in the treatment of the long side facades rather than two long skinny buildings. Consider increasing the roof to tie in with the general roof pitch of existing surrounding developments.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Landscaping needs to be increased to comply with the City's requirements. A landscaping plan, by a landscape architect, needs to be submitted. Landscaping planters could be used to address overlooking.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> There are concerns raised in relation to Plot ratio. Refer to comments below regarding overdevelopment.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> The site appears overdeveloped which is causing non-compliance in some areas and loss of amenity. Consider removing a dwelling to provide space that could rectify other deficiencies. Screening and closing off all balconies is not supported. The balconies do not benefit from external views, sunlight or breeze. Cross ventilation – Provide at least two windows to corner bedrooms to achieve cross-ventilation. There is no communal area. Consider reducing the size of units or removing a unit to create a communal area and gardens/landscaping to address the current shortfall of landscaping requirements. Consider more detailing and softening/soft finishes/landscaping to the car parking area. High level windows do now allow residents to enjoy the view/outlook and reduces amenity of the rooms. Consider other means of screening/controlling overlooking, with standard level windows
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> Reconsider the amenity within the apartments. The design is considered to deliver poor amenity outcomes and a redesign should be considered particularly with respect to internal living spaces, high quality external communal spaces for residents and apartment layout generally.
Principle 7 – Legibility	N/A
Principle 8 –	N/A

Safety	
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • Parking management plan may be required for visitor parking to be located behind gates. • Canopy cover is calculated by trees within the lot and also covering in the verge area. • Over development has caused poor planning, such as Unit 4 store and bike bays being inaccessible due to obstruction by cars in bays • The more intensive types of development in the area tend to have the asset of a rear lane to provide greater flexibility for planning on the lot – the constraints of this 'enclosed' lot therefore require detailed consideration.

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Surrounding built form context to be added to external perspectives to allow impact on adjoining neighbours to be considered • Site is considered to be over developed from a user amenity perspective. Apartments have very limited outlook from balconies, living spaces and bedrooms the majority of which are currently screened. North sun solar access to living areas is also very limited. • The general site organisation of the proposal on a narrow site is not allowing sufficient north sun access and un-screened outlook. The organisation of the site needs to be developed based on investigating parking and overlooking diagrams to achieve an outcome generating a suitable level of user amenity. Consider reducing the number of carbays to the actual required under CoV policy to create more amenity. • Alternative overall site organisation options need to be investigated. Consider relocating the balconies to the southern side of the site to allow un-screened outlook to the north and using the balconies as well as corridor access to the units as a break in the form of the building along its length. This will also provide cross ventilation through the site. • The stripped back aesthetics to a more contemporary version have improved however the architectural language still requires further development and clarity. • From the previous scheme to the one submitted, a few amendments have been made around the edges but these have not addressed the key issues. Simple changes are incapable of rectifying the fundamental inefficiencies. Consider changing the site configuration.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Landscaping to be shown on arbor to demonstrate increased canopy cover
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and	<ul style="list-style-type: none"> • Rear lane access is not available to this site for alternative access, therefore this limits the development

build quality	<p>achievable on this site and a sufficient level of user amenity.</p> <ul style="list-style-type: none"> • Improve cross ventilation through both individual units and the site • Screening of balconies is not considered a desirable outcome. Consideration should be given to layout and putting balconies on other side of the building and pushing habitable rooms to northern side
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	The design is not supported in Principles 1 – 4 inclusive.

4. General Business

5. Close / Next Meeting

There being no further business, the Chairperson, Munira Mackay declared the meeting closed 5.00pm.

The next meeting will be held on 18 April (tentative).



Ordinary Meeting of Council

MINUTES

**Thursday 19 April 2018, 6:00pm
City of Joondalup
90 Boas Avenue, Joondalup**

Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo
Towns of Cambridge and Victoria Park

Minutes TPRC Meeting of Council – 19 April 2018

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Minutes TPRC Meeting of Council – 19 April 2018

TAMALA PARK REGIONAL COUNCIL

MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Andres Timmermanis	Cr Jo McAllister
City of Joondalup	Cr John Chester Cr Nige Jones	Cr Sophie Dwyer Cr Christine Hamilton-Prime
City of Perth	Commissioner Andrew Hammond	Chair Commissioner Eric Lumsden
City of Stirling	Cr Karen Caddy Cr Joe Ferrante Cr Giovanni Italiano (CHAIRMAN) Cr Bianca Sandri	Cr Suzanne Migdale
Town of Victoria Park	Cr Claire Anderson	Cr Ronhhda Potter
City of Vincent	Mayor Emma Cole	Cr Jimmy Murphy
City of Wanneroo	Cr Samantha Fenn Cr Brett Treby (DEPUTY CHAIRMAN)	Cr Russell Driver Cr Domenic Zappa

Minutes TPRC Meeting of Council – 19 April 2018

PRESENT

Chairman	Cr Giovanni Italiano
Councillors	Cr Claire Anderson Cr Karen Caddy Cr John Chester Cr Samantha Fenn Cr Joe Ferrante Cr Bianca Sandri Cr Andres Timmermanis (arrived 6:06pm) Cr Brett Treby
Alternate Members	Cr Sophie Dwyer Cr Jimmy Murphy
Staff	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie Wesolowski (Executive Assistant)
Apologies Councillors	Cr Emma Cole Cr Nige Jones Commissioner Andrew Hammond Chair Commissioner Eric Lumsden
Leave of Absence	Cr Nige Jones
Absent	Nil
Consultants	Mr Kim Lawrance (Satterley Property Group) Ms Lauren Vidler (Satterley Property Group) Mr Carl Buckley (Satterley Property Group)
Apologies Participant Councils' Advisers	Mr Garry Hunt (City of Joondalup) Mr Stuart Jardine (City of Stirling) Mr Martin Mileham (City of Perth) Mr Daniel Simms (City of Wanneroo) Mr Anthony Vuleta (Town of Victoria Park) Mr Len Kosova (City of Vincent) Mr Jason Buckley (Town of Cambridge)
In Attendance Participant Councils' Advisers	Mr Jason Lyon (Town of Cambridge) Mr Mark Dickson (City of Wanneroo) Mr Ross Povey (City of Stirling) Mr Mike Tidy (City of Joondalup) Mr Andrew Murphy (City of Vincent)
Members of the Public	Nil
Press	Nil

Minutes TPRC Meeting of Council – 19 April 2018

1. OFFICIAL OPENING

The Chairman declared the meeting open at 6:02pm and welcomed Councillors to the Tamala Park Regional Council meeting. The Chairman acknowledged Cr Sophie Dwyer and Cr Jimmy Murphy as alternate members.

DISCLOSURE OF INTERESTS

The Chief Executive Officer confirmed a Disclosure of Interest - Impartial Interest in relation to Item 9.11 from Cr Giovanni Italiano.

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Apologies received from Cr Emma Cole, Cr Nige Jones, Commissioner Andrew Hammond and Chair Commissioner Eric Lumsden.

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 15 February 2018

Moved Cr Caddy, Seconded Cr Ferrante.

That the minutes of the Ordinary Meeting of Council of 15 February 2018 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

The Motion was put and declared CARRIED (10/0).

5A. BUSINESS ARISING FROM MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

Nil

Minutes TPRC Meeting of Council – 19 April 2018

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

- 9.11 Catalina Builders Waste Tender – Confidential
- 9.12 Mindarie Regional Council Landfill Buffer – Groundwater Monitoring Results – Confidential
- 9.13 Review of Project Milestones FYE 2018 – Confidential
- 9.14 Independent Consultant Review of Project Forecast 2017 – Confidential
- 9.15 Development Management Agreement – Key People – Confidential

8. REPORTS OF COMMITTEES

Management Committee Meeting – 15 March 2018

Cr Treby – Chairman Management Committee advised that the Committee considered a number of Items listed in this agenda including Items 9.7, 9.8, 9.9 and 9.12. He advised that he would provide further comments on when the items were formally considered.

9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.15)**9.1 BUSINESS REPORT – PERIOD ENDING 10 APRIL 2018**

Moved Cr Treby, Seconded Cr Caddy.

[The recommendation in the agenda]

That the Council RECEIVES the Business Report to 10 April 2018.

Cr Timmermanis arrived during discussion on this Item (6:06pm).

The Motion was put and declared CARRIED (11/0).

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF JANUARY & FEBRUARY 2018

Moved Cr Treby, Seconded Cr Ferrante.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the Statements of Financial Activity for the months ending:

- 31 January 2018; and
- 28 February 2018.

The Motion was put and declared CARRIED (11/0).

Minutes TPRC Meeting of Council – 19 April 2018

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF JANUARY & FEBRUARY 2018

Moved Cr Sandri, Seconded Cr Anderson.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for the months of January and February 2018:

- **Month ending 31 January 2018 (Total \$416,409.05)**
- **Month ending 28 February 2018 (Total \$1,616,897.69)**
- **Total Paid - \$2,033,306.74**

The Motion was put and declared CARRIED (11/0).

9.4 PROJECT FINANCIAL REPORT – FEBRUARY 2018

Moved Cr Caddy, Seconded Cr Dwyer.

[The recommendation in the agenda]

That the Council RECEIVES the Project Financial Report (February 2018) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (11/0).

9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 10 APRIL 2018

Moved Cr Dwyer, Seconded Cr Caddy.

[The recommendation in the agenda]

That the Council RECEIVES the Sales and Settlement Report to 10 April 2018.

The Motion was put and declared CARRIED (11/0).

9.6 PROPOSED REPRICING OF LOTS (STAGES 14B, 17A AND 18B)

Moved Cr Caddy, Seconded Cr Sandri.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the recommended repricing of lots within Stages 17A and 18B (dated 21 February 2018), prepared by Satterley Property Group.**

Minutes TPRC Meeting of Council – 19 April 2018

2. **APPROVES** the lot pricing for the unsold lots in Stages 17A and 18B based on the higher value of the Satterley Property Group's pricing (21 February 2018) and the valuation by the Council appointed valuer as follows:

Lot 951	\$330,000	Lot 895	\$290,000
Lot 979	\$330,000	Lot 897	\$299,000
Lot 869	\$337,000	Lot 898	\$325,000
Lot 873	\$299,000	Lot 899	\$255,000
Lot 876	\$266,000	Lot 901	\$260,000
Lot 878	\$290,000	Lot 903	\$325,000

3. **APPROVES** the removal of the Early Construction Rebate from Lots 899, 901 and 979.
4. **ADVISES** the Satterley Property Group that the Council will not consider applying the Early Construction Rebate to lots that have been repriced for a period of three months from the date of the approved reprice.

At the request of Council, the Chairman put the Recommendations separately.

1. **RECEIVES** the recommended repricing of lots within Stages 17A and 18B (dated 21 February 2018), prepared by Satterley Property Group.

Recommendation 1 was put and declared CARRIED (8/3).

For: Cr Anderson, Cr Caddy, Cr Sandri, Cr Treby, Cr Chester, Cr Dwyer, Cr Murphy, and Cr Timmermanis

Against: Cr Ferrante, Cr Fenn and Cr Italiano

2. **APPROVES** the lot pricing for the unsold lots in Stages 17A and 18B based on the higher value of the Satterley Property Group's pricing (21 February 2018) and the valuation by the Council appointed valuer as follows:

Lot 951	\$330,000	Lot 895	\$290,000
Lot 979	\$330,000	Lot 897	\$299,000
Lot 869	\$337,000	Lot 898	\$325,000
Lot 873	\$299,000	Lot 899	\$255,000
Lot 876	\$266,000	Lot 901	\$260,000
Lot 878	\$290,000	Lot 903	\$325,000

Recommendation 2 was put and declared LOST (5/6).

For: Cr Caddy, Cr Sandri, Cr Timmermanis, Cr Chester and Cr Murphy

Against: Cr Anderson, Cr Ferrante, Cr Dwyer, Cr Fenn, Cr Italiano and Cr Treby

3. **APPROVES** the removal of the Early Construction Rebate from Lots 899, 901 and 979.

Recommendation 3 was put and declared LOST (3/8).

For: Cr Caddy, Cr Sandri and Cr Treby

Against: Cr Anderson, Cr Ferrante, Cr Timmermanis, Cr Chester, Cr Dwyer, Cr Murphy, Cr Fenn and Cr Italiano

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4. **ADVISES** the Satterley Property Group that the Council will not consider applying the Early Construction Rebate to lots that have been repriced for a period of three months from the date of the approved reprice.

Recommendation 4 was put and declared LOST (3/8).

For: Cr Sandri, Cr Dwyer and Cr Murphy

Against: Cr Anderson, Cr Caddy, Cr Chester, Cr Ferrante Cr Timmermanis, Cr Fenn, Cr Treby and Cr Italiano

9.7 REVIEW OF CATALINA SALES OFFICE OPENING HOURS

Moved Cr Sandri, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council:

1. **RECEIVES** the Satterley Property Group correspondence (1 March 2018) on the trial opening hours for the Catalina Sales Office.
2. **APPROVES** the extension of the current trial Sales Office opening hours (approved by Council in April 2017) for a further 12 months, until the end of April 2019, subject to the same terms and conditions.
3. **REQUESTS** the Satterley Property Group to provide a comprehensive report on the operation of the trial Sales Office opening hours, including advice on northern corridor estates, sales against budget and feedback from the public and display builders by April 2019.
4. **DELEGATES** to the CEO authority to determine Sales Office opening hours, subject to no further reduction to weekend opening hours and the Sales Office opening hours being similar to northern corridor estates.

At the request of Council, the Chairman put the Recommendations separately.

1. **RECEIVES** the Satterley Property Group correspondence (1 March 2018) on the trial opening hours for the Catalina Sales Office.

Recommendation 1 was put and declared CARRIED (11/0).

2. **APPROVES** the extension of the current trial Sales Office opening hours (approved by Council in April 2017) for a further 12 months, until the end of April 2019, subject to the same terms and conditions.

Recommendation 2 was put and declared CARRIED (11/0).

3. **REQUESTS** the Satterley Property Group to provide a comprehensive report on the operation of the trial Sales Office opening hours, including advice on northern corridor estates, sales against budget and feedback from the public and display builders by April 2019.

Recommendation 3 was put and declared CARRIED (11/0).

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- 4. DELEGATES to the CEO authority to determine Sales Office opening hours, subject to no further reduction to weekend opening hours and the Sales Office opening hours being similar to northern corridor estates.**

Recommendation 4 was put and declared CARRIED by Absolute Majority (10/1).

For: Cr Anderson, Cr Sandri, Cr Caddy, Cr Ferrante, Cr Chester, Cr Dwyer, Cr Murphy, Cr Fenn, Cr Treby and Cr Italiano

Against: Cr Timmermanis

9.8 CENTRAL PRECINCT STAGE 18 GROUP HOUSING SITES (LOTS 995 AND 996)

Moved Cr Chester, Seconded Cr Fenn.

[An alternative recommendation]

That the Council:

1. RECEIVES the Catalina Central Group Housing Sites Report (February 2018), prepared by the Satterley Property Group.
2. DEFERS the sale of the Stage 18 Group Housing Sites (Lots 995 and 996) until market demand increases for Grouped Housing Sites and REQUESTS the SPG to provide for Council's consideration a report on market conditions and interest for Grouped Housing Sites for its December 2018 meeting.

The Motion was put and declared LOST (3/8).

For: Cr Chester, Cr Fenn and Cr Italiano

Against: Cr Anderson, Cr Sandri, Cr Caddy, Cr Ferrante, Cr Timmermanis, Cr Dwyer, Cr Murphy and Cr Treby

Moved Cr Caddy, Seconded Cr Sandri.

[The recommendation in the agenda]

That the Council:

1. RECEIVES the Catalina Central Group Housing Sites Report (February 2018), prepared by the Satterley Property Group.
2. APPROVES the re-subdivision of Lots 995 and 996 in accordance with the Concept Plan attached to the Satterley Property Group's Group Housing Sites Report (dated November 2017), subject to a final design being presented for Council's consideration.
3. ADVISES the Satterley Property Group that the subdivision design is to be optimised to achieve built form outcomes that include single and two-storey small lot product, creates housing diversity, includes measures to limit acoustic attenuation on the built form and optimises financial returns to the TPRC.

The Motion was put and declared CARRIED (8/3).

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For: Cr Anderson, Cr Sandri, Cr Caddy, Cr Ferrante, Cr Timmermanis, Cr Dwyer, Cr Murphy and Cr Treby

Against: Cr Chester, Cr Fenn and Cr Italiano

9.9 CATALINA STRATEGIC MARKETING PLAN – DECEMBER 2017

[The recommendation in the agenda]

That the Council:

1. APPROVES the Catalina Strategic Marketing Plan (December 2017) prepared by the Satterley Property Group.
2. ACCEPTS that the Satterley Property Group has achieved Key Performance Indicator 3.1 – Completion and acceptance of a review of the Strategic Marketing Plan by end of December every second year.
3. ADVISES the Satterley Property Group the marketing budget for FYE 2019 will be considered by the Council in the FYE 2019 Annual Marketing Plan.

Moved Cr Caddy, Seconded Cr Ferrante.

An amended recommendation

That the Council:

1. **NOT APPROVE** the Catalina Strategic Marketing Plan (December 2017) prepared by the Satterley Property Group.
2. **REQUESTS** the Chief Executive Officer to seek a proposal from Satterley Property Group to conduct market research on the Catalina Estate marketing initiatives to inform the Catalina Strategic Marketing Plan.

The Motion was put and declared CARRIED (10/1).

For: Cr Anderson, Cr Sandri, Cr Caddy, Cr Ferrante, Cr Chester, Cr Dwyer, Cr Murphy, Cr Fenn, Cr Treby and Cr Italiano

Against: Cr Timmermanis

9.10 CODE OF CONDUCT FOR COUNCIL MEMBERS AND STAFF (FEBRUARY 2018)

Moved Cr Treby, Seconded Cr Fenn.

[The recommendation in the agenda]

That the Tamala Park Regional Council Code of Conduct for Council Members and Staff (February 2018) be ADOPTED.

The Motion was put and declared CARRIED (11/0).

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Moved Cr Treby, Seconded Cr Sandri.

That Standing Orders be suspended to allow Confidential Items 9.11, 9.12, 9.13, 9.14 and 9.15 to be discussed behind closed doors.

The Motion was put and declared CARRIED (11/0).

9.11 CATALINA BUILDERS WASTE TENDER - CONFIDENTIAL

Moved Cr Treby, Seconded Cr Anderson.

[The recommendation in the agenda]

That the Council:

1. **ACCEPTS** the Instant Waste Management tender, (dated 14 February 2018) for the Catalina Waste Management Program in accordance with Tender 01/2018 for a two-year term until April 2020, with an option to extend it a further 12 months to April 2021 at the absolute discretion of the TPRC.
2. **APPROVES** a Waste Recycling (Housing Construction) Rebate of \$300 per lot to be paid to builders within Catalina that participate in the Waste Recycling Program with Instant Waste Management.

The Motion was put and declared CARRIED (11/0).

9.12 MINDARIE REGIONAL COUNCIL LANDFILL BUFFER – GROUNDWATER MONITORING RESULTS - CONFIDENTIAL

Moved Cr Caddy, Seconded Cr Sandri.

[The recommendation in the agenda]

That the Council:

1. **APPROVES** the lodgement of a Deposited Plan for the TPRC affected area, (as shown in Deposited Plan 413316) classifying it as “Possibly Contaminated – Investigation Required”.
2. **AUTHORISES** the Chief Executive Officer to lodge a Deposited Plan for the TPRC affected area classifying it as “Possibly Contaminated – Investigation Required”.
3. **AUTHORISES** the Chief Executive Officer to progress administrative arrangements with Mindarie Regional Council and member local governments to permit access by Mindarie Regional Council onto the TPRC affected area for groundwater monitoring, reporting and remediation of the TPRC affected area.
4. **AUTHORISES** the Chief Executive Officer to liaise with Mindarie Regional Council regarding the preparation of a program for continued groundwater monitoring and reporting and a strategy for remediation of the TPRC affected area.
5. **ADVISES** Mindarie Regional Council in relation to Items 1 – 4 above.

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The Motion as amended was as follows:

That the Council:

1. **APPROVES** the lodgement of a Deposited Plan for the TPRC affected area, (as shown in Deposited Plan 413316) classifying it as “Possibly Contaminated – Investigation Required”.
2. **AUTHORISES** the Chief Executive Officer to lodge a Deposited Plan for the TPRC affected area classifying it as “Possibly Contaminated – Investigation Required”.
3. **AUTHORISES** the Chief Executive Officer to progress administrative arrangements with Mindarie Regional Council and member local governments to permit access by Mindarie Regional Council onto the TPRC affected area for groundwater monitoring, reporting and remediation of the TPRC affected area.
4. **AUTHORISES** the Chief Executive Officer to liaise with Mindarie Regional Council regarding the preparation of a program for continued groundwater monitoring and reporting and a strategy for remediation of the TPRC affected area.
5. **ADVISES** Mindarie Regional Council in relation to Items 1 – 4 above.
6. **AUTHORISES** the Chief Executive Officer to prepare a communications strategy which includes information on the issues, FAQ’s and which addresses potential reputational risk for distribution to staff and stakeholders.

At the request of Council, the Chairman put the Recommendations separately.

1. **APPROVES** the lodgement of a Deposited Plan for the TPRC affected area, (as shown in Deposited Plan 413316) classifying it as “Possibly Contaminated – Investigation Required”.

Recommendation 1 was put and declared CARRIED (11/0).

2. **AUTHORISES** the Chief Executive Officer to lodge a Deposited Plan for the TPRC affected area classifying it as “Possibly Contaminated – Investigation Required”.

Recommendation 2 was put and declared CARRIED (11/0).

3. **AUTHORISES** the Chief Executive Officer to progress administrative arrangements with Mindarie Regional Council and member local governments to permit access by Mindarie Regional Council onto the TPRC affected area for groundwater monitoring, reporting and remediation of the TPRC affected area.

Recommendation 3 was put and declared CARRIED (11/0).

4. **AUTHORISES** the Chief Executive Officer to liaise with Mindarie Regional Council regarding the preparation of a program for continued groundwater monitoring and reporting and a strategy for remediation of the TPRC affected area.

Recommendation 4 was put and declared CARRIED (11/0).

5. **ADVISES** Mindarie Regional Council in relation to Items 1 – 4 above.

Recommendation 5 was put and declared CARRIED (11/0).

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6. **AUTHORISES** the Chief Executive Officer to prepare a communications strategy which includes information on the issues, FAQ's and which addresses potential reputational risk for distribution to staff and stakeholders.

Recommendation 6 was put and declared CARRIED (10/1).

For: Cr Anderson, Cr Sandri, Cr Caddy, Cr Ferrante, Cr Chester, Cr Dwyer, Cr Murphy, Cr Fenn, Cr Treby and Cr Italiano

Against: Cr Timmermanis

9.13 REVIEW OF PROJECT MILESTONES FYE 2018 - CONFIDENTIAL

Moved Cr Timmermanis, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council:

1. **RECEIVES** the Satterley Property Group report on Project Milestones (February 2018).
2. **ACCEPTS** that Development Managers Key Performance Indicators (June 2014), 2.10 - *Completion of two six-monthly Milestone reviews and acceptance of the reviews* has been Achieved.
3. **ADVISES** the Satterley Property Group that it notes that a number of the designated Milestones in the Annual Plan have not been met and that these need to be satisfactorily addressed so that they do not adversely affect the Project.

The Motion was put and declared CARRIED (8/3).

For: Cr Anderson, Cr Caddy, Cr Chester, Cr Dwyer, Cr Fenn, Cr Treby, Cr Timmermanis and Cr Italiano

Against: Cr Sandri, Cr Ferrante and Cr Murphy.

9.14 INDEPENDENT CONSULTANT REVIEW OF PROJECT FORECAST 2017 - CONFIDENTIAL

Moved Cr Treby, Seconded Cr Chester.

[The recommendation in the agenda]

That the Council:

1. **RECEIVES** the CBRE Australia - Catalina Estate Project Forecast (December 2017).
2. **REQUESTS** the Satterley Property Group to modify the Project Forecast (2017 – 2029) to reflect the following:
 - Development costs being adjusted by removal of the additional in-built contingency.

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- Sales and cost escalation rates at 4% per annum for revenue and 2.5% per annum for costs from 2019/20 respectively.
3. **REQUESTS** the Satterley Property Group to resubmit the Project Forecast (2017 – 2029) for Council's consideration upon completion of the matters in Recommendation 2.
 4. **ADVISES** the Satterley Property Group that until the matters in Recommendations 2 and 3 are completed and reported to Council the Key Performance Indicator - Financial Management 4.2 requiring the completion of a Review of Project Cashflow every three years will not be determined by the Council.

The Motion was put and declared CARRIED (11/0).

9.15 DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE – **CONFIDENTIAL** – **LATE ITEM**

Moved Cr Treby, Seconded Cr Fenn.

[The recommendation in the agenda]

That the Council resolves to APPROVE the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement:

Name of Person	Position
Antonina Lazzara	Project Director

Name of Replacement Person	Position
Carl Buckley	Project Director

The Motion as amended was as follows:

That the Council:

1. **APPROVES** the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement:

Name of Person	Position
Antonina Lazzara	Project Director

Name of Replacement Person	Position
Carl Buckley	Project Director

2. **WRITES** to Antonina Lazzara expressing appreciation for her contribution to the Catalina Project during her time as Project Director.

Moved Cr Sandri, Seconded Cr Treby.

That Standing Orders be reinstated and the meeting doors be opened.

The Motion was put and declared CARRIED (11/0).

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Council's Consultants returned to the meeting.

The recommendations for Confidential Items 9.11, 9.12, 9.13, 9.14 and 9.15 were read out as follows:

9.11 *Catalina Builders Waste Tender - Confidential*

That the Council:

1. *ACCEPTS the Instant Waste Management tender, (dated 14 February 2018) for the Catalina Waste Management Program in accordance with Tender 01/2018 for a two-year term until April 2020, with an option to extend it a further 12 months to April 2021 at the absolute discretion of the TPRC.*
2. *APPROVES a Waste Recycling (Housing Construction) Rebate of \$300 per lot to be paid to builders within Catalina that participate in the Waste Recycling Program with Instant Waste Management.*

9.12 *Mindarie Regional Council Landfill Buffer – Groundwater Monitoring Results - Confidential*

1. *APPROVES the lodgement of a Deposited Plan for the TPRC affected area, (as shown in Deposited Plan 413316) classifying it as "Possibly Contaminated – Investigation Required".*
2. *AUTHORISES the Chief Executive Officer to lodge a Deposited Plan for the TPRC affected area classifying it as "Possibly Contaminated – Investigation Required".*
3. *AUTHORISES the Chief Executive Officer to progress administrative arrangements with Mindarie Regional Council and member local governments to permit access by Mindarie Regional Council onto the TPRC affected area for groundwater monitoring, reporting and remediation of the TPRC affected area.*
4. *AUTHORISES the Chief Executive Officer to liaise with Mindarie Regional Council regarding the preparation of a program for continued groundwater monitoring and reporting and a strategy for remediation of the TPRC affected area.*
5. *ADVISES Mindarie Regional Council in relation to Items 1 – 4 above.*
6. *AUTHORISES the Chief Executive Officer to prepare a communications strategy which includes information of the issues, FAQ's and which addresses potential reputational risk for distribution to staff and stakeholders.*

9.13 *Review of Project Milestones FYE 2018 – Confidential*

1. *RECEIVES the Satterley Property Group report on Project Milestones (February 2018).*
2. *ACCEPTS that Development Managers Key Performance Indicators (June 2014), 2.10 - Completion of two six-monthly Milestone reviews and acceptance of the reviews has been Achieved.*

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3. *ADVISES the Satterley Property Group that it notes that a number of the designated Milestones in the Annual Plan have not been met and that these need to be satisfactorily addressed so that they do not adversely affect the Project.*

9.14 *Independent Consultant Review of Project Forecast 2017 - Confidential*

That the Council:

1. *RECEIVES the CBRE Australia - Catalina Estate Project Forecast (December 2017).*
2. *REQUESTS the Satterley Property Group to modify the Project Forecast (2017 – 2029) to reflect the following:*
 - *Development costs being adjusted by removal of the additional in-built contingency.*
 - *Sales and cost escalation rates at 4% per annum for revenue and 2.5% per annum for costs from 2019/20 respectively.*
3. *REQUESTS the Satterley Property Group to resubmit the Project Forecast (2017 – 2029) for Council's consideration upon completion of the matters in Recommendation 2.*
4. *ADVISES the Satterley Property Group that until the matters in Recommendations 2 and 3 are completed and reported to Council the Key Performance Indicator - Financial Management 4.2 requiring the completion of a Review of Project Cashflow every three years will not be determined by the Council.*

9.15 *Development Management Agreement – Key People – Confidential – Late Item*

That the Council:

1. *APPROVES the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement:*

<i>Name of Person</i>	<i>Position</i>
<i>Antonina Lazzara</i>	<i>Project Director</i>

<i>Name of Replacement Person</i>	<i>Position</i>
<i>Carl Buckley</i>	<i>Project Director</i>

2. *WRITES to Antonina Lazzara expressing appreciation for her contribution to the Catalina Project during her time as Project Director.*

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

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12. URGENT BUSINESS APPROVED BY THE CHAIRMAN

Nil

13. MATTERS BEHIND CLOSED DOORS

9.11 *Catalina Builders Waste Tender - Confidential*

9.12 *Mindarie Regional Council Landfill Buffer – Groundwater Monitoring Results - Confidential*

9.13 *Review of Project Milestones FYE 2018 – Confidential*

9.14 *Independent Consultant Review of Project Forecast 2017 - Confidential*

9.15 *Development Management Agreement – Key People – Confidential – Late Item*

14. GENERAL BUSINESS

Nil

15. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 8:18pm.

These minutes were confirmed at a meeting on

SIGNED this day of 2018

as a true record of proceedings.

CHAIRMAN

**INFORMATION BULLETIN**

CITY OF VINCENT

SUBJECT:	Street Tree Removal Requests
DATE:	7 May 2018
AUTHOR:	Tracy Hutson, Executive Secretary John Gourdis – Supervisor Parks Services
AUTHORISER:	Andrew Murphy, Director Engineering

PURPOSE:

To present Council with the monthly update on street tree removal requests within the City of Vincent.

BACKGROUND:

At the Ordinary Meeting of Council on the 5 December 2017, a Notice of Motion was presented requesting Administration provide a monthly Information Bulletin to Council summarising all requests for street tree removal within the City and the outcome of each.

A report outlining when and how a tree removal request will be considered, as well as the requests for the last quarter of 2017 until the 10 January 2018 was presented to the Ordinary Meeting of Council held on 6 February 2018.

COMMENTS:

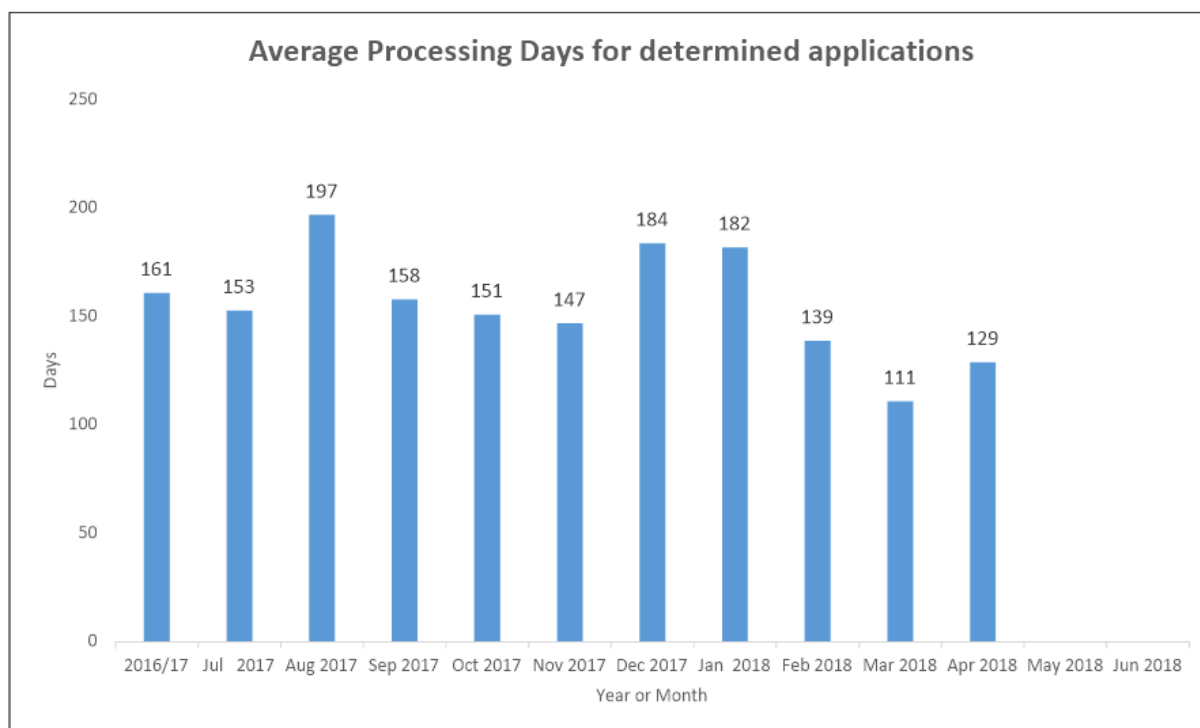
Please find below listing for the period 9 March 2018 to 5 April 2018.



CITY OF VINCENT - Street Tree Removal Requests 2017/18

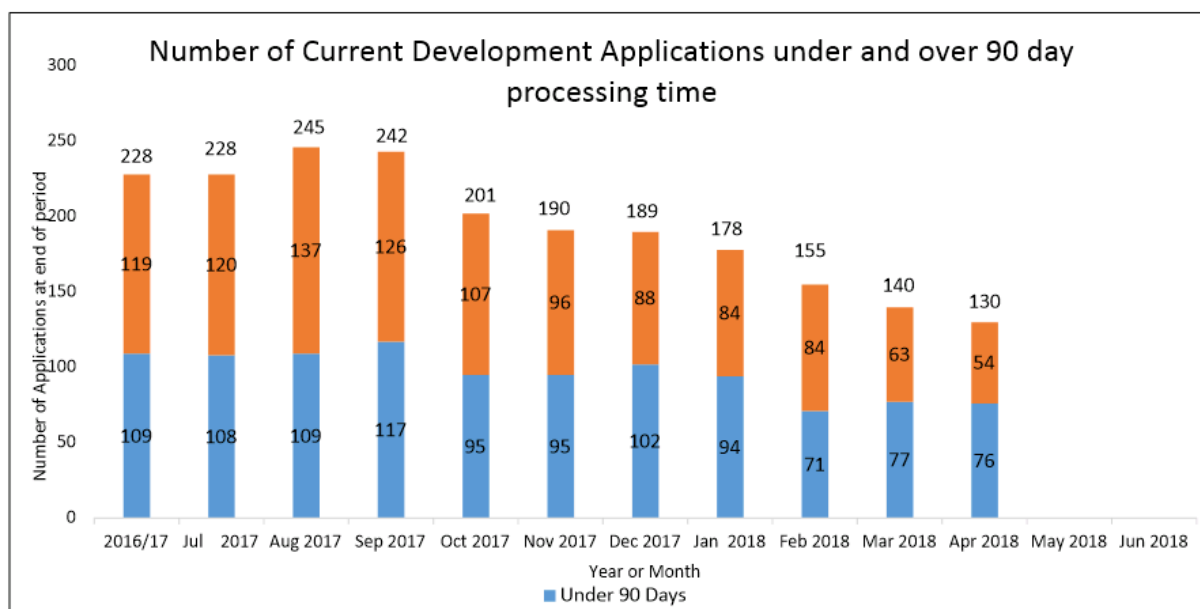
Date	Requested By	Location/Address	Reason for Removal	Tree Species	Inspection Comments	Approved for Removal (Y/N)	Replacement Tree (Y/N - species)
10/04/2018	Resident	46 Ashby St, Mt Hawthorn	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed dead	Y	Y - <i>Jacaranda mimosifolia</i>
10/04/2018	Resident	32 Broome St, Mt Lawley	Unstable tree, tree falling over	<i>Melaleuca linarifolia</i>	Tree falling over due to earth works	Y	Y - TDB
10/04/2014	Resident	13 Ruth St, Northbridge	Tree is dead	<i>Corymbia ficifolia</i>	Tree is confirmed dead	Y	Y - <i>Melaleuca viridiflora</i>
12/04/2018	Resident	60 View St, North Perth	Development	<i>Agonis flexuosa</i>	Tree will not be removed, decision from Planning	N	N - already existing tree
17/04/2018	Resident	80 Egina St, Mt Hawthorn	Tree is splitting down the centre	<i>Agonis flexuosa</i>	Resident has advised in the last month that the tree has split further	Y	Y - <i>Agonis flexuosa</i>
17/04/2018	Resident	20 Buxton St, Mt Hawthorn	Tree is dying	<i>Lophostemon confertus</i>	Tree is 95% dead and will be removed in the 18-19 financial year.	Y	Y - <i>Jacaranda mimosaeifolia</i>
24/04/2018	Resident	12 Bourke St North Perth	Severe cedar moth infestation	<i>Melia azederach</i>	(Rogue species) severe cedar moth infestation	Y	Y - <i>Jacaranda mimosaeifolia</i>

Statistics for Development Applications As at the end of April 2018



Processing Days	2016 /17	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018
Minimum	7	13	82	71	29	24	3	2	5	3	10		
Median	119	140	134	133	110	99.5	118	125	122	92	82		
Average	161	153	197	158	151	147	184	182	139	121	129		
Maximum	924	341	704	408	1008	602	698	755	640	596	980		

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.



	July 2017	Aug 2017	Sept 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018
DA's lodged	38	46	40	38	44	44	32	36	42	36		
DA's determined	31	25	38	62	49	39	33	52	48	44		
DA's withdrawn	7	3	5	17	6	6	11	7	9	2		

Table 2: No. of DA's lodged and determined each month.

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 4 MAY 2018**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
1.	No. 17 Harwood Place, West Perth (DR 396 of 2017)	11 December 2017	Moharich and More on behalf of Boldform Pty Ltd	<p>Review in relation to a condition of approval limiting the minimum night stay. *****</p> <p>The subject of this review is a decision made by Council at its meeting of 14 November 2017 to approve the amendment of conditions for development approval 5.2015.568.1 granted on 3 May 2016 (Original Approval) for a Change of Use from Multiple Dwellings to Serviced Apartments at Nos. 1-16/17 Harwood Place, West Perth. The review relates to Condition 5 which limits the minimum stay to three nights. The applicant seeks to amend this condition to allow a minimum two night stay in lieu of a three night stay. Following mediation, the applicant provide additional information and sought to a minimum one night stay. The SAT invited the City to consider this additional information and reconsider its decision through Section 31 of the SAT Act at its Ordinary Council Meeting on 4 April 2018. Prior to 4 April 2018 the applicant sought to amend their application for review to include other conditions not previously discussed. The SAT has amended their orders and removed the invitation for the City to reconsider its decision at this stage. The will matter to be referred back to Mediation. <i>Representation by: City of Vincent Administration</i></p>
2.	No. 38 Fairfield Street, Mount Hawthorn (DR 409 of 2017)	19 December 2017	Fiore	<p>Review in relation to a refusal for an existing unauthorised front fence. *****</p> <p>Application refused under delegated authority on 14 December 2017. Mediation conferences were held 22 February 2018 and 7 March 2018. The SAT notified the City in writing on 19 April 2018 that the applicant has withdrawn the matter. Completed. <i>Representation by: City of Vincent Administration</i></p>
3.	Nos. 120-122 Richmond Street, Leederville (CC 49 of 2018)	15 January 2017	Dorn	<p>Review in relation to issue of Building Order to remove unauthorised buildings and structures associated with single house. *****</p> <p>The subject of this review is a Building Order issued by the City for the removal of unauthorised buildings and structures primarily comprised of outbuildings covering an aggregate area of approximately 540m² across both 20 and 22 Richmond Street. This order only relates to 22 Richmond Street. Building Order appealed to the SAT on 11 January 2018. Mediation held on site on 7 February 2018. Applicant to seek architectural and town planning advice. A further mediation was held on 22 February 2018. Following discussions between the applicant and SAT, it was agreed to adjourn the mediation to a further mediation conference to be held on 12 April 2018. The applicant has been granted a four week extension to remove the structures from the property and any further action is pending the applicant's progress during this period. <i>Representation by: City of Vincent Administration</i></p>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 4 MAY 2018**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
4.	Nos. 7/565-567 Beaufort Street, Mount Lawley (DR 50 of 2018)	13 March 2018	Belinda Moharich on behalf of Silverleaf Investments Pty Ltd and RGO Enterprises Pty Ltd	Review in relation to conditions of approval issued by Council 6 February 2018. ***** The application relates to Condition 10 of the approval, which required a number of management measures for the hours of 9:00pm to 6:00am. Mediation to be scheduled for City staff and Councillors to attend. The matter has been scheduled for Mediation on 22 May 2018. <i>Representation by: City of Vincent Administration</i>
5.	No. 14 Florence Street, West Perth (DR 73 of 2018)	28 March 2018	Megara on behalf of Charber Pty Ltd	An application for a review of the decision of the Metro West Joint Development Assessment Panel to refuse the application on 8 March 2018. ***** The City has been invited to participate in a mediation session on 8 May 2018. <i>Representation by: JDAP representation</i>
6.	No. 5 Turner Street, Highgate (DR 93 of 2018)	19 April 2018	Mr Ken Sealey	An application for a review of conditions imposed by Council in its decision dated 4 April 2018 (conditions 1.3 (limit on patron numbers), 1.5 (delivery times) and 2.1 (Parking Management Plan)) has been submitted. ***** A Directions Hearing has been scheduled for 11 May 2018. <i>Representation by: City of Vincent Administration</i>

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 4 MAY 2018**

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
1.	No. 538 Fitzgerald Street, North Perth	Applicant: Momentum Wealth	15 multiple dwellings (Amendment to approval)	8 August 2017	24 May 2018	To be confirmed
2.	Nos. 500-504 Fitzgerald Street and No. 45 Venn Street, North Perth	Applicant: Studio Technica	19 multiple dwellings and eating house	2 January 2018	24 May 2018	To be confirmed
3.	No. 6 Burt Street and No 51F Monmouth Street, Mount Lawley	Applicant: Mark D'Alessandro	Mixed Use development comprising 12 multiple dwellings and a cafe	26 February 2018	24 May 2018	To be confirmed
4.	Nos. 370 – 374 Oxford Street, Mount Hawthorn	Applicant: PTS Town Planning Pty Ltd	Mixed Use development – Extension of Term to commence development	2 March 2018	To be confirmed	JDAP approved the application on 26 April 2018. Application Approved unanimously. Minutes available here
5.	Nos. 300 – 334 Charles Street, North Perth	Applicant: TPG + Place Match	Mixed Use development – Extension of Term to commence development	9 April 2018	To be confirmed	To be confirmed
6.	No. 295 Stirling Street, Perth	Applicant: Roberts Day	Multiple Dwellings – Extension of Term to commence development	10 April 2018	To be confirmed	To be confirmed
7.	No. 189 Loftus Street, Leederville	Applicant: Carrier and Postmus Architects	Multiple Dwellings – Extension of Term to commence development	27 April 2018	To be confirmed	To be confirmed
8.	Nos. 71 – 77 Walcott Street, Mount Lawley	Applicant: PTS Town Planning	Alterations and Additions to existing Commercial Building including Café/Restaurant and Offices	27 April 2018	To be confirmed	To be confirmed
9.	No. 18 Brentham Street, Leederville	Applicant: Geoff Laxton	Addition to existing Grouped Dwelling development (20 Grouped Dwellings)	1 May 2018	To be confirmed	To be confirmed
10.	Nos. 238 – 246 Oxford Street, Leederville	Applicant: Planning Solutions	Amendment to Mixed Use development – internal layout	1 May 2018	To be confirmed	To be confirmed

**CITY OF VINCENT DESIGN ADVISORY COMMITTEE (DAC)
REGISTER OF APPLICATIONS CONSIDERED BY DAC
AS AT 4 MAY 2018**

No.	ADDRESS	APPLICANT	PROPOSAL	DAC MEETING DATE	REASON FOR REFERRAL
1.	No. 47 Jugan Street, Mount Hawthorn	Risbec Designs	Five, Two Storey Grouped Dwellings	27/4/18	The proposal will likely benefit from the referral to the DAC in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA Lodged
2.	Nos. 139 – 141 Lake Street, Perth	Studio Technica	Three Storey Multiple Dwelling Development and Eating House	27/4/18	The proposal will likely benefit from the referral to the DAC in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged
3.	Nos. 295-307 Stirling Street, Perth	Roberts Day	Four Storey Development Comprising of 47 Multiple Dwellings consisting of 26 One Bedroom Dwellings and 21 Two Bedroom Dwellings and Associated Basement Car Parking- Extension to the Validity of the Planning Approval	27/4/18	The proposal will likely benefit from the referral to the DAC in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). DA Lodged



INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF PETITIONS - PROGRESS REPORT – 29 MAY 2018

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
DE: Director Engineering

Date Rcd	Subject	Action Officer	Action Taken
Council Meeting – 1 May 2018			
11/04/18	Petition received from Ms G Box of Alma Road, North Perth, along with 42 signatures, requesting that: <ul style="list-style-type: none"> Council addresses volume and speed on Alfonso, Alma (west of Leake), Camelia, Claverton, Persimmon, Sekem Place and Vine Streets and engages with residents to develop acceptable measures to make these streets safe and more liveable; and the measures developed are included in the next Council Budget round 	DE	Data collection and review function of streets. Report to be presented to Council in September 2018.
Council Meeting – 6 March 2018			
26/02/18	Petition received from Ms M Blakeley of Brisbane Terrace, along with 22 signatures, requesting that the City of Vincent reviews the recently introduced Parking Permits Policy No. 3.9.3 and asking that Brisbane Terrace be exempt from the new Zone 7 and reverts to 'Resident Only' parking after 6pm and on weekends	DCE	Parking occupancy surveying conducted on Brisbane Terrace, Perth was noted at the Ordinary Meeting of Council held on 4 April 2018. A further report is to be presented to Council on 29 May 2018.



INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF NOTICES OF MOTION - PROGRESS REPORT – 29 MAY 2018

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
DE: Director Engineering

Details	Action Officer	Comment
4 April 2018 – Submitted by Cr Loden		
Action on Climate Change	DDS	Administration will present the draft Sustainable Environment Strategy to Council for advertising by March 2019 to support decision making in the 2019/20 Budget and Corporate Business Plan. The draft Sustainable Environment Strategy will include the measures identified in Item 4 of Council's resolution. Administration will consider the carbon emissions which result from the management of waste as part of the Waste Management Strategy.
12 December 2017 – Submitted by Cr Topelberg		
Review and Assessment of the City's Building Assets, by March 2018	DE	The Asset Management Plan is under development, it would be premature to present now, therefore Administration will update Council in May 2018.
22 August 2017 – Submitted by Cr Gontaszewski		
Strategies to Improve participation and Accessibility by Women and Girls at City of Vincent Sportsground and Associated facilities, by October 2017	DCE	Participation and performance targets now being implemented through the new Sportsground Fees and Charges adopted at the Council Meeting in October 2017. Sporting Club Health Checks now received from all sporting clubs to enable establishment of baseline data. Additional strategies to be determined.
30 May 2017 – Submitted by Cr Loden		
Asset Utilisation, report by February 2018	DCE/ DE	Asset utilisation information has been prepared. Response to this Notice of Motion to be consolidated with the 'Review and Assessment of the City's Building Assets' and presented to Council in May 2018.
5 April 2016 – Submitted by Cr Harley/Cr Cole		
Request for a new Plan for Axford Park, by July 2016	DE/ DDS	Council adopted an amount of \$200,000 in the 2017/18 Budget to develop a plan for Axford Park. The Request for Quotation (RFQ) was advertised between 11 January 2018 and 30 January 2018. Administration have reviewed the quotes and appointed Place Laboratory to undertake this work. A report was presented to Council on 26 July 2016 with an update on the project. The project was presented to a Council Workshop on 13 March 2018.
8 March 2016 – Submitted by former Mayor Carey/Cr Cole		
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.

Details	Action Officer	Comment
27 October 2015 – Submitted by former Mayor Carey		
Review of Laws, Policies and Practices relating to the impact of construction activity, on the public realm, by May 2016	DE/ DDS	Changes to Property Local Law to facilitate increased penalties discussed at the Council Workshop held on 29 August 2017.



INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF REPORTS TO BE ACTIONED - PROGRESS REPORT – 29 MAY 2018

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
DE: Director Engineering

Item	Report Details	Action Officer	Comments
Council Meeting – 4 April 2018			
9.7	No. 48 (Lot: 66; D/P: 6049) Milton Street, Mount Hawthorn - Proposed Five Grouped Dwellings	DDS	Administration will liaise with applicant and report back to Council.
9.8	Submission on WALGA Draft Climate Change Policy Statement	DDS	Completed. Submission sent to WALGA in line with Council decision. A copy of the submission will be provided to Elected Members for their reference.
9.9	Amendment to Policy No. 7.5.15 - Character Retention Areas and Heritage Areas	DDS	Administration will publish notice of the final policy amendment in accordance with Council's resolution. Administration will provide notice of the Janet Street Heritage Area to the Heritage Council of WA and each landowner within the area, and of the Carr Street Character Retention Area to each landowner within the area.
9.10	Outcomes of Advertising - Town Centre Place Plans	DDS	Administration will publish the approved Volume 01: Vincent Town Centre Place Plans and Volume 02: North Perth Town Centre Place Plan on the City's website and social media platforms and notify the town teams and those people who made submissions on the documents.
9.11	LATE REPORT: Extension to Public Alfresco Permit Timeframe – Leederville Town Centre	DDS	Completed. Administration issued the Permit to Conduct an Outdoor Eating Area on 2 May 2018. A report will be presented to Council in October 2018 on the results of community consultation and the impact of the Taxi Zone trial.
12.1	Asset Disposal – Vincent Community Bus	DCE	The City will honour any bookings throughout May and proceed with disposal via public auction in June 2018.
13.3	Resignation of Chief Executive Officer	Human Resources	Convene CEO Recruitment Panel and bring further report back to Council prior to 29 May 2018.
18.1	Review of Policy No. 4.2.13 - Design Advisory Committee and Appointment of Design Review Panel	DDS	Administration will now remove Policy No. 4.2.13 from the City's website and replace it with the adopted Terms of Reference for the Design Review Panel. Administration has notified all applicants for the Design Review Panel on the outcome of this decision and will undertake an induction process with the successful candidates.
Council Meeting – 4 April 2018			
9.3	No. 14 (Lot: 1; SP: 12592) Orange Avenue, Perth - Second Storey Addition to Single House	DDS	Administration will liaise with applicant and report back to Council.
9.6	North Perth Town Centre Parking Six Month - Review of Parking Restrictions	DDS	Administration is currently advertising the proposed parking restriction changes on Pansy Street and Vine Street until 21 May 2018. A further report will be presented to Council on the results

Item	Report Details	Action Officer	Comments
			of this consultation in 2018.
11.1	Lease of Leederville Oval by East Perth Football Club Inc & Subiaco Football Club Inc - Request for waiver and write-off of fees and variation of leases	DCorps	Meeting with DCS, DCE and Clubs is being finalised.
11.3	Review of Corporate Services Policies	DCorps	Completed. April 2018.
12.1	Reallocation of Loftus Recreation Centre Reserve Funds	DCE	Contractor has been appointed and works will be undertaken by the end of the financial year.
12.2	Petition to Exclude Brisbane Terrace, Perth from New Parking Zone 7 – Parking Permits Policy No. 3.9.3	DCE	A further report be presented to the Ordinary Meeting of Council on 29 May 2018
<u>Council Meeting – 6 March 2018</u>			
9.7	Outcomes of Advertising - Policy No. 7.7.1 - Non-Residential Development Parking Requirements	DDS	Administration has updated the Policy to reflect the changes outlined in Item 1 of Council's resolution. Administration has updated the fees and charges on the City's website. Administration will publish the notice of final adoption in the Policy in the newspaper on 7 April 2018. Administration will also incorporate a review of the delegations in relation to waiving cash in lieu of car parking and present this to Council in 2018.
11.4	Draft Financial Reserves Policy	DCorps	Public Notice advertised. Consultation period closed 19 April 2018. Further report to be presented to OMC 29 May 2018
13.2	Community Budget Submission 2018/19	CEO	Being actioned as per Council resolution.
<u>Council Meeting – 6 February 2018</u>			
11.3	Adoption of the Standing Orders Amendment Local Law 2017	DCorps	Completed. The Local Law came into effect on 4 May 2018.
<u>Council Meeting – 12 December 2017</u>			
9.9	Amendment to Policy No. 7.5.15 – Character Retention and Heritage Areas	DDS	Completed. The adopted Policy which includes Harley Street as a Heritage Area was published on 16 December 2017. Administration notified landowners and the State Heritage Office of the Harley Street Heritage Area designation on 21 December 2017. Administration invited public comment on the proposed Janet Street Heritage Area, Carr Street Character Retention Area and the proposed amendment to the Policy between 16 December 2017 and 6 March 2018. A further report on the results of the consultation was presented to Council on 1 May 2018.
<u>Council Meeting – 14 November 2017</u>			
12.1	Loftus Community Centre – request for Waiver and Write-Off of Fees	DCE	Community Budget Submission assessed based on Loftus Community Centre (LCC) Business Plan. New lease to be negotiated for Council consideration.
12.2	Manna Inc – Review of the Use of Weld Square for the Provision of Free meal Services for the Homeless	DCE	Key stakeholders including WA Police (WAPOL), Nyoongar Outreach Services (NOS), Manna Inc. and Salvation Army met on 24 April to address reported issues.
12.4	Floreat Athena Football Club – Litis Stadium Master Plan	DCE	Working Group including Football West and Department Local Government, Sport and Cultural Industries representatives being formed to progress initiatives as per the Council resolution.
<u>Council Meeting – 17 October 2017</u>			
11.3	Termination of Lease and options for future use – 245 (Lot 245) Vincent Street, Leederville	DCorps	Information Sheet has been prepared to be presented to Executive Meeting 23 May 2018.
11.4	Lease to Axicom Pty Ltd for telecommunications purposes – Lot 9023 Marmion Venue, Clarkson (Tamala Park)	DCorps	Delegated Authority has been obtained from the Chief Executive Officer (CEO). Waiting for lease to be finalised for execution.

Item	Report Details	Action Officer	Comments
Council Meeting – 19 September 2017			
9.9	Review of Policy No. 4.2.13 – Design Advisory Committee	DDS	<p>Completed.</p> <p>Administration has notified existing Design Advisory Committee members of their extended appointment and advertised an Expression of Interest for the new Design Review Panel, which concluded on 10 April 2018. Relevant applicants were shortlisted and interviewed during April 2018.</p> <p>A report was presented back to Council on 1 May 2018 to appoint the new members of the Design Review Panel, revoke the existing Design Advisory Committee Policy and amend the Terms of Reference.</p>
9.11	Relocation of the Leederville Town Centre Taxi Zone	DDS	<p>The relocation of the existing Taxi Rank, installation of ride share pick up/set down locations, approval and installation of public alfresco and implementation of parking restriction changes including signage and line marking was completed in January 2018.</p> <p>Administration met with ride share operators Uber on 1 February 2018 and will continue to negotiate and enter into an appropriate written agreement with them and other ride share operators and taxi organisations to implement ride share totems and wayfinding signage.</p> <p>Administration have notified Leederville Connect and all residents, landowners and businesses within 500m of the Taxi zone of Council's decision.</p> <p>Administration will consult with Leederville Connect and all residents, landowners and businesses within 500m of the detail of the Taxi zone changes as they occur in early 2018 and throughout the trial as required by Council's resolution.</p> <p>A report will be presented to Council in October 2018 following the implementation of the trial.</p>
Council Meeting – 22 August 2017			
11.4	Dedication of spite strip (pedestrian footpath) as road – Lot 151, 62 Robinson Ave, Perth	DCorpS	Documents have been lodged at Landgate.
12.1	Petition for a Multipurpose Court at Birdwood Square, Perth	DCE	Director Community Engagement has met with lead petitioner to discuss Council resolution. Request to be further considered within the context of the Public Open Space Strategy.
Council Meeting – 25 July 2017			
9.2	North Perth Town Centre Public Open Space	DDS	<p>Completed.</p> <p>The City has entered into a funding agreement with the State Government represented by the Department of Planning, Lands and Heritage in order to receive grant funds of \$250,000 (ex GST).</p> <p>Administration released a tender for a qualified consultant to design, document and project manage the North Perth Common project, which closed 15 December 2018.</p> <p>Administration have reviewed the tender responses and appointed Emerge Associates to prepare the design. The first concept design workshop was held on 23 March 2018 and a second workshop occurred on 30 April 2018.</p> <p>Administration listed a project to prepare an urban design concept for View Street Car Park and surrounds in the Corporate Business Plan 2017/18, which was adopted by Council on 25 July 2017. Administration sent letters to North Perth Local and all residents, landowners and businesses within 500 metres of the endorsed public open space location notifying them of Council's decision on 18 August 2017. Letters were also dropped to local businesses in the North Perth Town Centre on 22 August 2017. Community members that submitted a response during the consultation period did not provide contact details so these individuals are not able to be notified.</p>

Item	Report Details	Action Officer	Comments
<u>Council Meeting – 27 June 2017</u>			
9.4	Proposed Amended Parking Restrictions – Mount Hawthorn Town Centre	DDS	Administration has now completed the installation of the new parking restrictions including sending letters to affected landowners and businesses, installing parking signage and line marking. The enforcement caution period is now complete and the City's Rangers are issuing fines for any illegal parking. A consultant has undertaken a survey of parking in the Mount Hawthorn area and a report on this review will be presented back to Council in 2018.
9.5	Submission to WALGA – Third Party Appeal Rights in Planning	DDS	Administration has forwarded its submission to WALGA and is drafting letters to be sent to the Minister for Planning and Attorney General advising of the City's position.
10.3	Beatty Park Leisure Centre – Remedial Works	DE	Works will be ongoing over the next 12 months.
12.1	No. 34 (Lot 1) Cheriton Street, Perth – Progress Report No. 8	DCE	Administration continues to liaise with the Department of Planning, Lands and Heritage regarding excusing of the Norwood Community Garden (agreed in principle). Management of the remainder of the Lot to then be handed back to the Department.
12.3	Public Open Space Strategy	DCE	Consultant appointed to undertake community consultation and prepare strategy.
<u>Council Meeting – 30 May 2017</u>			
9.3	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.
10.1	Water Corporation – Long Term Water Main Replacement Program within the City of Vincent	DE	Currently works completed, awaiting 2018/19 program to assess future impact.
12.5	Perth Parking Levy	DCE	Analysis of parking occupancy being undertaken as the basis for any proposed parking restrictions and/or alternative land uses.
<u>Council Meeting – 7 March 2017</u>			
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.
9.3.5	Review of City of Vincent Local Laws under Section 3.16 of the Local Government Act 1995 (SC2688)	DDS	Health; Property; and Trading in Public Places Local Laws to be reported back to Council in 2018.
<u>Council Meeting – 7 February 2017</u>			
9.2.4	Charles Veryard Reserve – Installation of Dog Exercise Area Fencing (Full Enclosure)	DE	Works in progress. Planting to be completed in late April 2018.
<u>Council Meeting – 13 December 2016</u>			
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 again on 9 August 2017. The Policy provisions were considered at the Statutory Planning Committee meeting on 12 December 2017 and the City was notified of the WAPC's decision on 8 January 2018. Administration is now in discussions with the Department of Planning Lands and Heritage regarding the WAPC decision and a future amendment to the

Item	Report Details	Action Officer	Comments
			Built Form Policy. Administration will put forward a project to review the heights in the Claisebrook area as a result of the Minister's decision on Local Planning Scheme 2 as part of the 2018/19 to 2021/22 Corporate Business Plan.
Council Meeting – 15 November 2016			
9.3.8	Leederville Gardens Retirement Village – Village Manager (SC313 & SC308)	DCorpS	All Board support functions with exception of accounting support have been transferred. It is anticipated the accounting function will transfer for the new financial year.
Council Meeting – 18 October 2016			
9.2.1	Proposed Safety Improvement at the Intersection of Walcott and Beaufort Streets, Mount Lawley (SC686, SC986)	DE	Twelve month trial commenced 1 June 2017. Further traffic data collections prior to arranging a meeting with MRWA and City of Stirling.
9.2.3	Proposed Parking Restriction Trial – Chelmsford Road, Fitzgerald Street to Ethel Street, North Perth (SC738, SC1201)	DE	Community consultation to be undertaken in conjunction with North Perth Parking Review.
Council Meeting – 23 August 2016			
9.2.3	Proposed 40kph Area Wide Speed Zone Trial – South Vincent Progress Report No 2 (SC466)	DE	Continuing discussions with the Road Safety Commission being undertaken prior to the consultation scheduled for 2018.
9.2.4	Proposed Traffic Calming - Anzac Road, Mount Hawthorn (SC673)	DE	Completed. Only Main Roads WA (MRWA) line marking to be completed.
9.2.5	Proposed Parking Restriction Trial – Chelmsford Road, Leake Street and Grosvenor Road, North Perth (SC738, SC850, SC811, SC1201)	DE	Community consultation to be undertaken in conjunction with the North Perth Parking Review.
14.1	CONFIDENTIAL REPORT: Belgravia Leisure Option to Renew Loftus Recreation Centre Lease (SC379)	DCorpS	Final negotiations and drafting of deed of extension being undertaken.
Council Meeting – 28 June 2016			
9.3.5	Lease of No. 4 Broome Street, Highgate to Minister for Education – Highgate Pre-Primary (Little Citizens) (SC591)	DCorpS	Department has provided a response. Preparing a report to go to next available Council Workshop.
14.1	CONFIDENTIAL REPORT: Lease of Dorrien Gardens, 3 Lawley Street, West Perth – Perth Soccer Club Inc – Lease Fee (SC529)	DCorpS	Document signed. Awaiting Perth Soccer Club Common Seal.
Council Meeting – 5 April 2016			
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 has prepared the new 'self-assessment' system for Trading in Public Places Local Law permits and this system went live on 22 February 2018. The outcomes and results of this system will inform future amendments to the Local Law to identify further efficiencies. These amendments will be presented to Council in 2018.
Council Meeting – 8 March 2016			
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.
Council Meeting – 27 October 2015			
9.3.6	Portion of No. 10 (Lot 2545) Farmer Street, North Perth – Approval of a Sub-lease to Vincent Men's Shed (Inc.) (SC351/SC2087)	DCorpS	Negotiating terms with Community Engagement.
Council Meeting – 22 September 2015			
9.5.3	Review of Advisory and Working Groups and Committees, <i>specifically</i> : • Draft Policy for establishment and operation of a new Community Engagement Panel	DCE	Draft Policy is being progressed as part of the CBP item that includes preparation of a new Community Engagement Framework and revised Community Consultation Policy.

Item	Report Details	Action Officer	Comments
<u>Council Meeting – 20 January 2015</u>			
9.3.4	Lease for Margaret Kindergarten – No 45 (Lot 10349 D/P: Swan L), Richmond Street, Leederville (SC351/SC589)	DCorpS	Department has provided a response. Preparing a report to go to next available Council Workshop.
<u>Council Meeting – 18 November 2014</u>			
9.1.4	Car Parking Strategy Implementation – Progress Report No. 1 (PRO0084/SC1345)	DDS/ DE/ DCE	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Paid parking on William Street was approved by Council on 25 July 2017 (Item 10.2), ticket machines have been modified and signs installed 22 August 2017.</p>
<u>Council Meeting – 21 October 2014</u>			
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	Administration finalising discussions with Mt Hawthorn Cardinals Junior Football Club regarding their proposed use of the Charles Veryard Reserve Pavilion and Menzies Pavilion. It is expected that a new Lease for the Pavilion will be finalised by May 2018.
<u>Council Meeting – 7 October 2014</u>			
9.3.2	Lease for North Perth Tennis Club – Lease of Premises at Woodville Reserve, 10 Farmer Street, North Perth (SC351/SC621)	DCorpS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan.
<u>Council Meeting – 23 September 2014</u>			
9.3.6	Lease for Leederville Tennis Club – Lease of premises at 150 Richmond Street, Leederville (SC351 & PR25077)	DCorpS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan.
<u>Council Meeting – 27 May 2014</u>			
9.3.4	LATE ITEM: East Perth Football Club and Subiaco Football Club Lease additional space at Medibank Stadium	DCorpS	Will be discussed as part of meeting between Administration and Clubs in May 2018.
<u>Council Meeting – 12 February 2013</u>			
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	DE	City's Coordinator Land & Development requested further update on 8 January 2018 however has not received a response to date.
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)	DE	City's Coordinator Land & Development requested further update on 8 January 2018 however has not received a response to date.

10 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

11 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

12 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED ("BEHIND CLOSED DOORS")

12.1 LATE REPORT: LICENCE TO GOVERN ENCROACHMENT OF DRAINAGE INFRASTRUCTURE FROM 152 JOEL TERRACE, MOUNT LAWLEY INTO SWAN RIVER FORESHORE RESERVE 43459

The Chief Executive Officer is of the opinion that this report is of a confidential nature as it contains information concerning:

Local Government Act 1995 - Section 5.23(2):

- (e(ii)) a matter that if disclosed, would reveal information that has a commercial value to a person, where the information is held by, or is about, a person other than the local government

LEGAL:

2.14 Confidential business

- (1) All business conducted by the Council at meetings (or any part of it) which are closed to members of the public is to be treated in accordance with the Local Government (Rules of Conduct) Regulations 2007.

Confidential reports are provided separately to Council Members, the Chief Executive Officer and Directors.

In accordance with the legislation, confidential reports are to be kept confidential until determined by the Council to be released for public information.

At the conclusion of these matters, the Council may wish to make some details available to the public.

13 CLOSURE